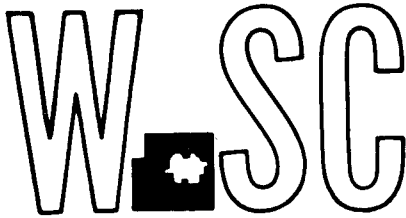


Pre Sub 9-11-36

1. Arbah M. Johnson. Vacation of Access Control. No Water problem.
2. Lloyd D. Williams. Vacation of Utility Easmt. and Bldg. Setback. No Water problem.
3. Joe E. Mathews III. Vacation of Bldg. Setback. No Water problem.
4. Buddy and Peggy Hill. Vacation of Access Control. No Water problem.
5. Gatewood Addition. Preliminary Plat. Item B, mains to be extended. Existing 8" and 20" mains in Control. Possible loop by tying to Webb Road between lots 13 and 15 at the end of Shannon Circle.
6. Harvest Chapel Addition. Final Plat. Item A, mains to be extended. 12" Main to be extended in 55th St. So. No Water problem.
7. Este Cate Second Addition. Final Plat. Area now served by existing mains. No Water problem.
8. Gray's Third Addition. Final Plat. Item B, mains to be extended in Hoover and/or MacArthur as required. No Water problem.
9. Dave Waters Addition. Final Plat. No city water available; nearest water at Hydraulic and 55th St. So. No water problem.
10. Hultman Addition. Final Plat. No City Water. No Water problem.
11. Sixth Addition to Cedar Ridge. Final Plat. Item A, meters to be relocated or removed as necessary. No Water problem.

12. SpringHollow 3rd. Preliminary Plat. Item A, petitions to be amended or abandoned. Item B, mains to be extended. Item G, outside-the-city service application to be submitted. Note: Project No. 448-80-925-80174-000-000-001 under the Water Dept. now covers SpringHollow 2 and has been assigned 448-76-245-88146-000-000-001 under MAPD-Design.
13. World Impact Addition. Preliminary Plat. Existing 6" water main in Gardeners. Sanitary sewer is running parallel and less than 10 ft. of horizontal separation. Any future sanitary extension will require 10' separation.
14. Masterbilt Addition. Final Plat. Lots 1-4 served by 6" water line in Florence and along Third St. along Lot 1. Lot 5 is served along West Street. The North side of Lot 5 is not served; would suggest main extension be considered along Third St. along Lot 5.
15. Ayesk Addition. Preliminary Plat. Area now served by water mains in Oliver and Dellrose; mains not shown on sketch plat. No water problem.
16. Charles Court Addition. Final Plat. Plat now served by water line in Charles St., No water problem.
17. City Land Inventory Case
 - Tract I: 20" Main along the east side of canal entrance at the west side of the canal (approx. 95' EEL of Minneapolis)
Possible service connection from 20" main or extend 2 1/2" PVC Main from a point 12' NNL Main ≈ 217 N Minneapolis. No water problem.
 - Tract II: Suggest extending 2 1/2" PVC Main to serve this tract due to probable cheaper cost depending on location of 20" main.
18. Other Matters.

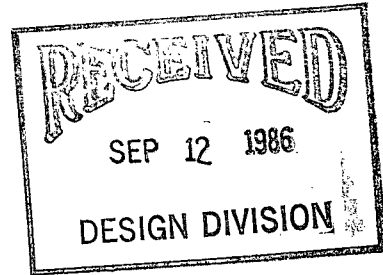
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 12, 1986



Bill G. Yung Design
4912 E. 29th No., Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-76 - GATEWOOD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm sewer required by the platting of this property.
- E. In accordance with the approved sidewalk plan for this property, the applicant shall guarantee sidewalks at the following locations:
 - (1) Easterly side of Cypress adjacent to Lots 1, 32 and 33, Block 2.
 - (2) North side of Cypress Court adjacent to Lots 33, 34 and 35, Block 2.
 - (3) Within Reserve B adjacent to the westerly line of Gatewood.
- F. The applicant shall guarantee the abandonment of the existing 8-inch private sewer line on this property or show an easement on the final plat to cover the line.

C
O
P
Y

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, since a reserve for drainage, utilities and landscape is being platted adjacent to the west side of the street, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The applicant shall submit a copy of the instrument which establishes the 66-foot pipeline easement on this property.
- M. The final plat shall indicate the recording information for the 66-foot pipeline easement on this property.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- P. The final plat shall label the centerline of the utility easements.
- Q. The final plat shall show a 30-foot wide utility easement to cover the sewer main which exists on this property. The recording information for the utility easement shall be referenced.
- R. The final plat shall delineate the boundary of the floodway being platted within Reserve B. Reference to the standard floodway language shall be included in the plat's text.

Preliminary Plat S/D 86-76 - GATEWOOD ADDITION
Page 3

- S. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- T. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- W. As requested by Southwestern Bell Telephone Company, the final plat shall indicate a 10-foot wide utility easement near Webb Road on Lots 13, 15, 22, 23 and 24, Block 2. If the applicant chooses, he may attempt to gain approval from the pipeline company to place the needed 10-foot wide utility easement within the pipeline easement. If the utility easement is placed within the pipeline easement, a letter shall be submitted from the pipeline company which states that they are agreeable to placing the utility easement in their existing easement.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

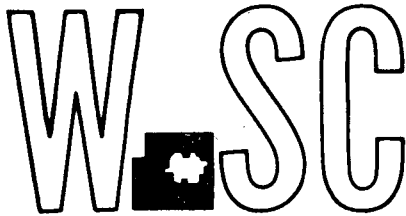
Enclosure

cc: Ritchie Associates, 8100 E. 22nd No., Bldg. 500, Wichita, KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, #800,
Wichita, KS 67226
Robert Alley, Southwestern Bell Telephone Company,
154 N. Broadway, Room 460, Wichita, KS 67202
~~Mike Lindebak, City Engineer~~

1. Thermal Products, Inc. : Vacation of Utility Easement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main
in Hydraulic to be tapped and interior mains to be extended
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main
in Yellowstone. Main to be extended in Yellowstone Court.
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.
Nearest City Water at 119th St. U. & 21st N. approx.
1 mile of 12" main would need to be extended. Suggest
possibly holding a water petition for 8" sizing crossing
their property to be used when development allows extension.
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in
15th St. to be tapped and extended in Gatewood as an 8" main.
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to
be extended. Suggest extension of 24" main in 21st going E. from
Webb to allow secondary feed to area. Existing 24" main in
Webb to be tapped for interior mains.

10. Willoubend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rt. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plot for building service and fire protection.
13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main project. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along west side of Leonine. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

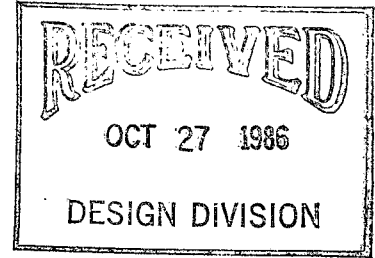
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

October 24, 1986



Bill G. Yung Design
4912 E. 29th No., Suite One
Wichita, KS 67220

Re: Final Plat S/D 86-76 - GATEWOOD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and the abandonment of the 8-inch private sewer line existing of this property.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. In accordance with the approved sidewalk plan for this property, the applicant shall guarantee sidewalks at the following locations:
 - (1) Easterly side of Cypress between Gatewood and the south line of Lot 1, Block 2.
 - (2) North side of Cypress Court adjacent to Lots 1, 2 and 3, Block 2.
 - (3) Within Reserve B adjacent to the westerly line of Gatewood.

C
O
P
Y

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, since a reserve for drainage, utilities and landscape is being platted adjacent to the west side of the street, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. The final plat tracing shall indicate a 15-foot wide "street, drainage and utility easement" within Reserves A and B adjacent to the 34-foot wide right-of-way being platted for a segment of Gatewood. These easements were indicated on the preliminary plat.
- K. On the final plat tracing, Reserve B shall be indicated on the face of the plat. Two Reserve A's are shown. It is suggested that the Reserve for floodway purposes be labeled Reserve B as it was on the preliminary plat. This will necessitate a change in the plat's text regarding the wording for the floodway reserve.
- L. On the final plat tracing, the recording information for the 30-foot wide utility easement depicted in the "easement detail" shall be referenced.
- M. On the final plat tracing, the point of beginning for this property's legal description shall be indicated on the face of the plat.
- N. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- O. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.

- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- Q. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the east of this plat.
- R. The final plat tracing shall indicate the platting of all the utility easements called for by the sanitary sewer layout plan for this property. Prior to submitting the plat for scheduling before the City Commission, the applicant shall check with City Engineering to be sure all required easements are correctly depicted on the plat tracing.
- S. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 30, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Ritchie Associates, 8100 E. 22nd No., Bldg. 500, Wichita, KS 67226
Mike Lindebak, City Engineer

S/D No.: 86-76 Name: GATEWOOD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: In an area north of Central and in an area west of Webb Road.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th N., Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 49.1 Acres ±
2. Number of Lots:
 - Residential: 96
 - Office:
 - Commercial:
 - Industrial:
 - Total: 96
3. Minimum Lot Area: 9,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

SCANNED

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In accordance with the approved sidewalk plan for this property, the applicant shall guarantee sidewalks at the following locations:
 - (1) Easterly side of Cypress adjacent to Lots 1, 32 and 33, Block 2.
 - (2) North side of Cypress Court adjacent to Lots 33, 34 and 35, Block 2.
 - (3) Within Reserve B adjacent to the westerly line of Gatewood.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, since a reserve for drainage, utilities and landscape is being platted adjacent to the west side of the street, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

SUBDIVISION REPORT

Preliminary Plat S/D 86-76 - GATEWOOD ADDITION

Page 2

- K. The applicant shall submit a copy of the instrument which establishes the 66-foot pipeline easement on this property.
- L. The final plat shall indicate the recording information for the 66-foot pipeline easement on this property.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- O. The final plat shall label the centerline of the utility easements.
- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-76 Name: GATEWOOD ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: In an area north of Central and in an area west of Webb Road.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 35.0 Acres ±
2. Number of Lots:
 - Residential: 64
 - Office:
 - Commercial:
 - Industrial:
 - Total: 64
3. Minimum Lot Area: 9,147 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

SCANNED

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and the abandonment of the 8-inch private sewer line existing of this property.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. In accordance with the approved sidewalk plan for this property, the applicant shall guarantee sidewalks at the following locations:
 - (1) Easterly side of Cypress between Gatewood and the south line of Lot 1, Block 2.
 - (2) North side of Cypress Court adjacent to Lots 1, 2 and 3, Block 2.
 - (3) Within Reserve B adjacent to the westerly line of Gatewood.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, since a reserve for drainage, utilities and landscape is being platted adjacent to the west side of the street, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

SUBDIVISION REPORT

Final Plat S/D 86-76 - GATEWOOD ADDITION

Page 2

- J. The final plat tracing shall indicate a 15-foot wide "street, drainage and utility easement" within Reserves A and B adjacent to the 34-foot wide right-of-way being platted for a segment of Gatewood. These easements were indicated on the preliminary plat.
- K. On the final plat tracing, Reserve B shall be indicated on the face of the plat. Two Reserve A's are shown. It is suggested that the Reserve for floodway purposes be labeled Reserve B as it was on the preliminary plat. This will necessitate a change in the plat's text regarding the wording for the floodway reserve.
- L. On the final plat tracing, the recording information for the 30-foot wide utility easement depicted in the "easement detail" shall be referenced.
- M. On the final plat tracing, the following street names shall be indicated:
 - 1) Elm Court - adjacent to Lots 25 thru 28, Block 2.
 - 2) Gatewood Court - adjacent to Lots 13 thru 15, Block 1.
 - 3) Cypress Court - adjacent to Lots 7 thru 10, Block 2.
- N. On the final plat tracing, the point of beginning for this property's legal description shall be indicated on the face of the plat.
- O. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- P. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.
- Q. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the minimum building pad elevations correct and are the boundaries of the floodway correct?