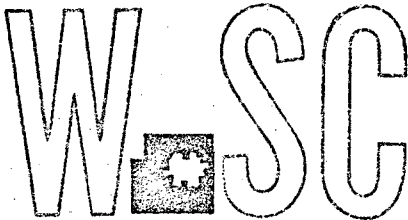
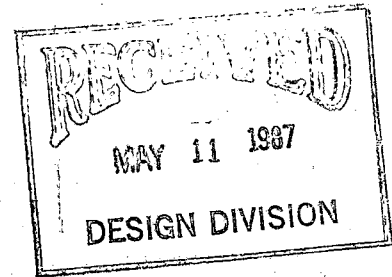


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



May 7, 1987

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 87-33 - GATEWOOD SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1987, 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.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the City Council signature block shall be amended to reference Robert G. Knight, Mayor.

# WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-33 - GATEWOOD SECOND ADDITION  
Page 2

- H. On the final plat tracing, arrows shall be provided on the face of the plat which help to more clearly identify that portion of Lots 9 through 12 which is floodway.
- I. On the final plat tracing, the intersection of Shannon Way Circle with Cypress shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- J. On the final plat tracing, the half-street right-of-way for Gatewood and Cypress Streets shall be dimensioned.
- K. On the final plat tracing, the utility easement in the northwest corner of Lot 13 shall be dimensioned.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property.
- 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. Also, proof shall be provided that the dedication of street right-of-way over a portion of the pipeline easement is acceptable to the pipeline company.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- R. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell which are marked on the enclosed "marked" copy of the final plat.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-33 - GATEWOOD SECOND ADDITION  
Page 3

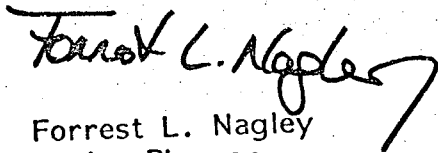
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.

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, May 14, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Lakepoint Company, 8100 E. 22nd St. N., Wichita, KS 67226

# THE CITY OF WICHITA

THOMAS R. POWELL, Director of Law and City Attorney  
DOUGLAS J. MOSHIER, Assistant City Attorney



DEPARTMENT OF LAW  
OFFICE OF CITY ATTORNEY  
CITY HALL — THIRTEENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202 - 1635  
(316) 268-4681

January 29, 1988

Dean S. Sellers, P. E.  
MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.  
3500 No. Rock Road, #800  
Wichita, Kansas 67226

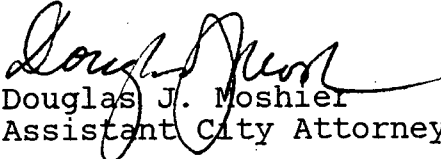
Re: Gatewood Second  
Encroachment Agreement

Dear Dean:

I am returning to you the two revised Encroachment Agreements that were prepared by Williams Natural Gas Company and which you sent to me for review on January 21, 1988. As we discussed on the phone, the City is not willing to acquiesce in the changes that Williams has made from the agreement that was originally prepared by the City and approved by the City Council on December 1, 1987.

If you have any further questions in this matter please let me know.

Very truly yours,

  
Douglas J. Moshier  
Assistant City Attorney

DJM:cdh

cc: Steve Lackey, Director of Public Works  
Mike Lindebak, City Engineer

