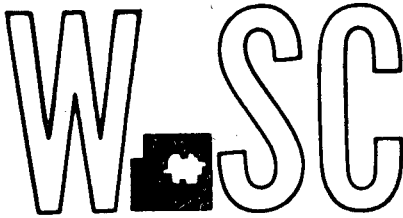


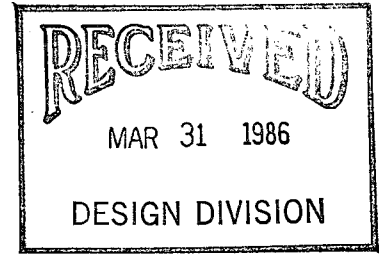
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 28, 1986



Mr. Bill G. Yung
Bill G. Yung Design
8225 E. 35th Street North
Wichita, KS 67226

Re: S/D 86-26 - Preliminary Plat of Huntington Place Addition.

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 27, 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 and the sewer line needed to allow the abandonment of the existing lift station in 13th Street to the north.
- B. The applicant shall guarantee construction of the storm water drain and storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. Since Huntington and Harvest Lane are collector streets, the street paving petition shall provide for construction of sidewalks on each side of this street. Ordinance No. 36-327, Section 3(c)(1) and Article 8-103(B)(1)(a), Subdivision Regulations. As was agreed by the Subdivision Committee, the applicant has the alternative of guaranteeing a sidewalk on one side of this collector street if an acceptable sidewalk plan for the proposed open space is worked out with staff. Such plan needs to depict a private sidewalk system which offers an amount of pedestrian access equivalent to the construction of sidewalks on each side of the collector street. Five copies of the approved sidewalk plan shall be submitted with the filing of a final plat.
- F. Since Maize Court will access a lot being platted for development of apartments or townhouses, and the adjacent land to the north is zoned light commercial, the street paving petition shall provide for a sidewalk

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Bill G. Yung Design

Re: S/D 86-26 - Preliminary Plat of Huntington Place Addition.

March 28, 1986

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on the south side of this street. (Multi-family/commercial.) Ordinance No. 36-327, Section (4) and Article 8-103(B)(1)(c), Subdivision Regulations.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall guarantee the paving of the proposed private interior streets to the 29-foot public street standard. This requirement does not apply to the 24-foot wide stub private drives being platted to access certain lots in Block 5.
- I. The applicant shall guarantee the construction of the 20-foot wide emergency access easement proposed between Lots 81 and 82, Block 5.
- J. On the final plat, the stub private streets being platted to serve Lots 26, 27, 28, 29, 51, 52, 53, 81, 82, 83, 68 and 69, Block 5, shall be platted as separate reserves. These reserves shall be platted for private drive purposes and the plat's text shall reference, by lot and block numbers, which lots are to be provided access by the reserves. The 15-foot public utility, drainage and private street easement shall be platted through this reserve.
- K. Regarding the reserves to be platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- L. 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.
- M. 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. This covenant shall also apply to Lots 19 thru 100, Block 5; Lots 1 and 2, Block 6; Lots 1 thru 6, Block 7; and Lots 1 thru 13, Block 8.
- N. On the final plat, the plat's text shall specify that Reserves D and J are platted for private parks, not just parks.
- O. 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.

Bill G. Yung Design

Re: S/D 86-26 - Preliminary Plat of Huntington Place Addition.

March 28, 1986

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- P. 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.
- Q. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- R. On the final plat, the 15-foot easement, adjacent to both sides of Reserves I, U and V (private streets), shall be labeled as a "15-foot public drainage, utility and private street easement."
- S. Prior to filing a final plat, the applicant shall meet with the Fire Department to work out acceptable street names for the private streets.
- T. On the final plat, the recording information for the existing utility easement on this property, near the southwesterly line of the plat, shall be indicated. This existing utility easement shall also be dimensioned and its perimeter shall be provided with distances and bearings.
- U. The final plat shall label the centerline of the utility and drainage easements.
- V. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easement required adjacent to the east line of Lot 110, Block 5.
- W. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- X. On the final plat, proper reference shall be made in the plat's text to the granting of the emergency access easement proposed on Lot 82, Block 5.
- Y. On the final plat, proper reference shall be made in the plat's text to the granting of the wall easement proposed adjacent to the north lines of Lots 7 and 8, Block 1; Lots 1 thru 4, Block 5; and Lots 92 thru 94, Block 3.
- Z. On the final plat, the recording information for the existing 120-foot wide drainage easement, within proposed Reserve "D", shall be indicated.

Bill G. Yung Design

Re: S/D 86-26 - Preliminary Plat of Huntington Place Addition.

March 28, 1986

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- AA. On the final plat, a 20-foot wide building setback shall be indicated from Huntington and Harvest Lane on Lots 58 thru 61 and Lots 68 thru 82, Block 5.
- BB. On the final plat, "complete access control" shall be platted from Lots 58 thru 61 and Lots 68 thru 82 Block 5, to Huntington and Harvest Lane.
- CC. On the final plat, a different street name shall be selected for Huntington since this name is used for an existing east/west street. Parkdale is suggested.
- DD. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the engineer's copy of this plat.
- EE. 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.
- FF. 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.
- GG. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- HH. Prior to the submitting a final plat, the applicant shall submit to City and Traffic Engineering the proposed paving layout plans for the following intersections:
1. Prescott/13th Street North.
 2. Harvest Lane/Maize Road.
 3. Huntington/13th Street North.

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

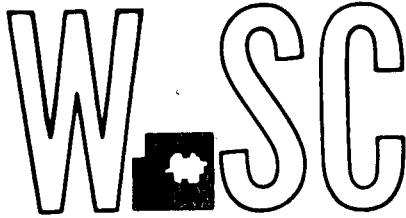
FLN:mlh

Enclosure

cc: Anderson Investment Company, 1125 S. Rock Road, Wichita, KS 67207
Mid-Kansas Engineering Consultants, 3500 N. Rock Road, #800,
Wichita, KS 67226
Bill McKinley, Traffic Engineer
Walt Campbell, Fire Department
✓ Mike Lindebak, City Engineer

1. Good Old Days, Inc. Alley vacation. 21st & Piatt. No water problem.
2. Barnes' Cottonwood Creek Addition. Prelim. Plat. Existing 12" water main in 29th Street. No water problem.
3. Huntington Place Commercial Addition. Prelim. Plat. Item C, main to be extended. Nearest main is located approximately 825' N. of the N/P of Harvest (12" AC)
4. Wicham Addition. Final Plat. Nearest water main at Meridian & MacArthur. Petition for church property being held for future extension in MacArthur. Water in West street located north of 235 R/W. Water not yet available. Suggest obtaining a petition for water to be held until water is available.
5. Wooster Addition. Prelim. Plat. No City Water available. No water problem.
6. Volcan-North Addition. Final Plat. No city water available.
7. Fred Caso. Grant Utility Esmt. Esmt. is for water main, description verified, no water problems.
8. Robert L. & W. Elaine Halberg. Grant additional utility easement. No water problem.
9. Other Matters.

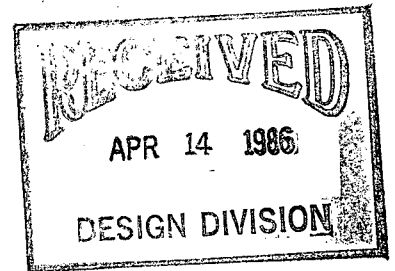
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 11, 1986



Bill G. Yung Design
8225 E. 35th Street North
Wichita, KS 67226

Re: S/D 86-30 - Preliminary Plat of Huntington Place
Commercial Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 10, 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 construction of storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Ponderosa Circle, including a sidewalk on the south side of this commercial street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- G. The final plat shall state in the plat's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.

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Bill G. Yung Design

Re: S/D 86-30 - Preliminary Plat of Huntington Place Commercial Addition.

April 11, 1986

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- H. On the final plat, proper reference shall be made in the plattor's text to the granting of the emergency access easement.
- I. On the final plat, proper reference shall be made in the plattor's text to the granting of the wall easement proposed adjacent to the west and south lines of the property.
- J. The final plat shall reference, in the plattor's text, the dedication of access controls to Maize Road across the east line of the lots.
- K. As was discussed at the preliminary plat hearing, the final plat may indicate a 30-foot building setback from the west line of the plat if an associated administrative adjustment is granted for the Community Unit Plan.
- L. On this plat, the new east/west street is proposed to be named Ponderosa Circle. On the associated plat of Huntington Place Addition, this same street is proposed to be named Maize Court. Prior to filing a final plat, the applicant shall choose one name for the new street.
- M. The associated Community Unit Plan permits three (3) openings to Maize Road, across the east line of the property. Since two lots are proposed to front onto Maize Road, the final plat shall divide up the permitted access points (e.g., "access control except for one (1) opening" for Lot 1 and "access control except for two (2) openings" for Lot 2).
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.

If you should have any questions, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

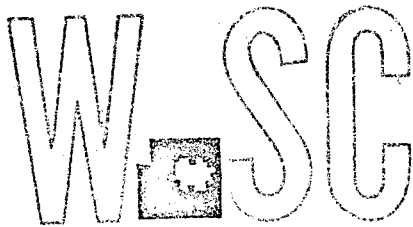
cc: Anderson Investments, Inc., 1125 S. Rock Road, Wichita, KS 67207
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, #800

Wichita, KS 67226
✓ Mike Lindebak, City Engineer

1. Betty A. Schaar. Vacation of utility easement. No water problem.
2. Lakepoint Company. Vacation of drainage easement. No water problem.
3. Wallace R. Starwalt. Vacation of platted easement. No water problem.
4. Joseph P. Steern. Vacation of N/S Alley. No water problem.
5. John and Mary Becker. Vacation of Alley in Schultz, Et. No water problem.
6. Leslie A. Linn. Vacation of a portion of an Alley. No water problem.
7. Westwind 3rd Addition. Preliminary Plat. Item B, main to be extended. Petition to extend main in Tyler and 21st St. has been carried and will be ~~submitted~~ filed as a Supply Line. No water problem.
8. Huntington Place Commercial. Final Plat. Item C, main to be extended. 12" Main to be extended in Morse Ed., 5" Main extended in Banderose Circle.
9. Broadmoor at 21st St. Preliminary Plat. As platted, Lot 1 is ~~not~~ adjacent to ~~any~~ street, therefore it is ~~not~~ adjacent to ~~any~~ water main. The S.E. of Lot 1 will have to run Service Line or interior main to 21st St. for service. All other lots are adjacent. No problem except as noted.

10. Bay Country. Preliminary Plat. Item B, main to be extended. 12" Main to be extended in 119th St., 16" Main to be extended in Central. Interior mains to be extended. No water problem.
11. Wittel's Addition. Preliminary Plat. Item C, wells. No water problem.
12. R. A. Meironowsky. Grant utility addition. No water problem.
13. Richard and Sharon Thompson. Dedicate utility easement. No water problem.
14. Richard and Sharon Thompson. Dedicate utility easement. No water problem.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 26, 1987



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

Re: Final Plat S/D 86-30 - HUNTINGTON PLACE COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 26, 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 construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Ponderosa Circle, including a sidewalk on the south side of this commercial street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. 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.

- H. On the final plat tracing, the plattor's text shall be amended to reference that the reserve will be owned and maintained by a "lot owner's association" rather than a homeowners association.
- I. On the final plat tracing, proper reference shall be made in the plattor's text to the granting of the emergency access easement. The plattor's text shall clearly state what property benefits from this emergency access easement.
- J. On the final plat tracing, proper reference shall be made in the plattor's text to the granting of the wall easement proposed adjacent to the west and south lines of the plat.
- K. The final plat tracing shall indicate a 35-foot building setback from the west line of the plat. The labeling of this setback, along with the easements adjacent to the west line of the plat, shall also be more clearly indicated. The CUP specifies a 35-foot building setback from the plat's west line.
- L. The final plat tracing shall more clearly label the 35-foot building setback along the north line of the plat.
- M. As indicated on the preliminary plat, the emergency access easement shall extend all the way to the west line of the plat. Also, the utility easement, parallel to the south line of the plat, shall be shown as a 20-foot easement exclusive of the 5-foot wall easement.
- N. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- O. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the west of this plat.
- P. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 1 to drain across Lot 2. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- Q. The final plat tracing shall indicate the 20-foot wide utility easement needed to extend sanitary sewer to serve Lot 1.
- R. On the final plat tracing, a stub drainage easement shall be platted in the southwest corner of Lot 2.
- 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. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-30 - HUNTINGTON PLACE COMMERCIAL
Page 3

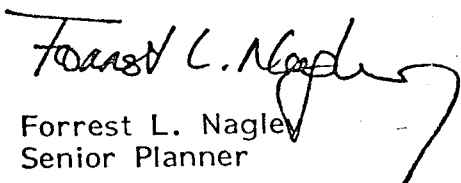
- U. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.
- V. On the final plat tracing, the 10-foot wide landscape buffer shall be deleted from the face of the plat.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. 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, April 2, 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: Anderson Investments, Inc., 1125 S. Rock Road, Wichita, KS 67207
Bill G. Yung Design, 4912 E. 29th Street North, Suite 1,
Wichita, KS 67220
/Mike Lindebak, City Engineer