

S/D No.: 86-66 Name: FANTASEA II

Preliminary Approved:
Scheduled S/D Meeting: 7/31/86

DESCRIPTION

General Location: On the north side of 32nd Street North, in an area west of
Gouverneur, if extended from the south.
Owner: Landmark Communities, Inc., 3500 N. Rock Road #100,
Wichita, KS 67226
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 5.9
2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 1.42 Acres
4. Existing Zoning: "R-5"
5. Proposed Zoning: "R-5"

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Fantasea Commercial Community Unit Plan (DP-95). Lot 1 is approved for development of 10 duplexes or 17 townhouses, or a child care center if approved by the Board of Zoning Appeals. Lot 2 is approved for development of either 36 duplexes or 54 townhouses.

- A. The applicant shall guarantee the relocation of the 42-inch storm sewer proposed by this replat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate an appropriately sized drainage easement to cover the relocated storm sewer and related drainage facilities.
- D. Since this plat proposes the vacation of an existing drainage easement, which encumbers this property, appropriate reference to K.S.A. 12-512(b) shall be made in the engineer's text on the final plat. If this easement was granted by separate instrument, this reference shall include the recording information for the easement being vacated.
- E. The final plat shall indicate the recording information for the 100-foot wide K.G.&E. easement on this property.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 86-66 Name: FANTASEA II

Preliminary Approved: 7/31/86
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

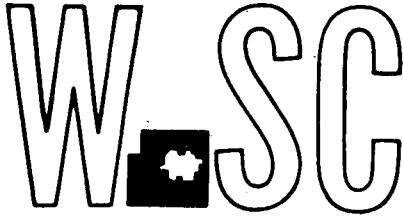
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Gouverneur, if extended from the south.
Owner: Landmark Communities, Inc., 3500 N. Rock Road #100,
Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road, Bldg. #800, Wichita, KS 67226

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 2. Number of Lots:
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 - Office:
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 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 1.42 Acres
 4. Existing Zoning: "R-5" with (DP-95)
 5. Proposed Zoning: "R-5" with (DP-95)
-

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Fantasea Commercial Community Unit Plan (DP-95). Lot 1 is approved for development of 10 duplexes or 17 townhouses, or a child care center if approved by the Board of Zoning Appeals. Lot 2 is approved for development of either 36 duplexes or 54 townhouses.
- A. The applicant shall guarantee the relocation of the 42-inch storm sewer proposed by this replat.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
 - D. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
 - E. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.
 - F. The final plat tracing shall indicate the recording information for the 100-foot wide K.G.&E. easement on this property.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

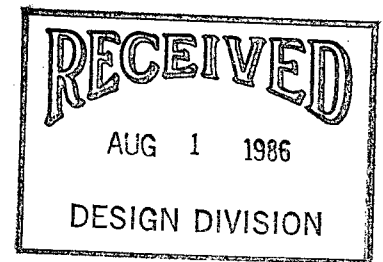
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 31, 1986



Bill G. Yung Design
4912 E. 29th North, Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-66 - FANTASEA II

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 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:

- C
O
P
Y
- A. The applicant shall guarantee the relocation of the 42-inch storm sewer proposed by this replat.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - ✓ C. The final plat shall indicate an appropriately sized drainage easement to cover the relocated storm sewer and related drainage facilities.
 - D. Since this plat proposes the vacation of an existing drainage easement, which encumbers this property, appropriate reference to K.S.A. 12-512(b) shall be made in the engineer's text on the final plat. If this easement was granted by separate instrument, this reference shall include the recording information for the easement being vacated.
 - E. The final plat shall indicate the recording information for the 100-foot wide K.G.&E. easement on this property.
 - ✓ F. The applicant shall obtain permission from K.G.&E. to relocate the existing storm sewer within K.G.&E.'s easement on this property.
 - G. The final plat shall indicate the platting of 60 feet of complete access control to 32nd Street North centered on the centerline of Rushwood Street to the south.

- H. The applicant shall grant a temporary easement to cover the existing storm sewer pipe. This easement shall expire upon relocation of the drainage improvement. In order to avoid confusing the face of the plat, the temporary easement should be granted by separate instrument. This separate instrument shall be approved by City Engineering and shall be recorded with the plat.
- I. The final plat shall indicate a 20-foot wide utility easement adjacent to the north line of the plat.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.

Sincerely,

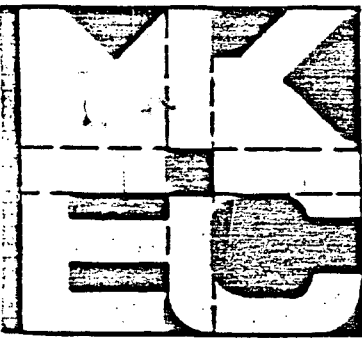
FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Landmark Communities, Inc., 3500 N. Rock Road #100,
Wichita, KS 67226
/ Mike Lindebak, City Engineer



PROJECT: FANTASEA II

FINAL PLAT

PROJECT #:

DATE: 7-30-19

TO: file

MID-KANSAS ENGINEERING CONSULTANTS
3500 N. ROCK ROAD #800
WICHITA, KANSAS 67226

BOUNDARY

N1=4,284.1500
E1=10,617.0900

S 88.5501 W
HD=365.0000

N2=4,267.8000
E2=9,752.2445

N 1.0459 W
HD=140.0000

N3=4,407.7750
E3=9,749.5983

N 43.5501 E
HD=247.4900

N4=4,586.0534
E4=9,921.2610

N 88.5501 E
HD=690.5800

N5=4,599.1066
E5=10,611.7177

S 0.5840 E
HD=315.0000

N6=4,284.1524
E6=10,617.0930

ΣHD=2,258.0700
AREA=257,255.9061
CLOSURE
S 50.5809 W
HD=0.0039

N7=4,284.1500
E7=10,617.0900

LOT 1-1

N1=4,272.4309
E1=9,997.2000

S 88.5501 W
HD=245.0000

N2=4,267.8000
E2=9,752.2446

N 1.0459 W
HD=140.0000

N3=4,407.7750
E3=9,749.5983

N 43.5501 E
HD=247.4900

N4=4,586.0534
E4=9,921.2611

N 88.5501 E
HD=70.5800

N5=4,587.3875
E5=9,991.8285

S 0.5840 E
HD=315.0000

N6=4,272.4333
E6=9,997.2038

ΣHD=1,010.0700
AREA=61,954.7540
CLOSURE
S 50.5752 W
HD=0.0039

N7=4,272.4309
E7=9,997.2000

LOT 2-1

N1=4,284.1500
E1=10,617.0900

S 88.5501 W
HD=620.0000

N2=4,272.4309
E2=9,997.2000

N 0.5840 W
HD=315.0000

N3=4,587.3850
E3=9,991.8254

N 88.5501 E
HD=620.0000

N4=4,599.1041
E4=10,611.7147

S 0.5840 E
HD=315.0000

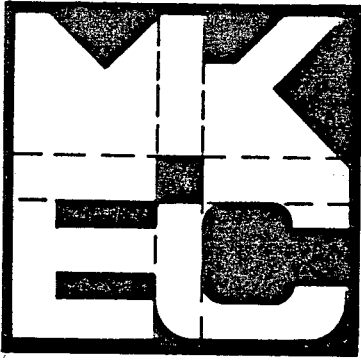
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ΣHD=1,070.0000
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CLOSURE
N 0.0036 E
HD=4.0000E-7

N6=4,284.1500
E6=10,617.0900

Pre-Sub 7-31-86

1. Calvary Bible Church. Vacation of Alley R/W. No water lines in alley. No water problem.
2. Fox Meyer Drug Co. . Vacation of Building Setback. No water problem.
3. Andeel and Andeel Property and Frank Carney. Vacation of Drainage Dedication. No water lines in vacation area. No water problem.
4. Carson & Company. Vacation of Street R/W. No water problem.
5. CPC Properties of Kansas, Inc. . Vacation of Street R/W. Existing 8" water parallel to St. R/W in easement. No water problem.
6. Autumn Ridge. Final plat. Item A, mains to be extended. Existing 12" main in 119th St.
7. Schalfeld - Hatchett Addition. Final plat. Area now served by 12" and 8" mains. No water problem.
8. Fantasea II. Preliminary Plat. Area now served by existing 12" main in 32nd St. North. No water problem.
9. Woodland Estates. Final Plat. Item B, mains to be extended. No water problem.
10. Willian C. Moutray. Dedicate St. R/W. No water available. No water problem
11. Willian C. Moutray. Dedicate Access Control. No water available. No water problem.
12. Other matters.



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Fantasea Second and Woodland Estates

PROJECT #: _____ DATE: 7/21/86

TO: Mr. Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67226

We are sending you the following items: Attached
X Under separate cover via Darla

X Prints ___ Specifications ___ Legal Descriptions
___ Tracing ___ Petitions ___ Correspondence ___ Other

COMMENTS: Submitted herewith is the drainage concept plan for Fantasea Second and the final drainage plan for Woodland Estates.

These are transmitted as checked below:

___ For Your Approval ___ As Requested
X For Your Use ___ For Your Files
___ Approved as Noted ___ For Review and Comment

REMARKS:

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk

Enclosures