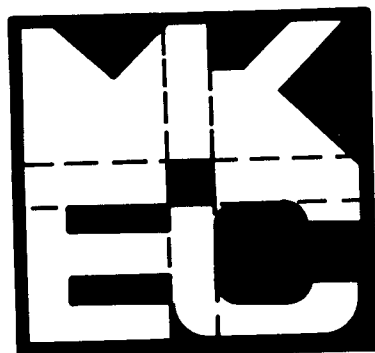


LETTER OF TRANSMITTAL



**MID-KANSAS ENGINEERING
CONSULTANTS, P.A.**
3500 N. Rock Road, #800
Wichita, KS 67226
(316) 636-5566

PROJECT: Leewood Village at North Rock

PROJECT #: _____ DATE: 12/04/91

TO: Ms. Vicky Huang, P.E.
City of Wichita Engineering Department
455 North Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: Enclosed herewith is the drawing of utility concept plan for the referenced project.

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

REMARKS:

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

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-64 - LEEWOOD VILLAGE AT NORTH ROCK ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., 6130 Legion, Wichita, KS 67204

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, 3500 North Rock Road, #800, Wichita, KS 67226/Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

LOCATION: 36th Street North and Inwood

SITE SIZE: 30.12 acres

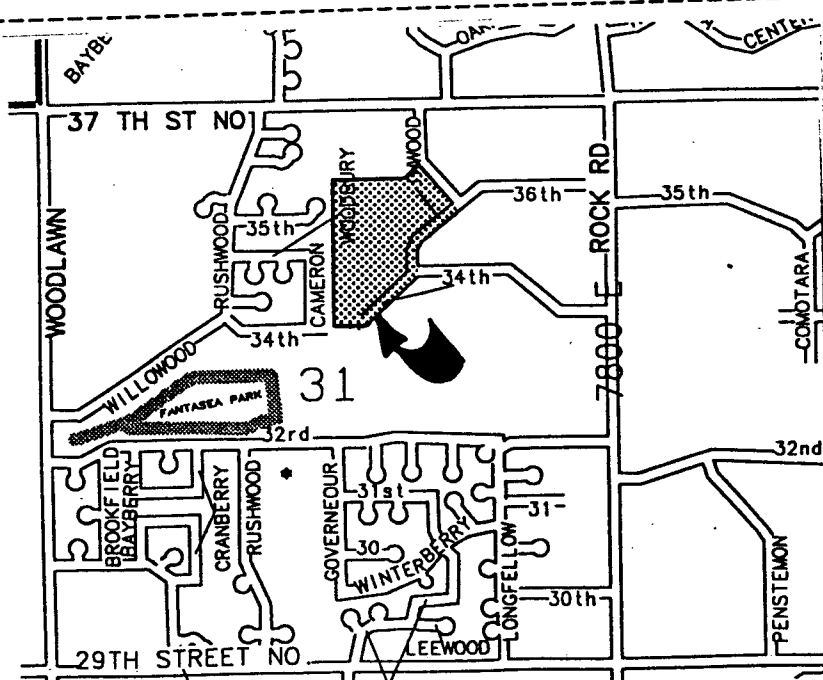
NUMBER OF LOTS

Residential:	76
Office:	
Commercial:	
Industrial:	
Other (Church):	1
Total:	77

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" Single Family Dwelling

VICINITY MAP:



NOTE: The area of the plat is zoned "AA" One family. The large lot at the north end of this plat is indicated as being planned for a church. Although indicated as a part of this plat, the street 34th/Inwood has been platted within portions of other Additions (Killarney Plaza Second and Killarney West Residential).

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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. The guarantee shall include the installation of sidewalk on both sides of 34th Street North/Inwood. This street is being developed as a collector and sidewalk is required on both sides of collectors. This street shall also be paved to the collector standard.
- F. Since 34th St./Inwood has been platted by previous additions, City Engineering and the applicant both need to indicate the situation involving this street segment. Specifically, are existing guarantees to be used for this street's paving (and sidewalks) or are new petitions or guarantees to be provided?
- G. Upon the recording of this plat, 34th St./Inwood will become a designated collector street.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat, Governour/35th St. North shall be platted with a 64 foot right-of-way. According to the Subdivision regulations, streets with 58 foot rights-of-way are typically used for culs-de-sac of less than 600 foot lengths or for continuous streets with not more than 24 lots per block and streets that are not more than 3 blocks long. By definition, a block is also considered to be a street segment bordered by other (continuous) street segments. A cul-de-sac itself does not break up a street segment as a block, but rather adds to the number of lots and therefore traffic potentially passing through the main street segment.

The street segment of Governour/35th St. North is approximately 1200 feet long and provides direct access for 46 lots. Based on the Planning Department's Transportation Planning criteria, 10 vehicle trips per residential lot is assumed for planning purposes. A residential street is generally expected to have less than 300 vehicle trips a day. At 700 and more vehicle trips per day, a street would be approaching a collector status which involves a 66 foot right-of-way. The 64 foot right-of-way is the standard expected for streets that are less than collector in need, but likely to serve more than 300 vehicle trips such as in the above situation where 460 vehicle trips would be associated with the 46 lots accessing Governour/35th St. North. The 58 foot standard allows for one moving lane, which for short culs-de-sac or blocks is considered acceptable for lower traffic volumes. The 64 foot standard provides for 2-moving lanes and is considered necessary for longer culs-de-sac or residential streets with moderate traffic volumes.

- J. 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.
- K. On the final plat, the monument easement on lot 44, Block 1 shall be deleted. Such an easement has no public purpose or necessity. This easement would actually be in conflict with the 15 foot easement shown along the east line of lot 44. A private easement should be considered for this purpose, but again a conflict with the utility easement still would need to be resolved.

Such locations for entry type monuments have, however, been platted by means of Reserves. In such cases a homeowner's association or specific lot have been made responsible for the ownership and maintenance of the Reserve and the intended uses (signs, flags, etc.). If the easement crossing the Reserve is intended for sanitary sewer, the platator's text has noted that any improvements within the area of the utility easement must be approved by the City's sewer maintenance division.

- L. The applicant shall provide proof, by letter or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- M. On the final plat additional dimensions shall be provided for the utility easement at the rear of lots 8 and 9, Block 2.

- 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.
- O. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- 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 mailbox locations can be determined.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/2/92 by MAPC)

CASE NUMBER: S/D 91-64 - LEEWOOD VILLAGE AT NORTH ROCK ADDITION

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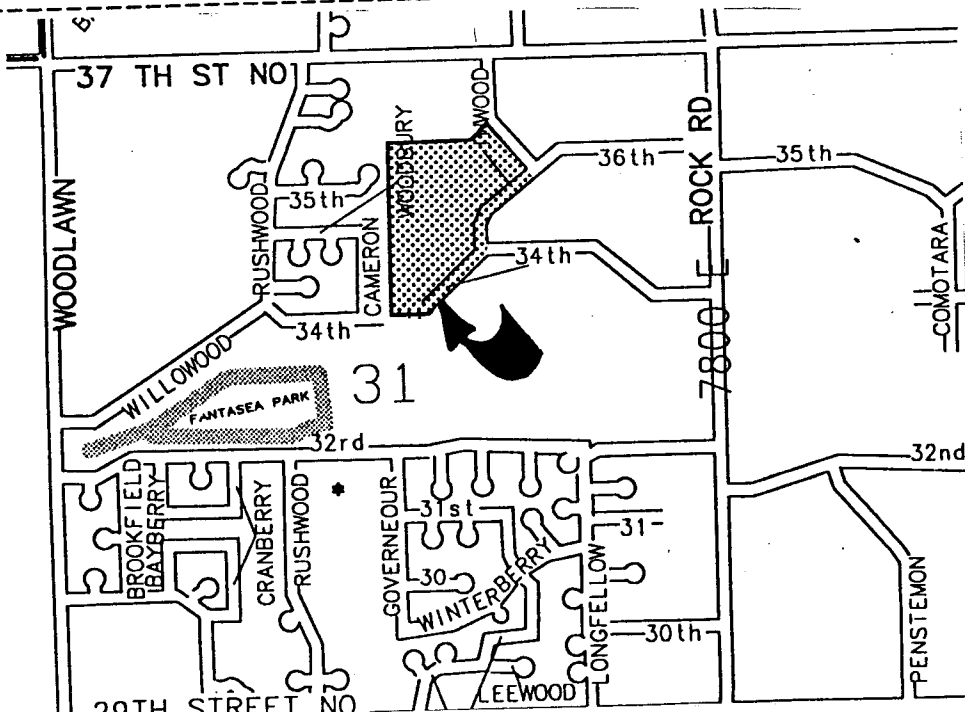
NUMBER OF LOTS

Residential:	76
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Industrial:	
Other (Church)	1
Total:	77

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" Single Family Dwelling

VICINITY MAP:



NOTE: When the preliminary plat for this addition was reviewed by the Subdivision Committee on December 26, 1991, a 2-2 moot vote resulted. The primary point of contention for the plat involved whether a 58 foot or 64 foot right-of-way standard should be used for Governour/35th St. North. Since the Committee's vote was moot, the applicant was not authorized to submit a final plat. The applicant appealed the situation at the January 2, 1992 MAPC meeting and was allowed to submit a final plat with a street right-of-way of 58 feet.

The comments below reflect the actions taken by both the Subdivision Committee and MAPC concerning their review of the preliminary plat. As was indicated during the review of the preliminary plat, there was a question as to whether this plat should include 34th St./Inwood within its boundary. As indicated by this final plat, this right-of-way is not being included.

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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. The applicant shall provide proof, by letter or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- H. As was noted during review of the preliminary plat, on the final plat additional dimensions need to be provided for the utility easement at the rear of lots 8 and 9, Block 2.

- I. As was indicated on the preliminary plat Governour should be indicated as a Circle and not a Court for its terminus on this Addition.
- J. Since a monument easement (reserve) is no longer being indicated for lot 44, Block 1, the dashed lines along the eastern corner of this lot shall be deleted from the final plat tracing.
- K. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- L. When the preliminary plat was reviewed, K.G. & E. requested a number of 10 foot utility easements. Unless indicated otherwise by K.G. & E. the following easements shall be indicated on the final plat tracing along the common lot lines of:

<u>In Block 1</u>	<u>In Block 2</u>
Lots 7 & 8	Lots 7 & 8
Lots 12 & 13	Lots 8 & 9
Lots 17 & 18	Lost 13 & 14
Lots 25 & 26	
Lots 33 & 34	
Lots 39 & 40	

- M. As indicated by the platting binder, 1991 taxes are due on this site and proof of payment must be provided before the final plat will be released for recording.
- N. The platting binder indicates that certain property, possibly including this site is under a mortgage with Bank IV. If any of this site is covered by such a mortgage, Bank IV must also sign the plat.
- O. 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.
- P. 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 mailbox locations can be determined.
- Q. 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.
- 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 City Council.
 - T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
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