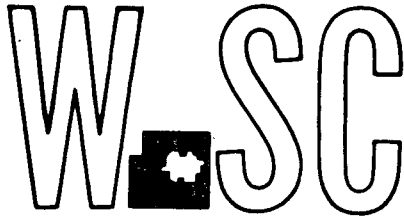


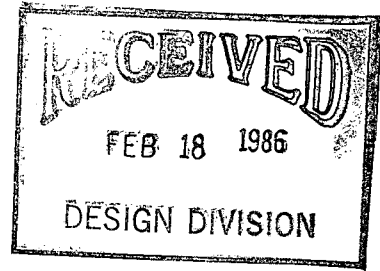
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 14, 1986



Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 86-14 - Preliminary Plat of Gray's First Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 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 Gilda Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. 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.
- G. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.

C
O
P
Y

Lowell D. High

Re: S/D 86-14 - Preliminary Plat of Gray's First Addition.

February 14, 1986

Page 2

- H. The final plat shall indicate the recording information for the ARKLA Gas Pipeline Easement on this property.
- I. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City or County.
- J. 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.
- K. On the final plat, appropriate reference to the granting of the "maintenance and access easement" shall be made in the plat's text.
- L. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to County Engineering for review and approval.
- N. The final plat shall indicate additional street right-of-way required off of Lot 18 for the major street intersection of Hoover and MacArthur Road.
- O. As requested by K.G. & E., the final plat shall indicate 10-foot utility easements centered on the lot lines between Lots 9 and 10, Lots 3 and 4, and Lots 15 and 16.
- P. Since this property is being platted for the development of residential uses, the applicant shall file, and gain approval for, a County zone case requesting "LC" to "AA" zoning. This required down-zoning case shall be approved by the County Commissioners prior to filing a final plat.
- Q. This preliminary plat, depicting residential lots, was approved subject to approval of the applicant's required down-zoning case.
- R. The final plat shall reference a tie point to a previously platted lot corner or section corner.

Lowell D. High

Re: S/D 86-14 - Preliminary Plat of Gray's First Addition.


February 14, 1986

Page 3

- S. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County 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).

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

Sincerely,



Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Billy Gray, 204 Woodchuck, Wichita, KS 67213
Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Industrial Park Development Company. Street R/W Vacation. Existing U.L. on N side of 37th. No water problem.
2. Robert Cox. Utility Easement Vacation. No water problem.
3. Westway Addition. Final Plat. Existing main in Seneca and Pawnee. Existing structure now served. PROBLEMS! 8" line shown is probably correct, however not all water lines are shown. Request 20' Utility esmt. for 8" main going west x SU from northerly end of 8" main shown. See notes on sketch plat. Consultant to determine location of 8" mains from Water Dept.
4. Simon Industrial Park Addition. Preliminary Plat. Park City. No city water available. No water problem.
5. Huntington Place Addition. Final Plat. Item D, water to be extended. No water problems.
6. Vanderhoff Gardens Second Addition. Item B, water to be extended, no water problem. How will lot 3 be served by water?
7. Gray's First Addition. Final Plat. Item B, main to be extended.
8. Burlington Northern Industrial Center Second Addition. Existing main in Ohio, no water problem.
9. Wolke Addition. Preliminary plat. Item C, no city water available. No water problem.
10. The Dugan Centre. Final plat. Item B, mains to be extended. No water problem.
11. C. Wayne Kerr. Utility Esmt. Granting. No water problem.

Pre-Sub

5-22-86

①

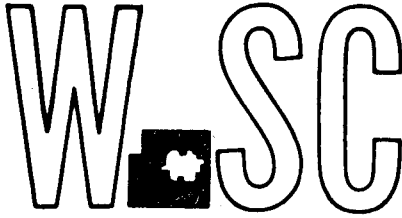
12. The Board of Park Commissioners. St. R/W Dedication
No water problem.

13. Ted & Ken Prichard. Grant Utility Esmt. Probably
no problem.

14. Ted & Ken Prichard. St. R/W Dedication. No water problem

15. Other Matters.

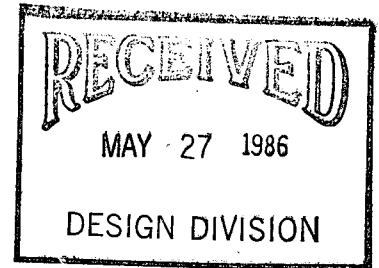
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 23, 1986



Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 86-14 - Final Plat of Gray's First Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 22, 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.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of Gilda Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- G. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City or County.

C
O
P
Y

Lowell D. High
Re: S/D 86-14 - Final Plat of Gray's First Addition
May 23, 1986
Page 2

- H. 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.
- I. On the final plat tracing, appropriate reference to the granting of the "maintenance and access easement" shall be made in the platator's text.
- J. On the final plat tracing, the centerline of adjacent MacArthur Road shall be labeled.
- K. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. 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, May 29, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Billy Gray, 204 Woodchuck, Wichita, KS 67213
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering