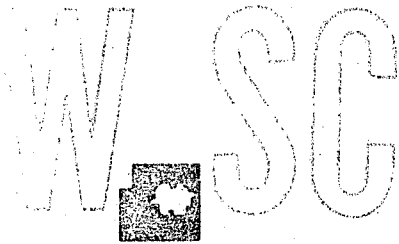


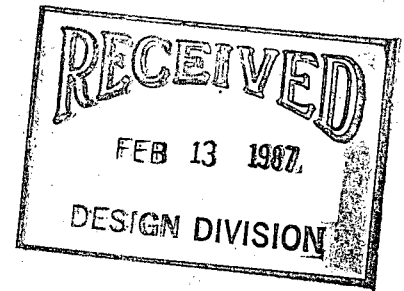
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 12, 1987



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

Re: Final Plat S/D 86-34 - GRAY'S SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 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. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The Dugan and 35th South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.
- H. The applicant shall submit a copy of the instrument which establishes the Arkla Gas Pipeline easement on this property.

- I. The final plat tracing shall indicate the recording information for the Arkla Gas Pipeline easement on this property.
- 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. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- L. Upon the recording of this plat, Dugan Avenue shall become designated as a residential collector street.
- M. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.
- N. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- O. On the final plat tracing, the access control portion of the plat's text shall be amended to reference that the controls are granted to the "appropriate governing body" not the appropriate engineer.
- P. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- Q. On the final plat tracing, the amount of ARKLA Pipeline Easement falling within the perimeter of Reserve A shall be dimensioned.
- R. 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. Prior to submitting this plat for scheduling before the City Commission, the applicant may meet with representatives of the Bureau of Public Services and the Planning Department to discuss ownership and maintenance of the proposed reserve.

- S. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the appropriate governing body, the authority to maintain the drainage reserve 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.
- T. The final plat tracing shall indicate the platting of complete access control to McArthur Road across the south line of Reserve A.
- U. The final plat tracing shall indicate the south ten feet of Lot 42, Block 2 as a utility easement.
- V. The final plat tracing shall indicate the 20-foot wide north/south utility easement needed in Reserve A for a sanitary sewer extension or the plat's text shall be amended to state that Reserve A is platted for utilities.
- W. The final plat tracing shall indicate a modification of the alignment of Dugan Street around the proposed reserve. This modification is needed in order to meet the design requirements of a collector street as stated in Sections 7-201(I) and 7-201(J) of the Subdivision Regulations. Prior to submitting this plat for scheduling before the City Commission, the Sedgwick County Bureau of Public Services shall approve the revised alignment of Dugan Street.
- X. The applicant shall obtain, by separate instrument, a 10-foot wide, off-site utility easement adjacent to the north line of this plat.
- Y. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of this plat.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. 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.

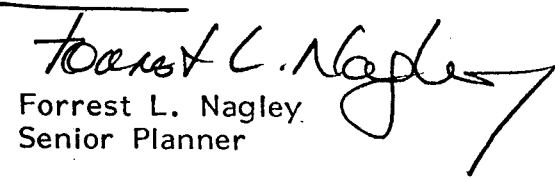
WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-34 - GRAY'S SECOND ADDITION
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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, February 19, 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: Billy Gray (Contract Purchaser), 204 N. Woodchuck, Wichita, KS 67213
X Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Wayne C. Harst. Utility Basement Vacation. No water problem.
2. Joyland Hills Park. Street E/W Vacation. Fire hydrant on the NW Cor of Cassal & Hillside. Basement may need to be retained.
3. Tracy D. Bernhart. Utility Esmt. Vacation. No water problem.
4. Gray's Second Addition. Item B, mains to be extended. Suggest main be extended in Mac Arthur along at least part of their plot, in case south side of Mac Arthur will not participate.
5. Golden Hills 2nd Addn. Revised prelin. plot. Item B, mains to be extended. Water plans now show intersections for Detemoyer at Shetford and Murdock at Shefford, crossings part of plans now approved. No water problem.
6. Northborough 2nd Addition. Final Plot. Item B, main to be extended. Charges to existing P.D. project to be paid or transferred to new project. No water problem.
7. Rainbo Baking Co. Addition. Final Plot. No water problem, area now served.
8. Goebel Bros. 2nd Addn. Final plot. Area served by existing mains. Services to be installed as needed by Water Dept. No water problem.
9. PP Co. 2nd Addition. Final Plot. Area now served, no water problems.
10. Chelsea Industrial Park 2nd Addn. Items B & C, main to be extended, outside city application, and restrictive covenant.

11. Scott Stuckey. Dedicate St. R/W. No water problem.
12. Lindy Andel. Grant utility easement. Esmt. is to be used for water main extension. Plans approved, private project under contract. No water problem.
13. Carolyn Morris Beckett. Dedicate St. R/W. Existing main on S. side 27th, E. side Hydraulic. Valve box may need to be adjusted. No water problem.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautauque to Hillside, Xsts H₂O in Hillside & Chaut. Area mostly sewed. Main will need to be extended to Lorraine
14. City Land Inventory Case. Existing water along U.S. 59 from Chautauque to Lorraine and in Chaut. & Lorraine. Xsts H₂O in Hillside. Area now sewed. No water problem.
15. City Land Inventory Case. 26th N & Hydraulic \pm . Nearest water at 25th & Kansas or Hydraulic & McFarland. Approx. distance 1500 ft; estimated cost \$95,000⁰⁰ (300' @ \$50 + 1200' @ \$25) to extend 8" or possibly 6" main from McFarland & Hydraulic.
16. Other Matters.