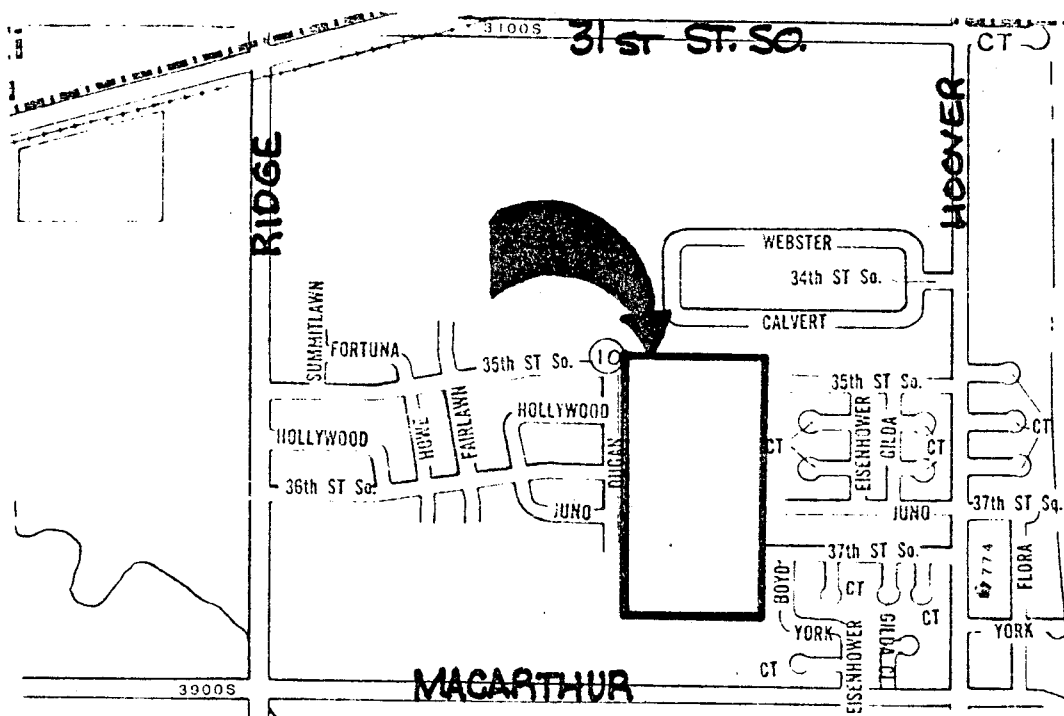


STAFF REPORT
(Second Revised Preliminary Plat;
First Revised Preliminary Approved 11/6/86;
Original Preliminary Approved 4/11/86)

CASE NUMBER: S/D 87-118 - GRAY'S 4TH ADDITION
OWNER/APPLICANT: Billy Gray
SURVEYOR/ENGINEER: Moehring & Associates
LOCATION: In an area north of MacArthur Road and east of Dugan.
SITE SIZE: 57.5 Acres
NUMBER OF LOTS:
Residential: 215
Office:
Commercial:
Industrial:
Total: 215
MINIMUM LOT AREA: 6,685 Sq. Ft.
CURRENT ZONING: "R" and "R-1"
PROPOSED ZONING: "AA" (SCZ-0565)

VICINITY MAP:



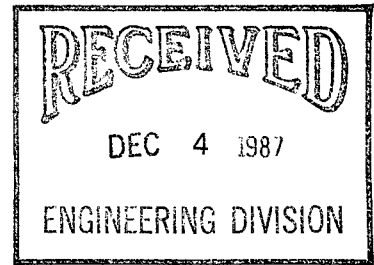
STAFF COMMENTS:

NOTE: This plat represents the second revised preliminary plat for a portion of land. This preliminary represents approximately the northern three-quarter's of the overall preliminary approved for the property and indicates changes to more economically accomodate drainage.

The applicant's associated zone change case (SCZ-0565) requesting "R" and "R-1" to "AA" has been approved subject to platting.

- 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. An outside-the-City water service application and restrictive covenant shall be executed and submitted for recording.
- 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.
- F. The Dugan and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's 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 these responsibilities.
- I. For the 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 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.
- J. 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.
- K. On the final plat, the two York Circles shall be referenced to as Courts.

- L. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated collector streets.
- 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 present unnecessary soil erosion.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.



METROPOLITAN AREA PLANNING COMMISSION
PLANNING DEPARTMENT
1000 WEST 10TH STREET
WICHITA, KANSAS 67202
TELEPHONE 253-1234

December 4, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 87-118 - GRAY'S 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 1987, 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:

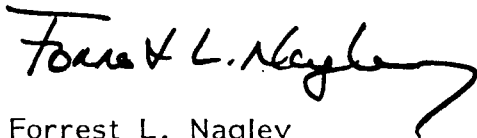
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application and restrictive covenant shall be executed and submitted for recording.
- 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.
- F. The Dugan and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's 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 these responsibilities.
- I. For the 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 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.
- J. 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.
- K. On the final plat, the two York Circles shall be referenced to as Courts.
- L. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated collector streets.
- 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 present unnecessary soil erosion.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- O. 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.
- P. 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.
- Q. The final plat shall indicate the utility easements requested by K.G.&E. that are marked on the engineer's copy of the approved plat.
- R. 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.

- S. 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.
- 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,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Billy Gray, 204 N. Woodchuck, Wichita, KS 67217
✓Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services

13 January 1988

Ms. Vicki Huang
City Engineer's Office
City of Wichita, Ks.
455 N. Main - 7th Floor
Wichita, KS 67202

Re: Gray's 4th Addition
S/D 87-118
Improvement Guarantees

Dear Vicki:

As outlined in MAPD letter dated December 4, 1987, the applicant for the above referenced subdivision is required to guarantee the construction of the following, through the City of Wichita.

- A. Extension of City water to serve the lots being platted.
- B. Extension of City sanitary sewers to serve the lots being platted.

Enclosed is a print of the Preliminary Plat of Grays 4th Addition, revised to show the preliminary plan for both sanitary sewers and water mains (proposed and existing) to serve the area being platted.

For purposes of petitioning, the plat has been divided into six (6) areas or development phases.

The applicant wishes to guarantee these improvements by petitions based upon the 6 development phase areas. The summary tabulations of construction items as here presented, are identified by phases.

As soon as these petitions are prepared, we will obtain the appropriate signatures, project initiation fees and proof of ownership as required.

If we may be of further assistance, please advise.

Sincerely,

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS


Don C. Moehring II

21 January 1988

Ms. Vicki Huang
City Engineer's Office
City of Wichita, Ks.
455 N. Main - 7th Floor
Wichita, KS 67202

Re: Gray's 4th Addition
S/D 87-118
Improvement Guarantees for Sanitary Sewer

Dear Vicki:

Based upon your suggestions, we have rearranged the six sanitary sewer development plans.

Enclosed is a print setting forth the areas "A" through "F" together with a summary tabulation of construction items.

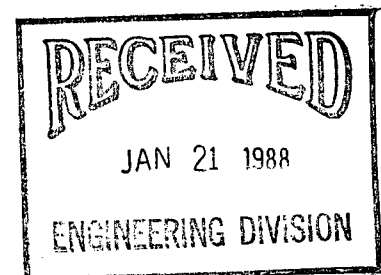
As soon as these petitions are prepared, we will obtain the appropriate signatures, petition initiation fees and proof of ownership, as required.

If we may be of further assistance, please advise.

Sincerely,

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS


Don C. Moehring II



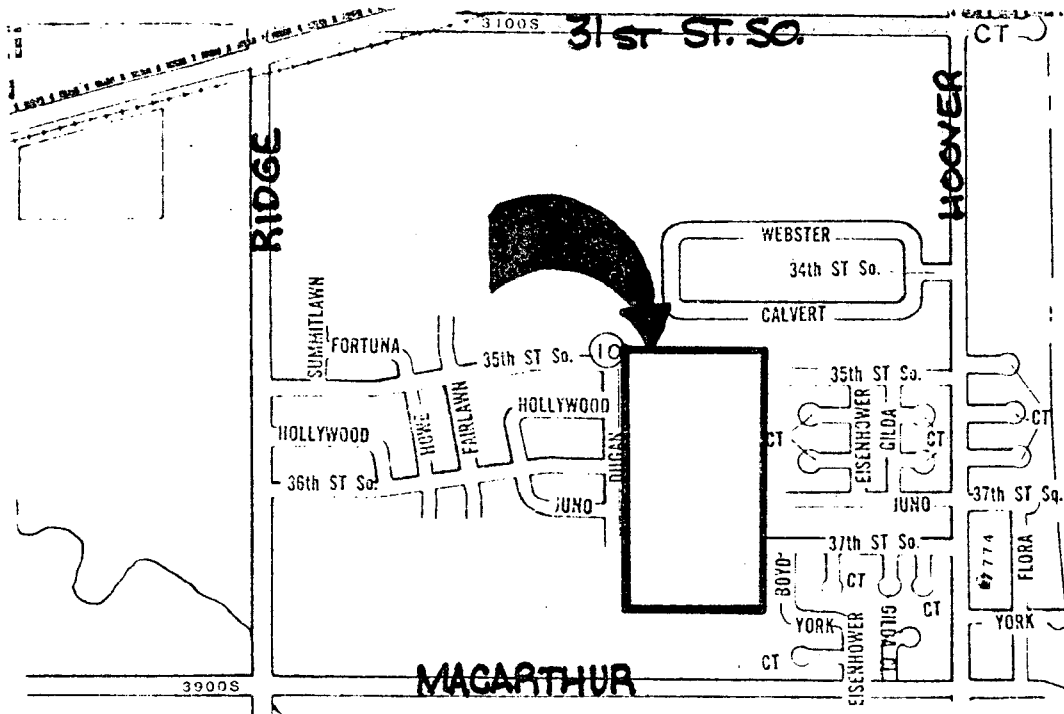
JANUARY 28, 1988

STAFF REPORT

(Final Plat; 2nd Revised Preliminary Approved 12/3/87;
1st Revised Preliminary Approved 11/6/86;
Original Preliminary Approved 4/11/86)

CASE NUMBER: S/D 87-118 - GRAY'S 4TH ADDITION
OWNER/APPLICANT: Billy Gray, 204 N. Woodchuck, Wichita, KS 67217
SURVEYOR/ENGINEER: Moehring & Associates
LOCATION: In an area north of MacArthur Road and east of Dugan.
SITE SIZE: 57.5 Acres
NUMBER OF LOTS:
Residential: 215
Office:
Commercial:
Industrial:
Total: 215
MINIMUM LOT AREA: 6,685 Sq. Ft.
CURRENT ZONING: "R" and "R-1"
PROPOSED ZONING: "AA" (SCZ-0565)

VICINITY MAP:

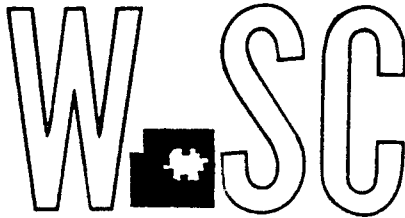


STAFF COMMENTS:

- 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. An outside-the-City water service application and restrictive covenant shall be executed and submitted for recording.
- 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.
- F. The Dugan and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's 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 these responsibilities.
- I. For the reserve being plated 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 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.
- J. 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.
- K. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated collector streets.
- L. 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 present unnecessary soil erosion.

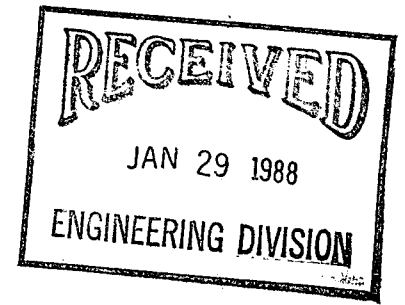
- M. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- N. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- O. The applicant's engineer 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees, in addition to guarantees for storm sewers, required by this plat?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 29, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-118 - GRAY'S 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, 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. An outside-the-City water service application and restrictive covenant shall be executed and submitted for recording.
- 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.
- F. The Dugan and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-118 - GRAY'S 4TH ADDITION

Page 2

- H. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's 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 these responsibilities.
- I. For the 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 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.
- J. 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.
- K. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated collector streets.
- L. 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 present unnecessary soil erosion.
- M. 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.
- N. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-118 - GRAY'S 4TH ADDITION
Page 3

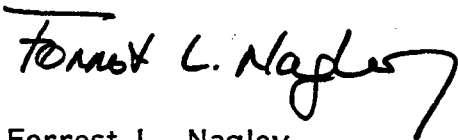
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the City Council.

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, February 4, 1988 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, 204 N. Woodchuck, Wichita, KS 67217
Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services