

Pinewood Estates
Home owners Association

RECEIVED

MAY 07 1986

METROPOLITAN PLANNING
ROUTE _____

To: Wichita, Sedgewick County
Metropolitan Area Planning Department

RE: S/D 86-38 - Preliminary plat of Pinewood Mobile Home
park Addition; Agenda Item 8 May 8 - 1986

This is not an objection to subject Addition as such.
The concern of the Association and this board of Directors
is the possible Extension of 100 Foot Struck of (Ellis
Into Pinewood Estates from the South Line of subject
Addition to Idlevell St in Pinewood Estates).

The logic of such Extension (Lot 30, Block 4 of
Pinewood Estates) of Ellis is debatable as more
Detailed to you by Mr. Lloyd Callitt 1422 Idlevell
Wichita 67216

A very strenuous objection will be forth coming
along with signed petitions against any attempt to
charge any cost to Pinewood Estates property owners
for such streets installations. Letters will be sent the
Commissioners and City Commissioners.

Further, a privacy fence by the Developer to separate
the two sub-divisions would be in order, please
Respond to the President of the Board of Directors in
writing; Board President Mr. Roy Mayer 1304 E.
Idlevell Wichita ks 67216

Director Mr. Earl Duck 1319 E 52nd St. S Wichita k
67216

Director Mrs. Rena Callitt 1422 Idlevell Wichita k
67216

Thank you

Roy Mayer

RECEIVED

MAY 07 1986

METROPOLITAN PLANNING

ROUTE _____

MAY 5. 1986

To: WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

RE: S/D 86-38 - PRELIMINARY PLAT OF PINEWOOD MOBILE HOME

PARK ADDITION: AGENDA ITEM 8, MAY 8 - 1986.

TO THE PLANNING DEPARTMENT.

THIS IS NOT AN OBJECTION ^{TO} SUBJECT ADDITION AS SUCH. THE CONCERN OF THIS WRITER AND OTHER PROPERTY OWNERS IN "PINEWOOD ESTATES ADDITION", ADJACENT TO AND CONNECTED TO SUBJECT DEVELOPMENT BY COMMON PROPERTY LINE, NORTH SIDE OF 1200 BLOCK TO 1600 BLOCK OF EAST IDLEWILD, SOUTH SIDE OF SUBJECT DEVELOPMENT, IS AS FOLLOWS.

OUR CONCERN IS TWO FOLD; ONE, AND MOST IMPORTANTLY IS THE POSSIBLE EXTENSION OF ELLIS STREET FROM THE DEVELOPMENT INTO AND CONNECTED TO THE 1400 BLOCK OF IDLEWILD, "PINEWOOD ESTATES ADDITION". WE SEE LITTLE OR NO LOGIC TO THE POSSIBLE EXTENSION OF 100 FEET OF ELLIS INTO PINEWOOD ESTATES AS PINEWOOD ESTATES IS A "NO OUTLET" TYPE SUBDIVISION WITH "INLET-OUTLET" ON THE WEST SIDE OF HYDRAULIC AS WILL BE "PINEWOOD MOBILE HOME PARK S/D 86-38". LOGIC ASIDE, OUR CONCERN AND "STRENUOUS" OBJECTION WOULD BE ANY ATTEMPT BY THE DEVELOPER AND OR CITY/COUNTY TO IMPOSE ANY "ASSESSMENT" OF COST TO MYSELF AND OR OWNERS OF PINEWOOD ESTATES OF THIS POSSIBLE EXTENSION OF ELLIS INTO THIS SUBDIVISION, THE NEED IS NOT OURS, THE WISH IS NOT OURS, ~~AND~~ AND NO BENEFIT WHATSOEVER! I OWN LOT 31, BLOCK B IN PINEWOOD ESTATES ADDITION. ELLIS STREET (OR ANY STREET)

ATTACHED FOR YOUR REVIEW, IS LOT 30 BLOCK B OF PINWOOD ESTATES. BEAR THIS IN MIND WHEN YOU REVIEW SUBJECT "PRELIMINARY PLAT S/D 86-38".

SECOND; RESIDENTS OF PINWOOD ESTATES WAS PROMISED A "SECURITY" (PRIVACY FENCE) NORTH SIDE OF PINWOOD ESTATES, LENGTH OF IDLEWILD, IN 1979. THIS NEVER OCCURED. NOW COMES "PINWOOD MOBILE HOME PARK ADDITION" IN 1986, LOGIC DICTATES, AND ^{WE} REQUEST THAT A PRIVACY FENCE BE PLACED AS A SEPERATION BARRIACK BETWEEN THE TWO SUBDIVISIONS AS THEY ABUTT EACH OTHER. A WRITTEN RESPONSE TO THESE CONCERNS WOULD BE APPRECIATED.

THANK YOU
MRS. LLOYD COLLETT
1422 IDLEWILD
WICHITA KS 67216
TELE. 622-4106

Lloyd Collett

ENTERED ON
TRANSFER RECORD

FILM 511 PAGE 1208

JAN 12 1982

DEDICATION

DOROTHY K. WHITE
COUNTY CLERK

Approved by Board of Commissioners
this NOV 17 1981

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, TAMARAC DEVELOPMENT COMPANY, INC.

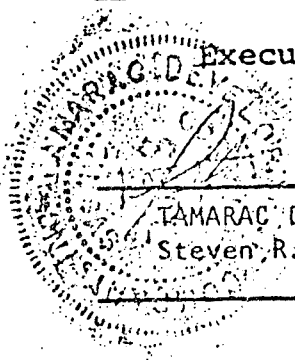
6136 East 9th. Street, Wichita, Kansas, 67206 (Phone: 681-1602)

being the owner_s of the following described real estate in Sedgwick County, Kansas, to wit:

a portion of Lot 30, Block B, Pinewood Estates, Wichita, Sedgwick County, Kansas, being described as follows:
beginning at a point 736' west of the NE Corner, SE 1/4, Section 21, T28S, R1E,
thence southerly 100.20', thence westerly 58.00', thence northerly 100.17',
thence easterly 58.00' to the point of beginning. This parcel comprises 0.12 acres.

do _____ hereby dedicate the above described real estate to the public for _____ STREET _____ purposes.

Executed this 31st. day of August 19 79.



STATE OF KANSAS
SEDGWICK COUNTY

David L. Palmer

TAMARAC DEVELOPMENT COMPANY, INC. INELED FOR RECORD AT TAMARAC DEVELOPMENT COMPANY, INC.
Steven R. Ewing, Secretary-Treasurer *S. R. Ewing* David L. Palmer, President

JAN 12 1982

5 68117

MICROFILMED
OF RECORD

STATE OF KANSAS)
SEDGWICK COUNTY) SS

NO.
BETTE F. MCCART
REGISTER OF DEEDS

Sat Kathleen Depuy

BE IT REMEMBERED, that on this 26th day of September, 19 79.

came Steven R. Ewing and David L. Palmer

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

1. Critchfield Real Estate. Vacation of Street R/W.
Existing 8" Water main ends 19' E and 9' N of the SE PC
of Battin and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & Drainage Esmt.
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd
and 9th St. Item D, outside city application & restrictive
covenant required.
6. Holtman Addition. Preliminary Plat. No city water available.
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing
main in Hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.
Mains to be extended. If Young St is vacated, how will Lot
3 receive water, from Vanderhoff St.? State Highway
Dept. is interested in Water extension, suggest P.D. to include
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item B
mains to be extended. Existing water main in Ridge Rd.
and on Dugan at a location 192' N of Kellogg. To adequately serve
the tract, main would need to be extended in Dugan and Taft
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item B, mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 43rd to be extended along south side of 43rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item B, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1, Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held by Church property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W. No water problem.
21. Quincie and Zella Gibson. Grant Additional Utility Esm't. No water problem.
22. Metonal Lab, Inc. . Dedicate Utility Esm't. No water problem.
23. Maurcen F. Hilbish. Grant additional utility easement. No water problem.
24. Christopher Jeter. Dedicate Street R/W. No water problem.
25. City Land Inventory Case. No water problem
26. Other Matters.



REISS & GOODNESS ENGINEERS
 2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

*File: Pinewood
 Mobile Home
 Park Add'n*

September 12, 1986

Ron Mayer, President
 Pinewood Estates Homeowners Association
 1304 E. Idlewild
 Wichita, Kansas 67216

RE: Plat of Pinewood Mobile Home Park

Dear Mr. Mayer;

This letter is in response to your letter of September 2, 1986 requesting information about phasing, access and sanitary sewer for the above project.

The size and location of each development phase will be determined by the owner. The timing of each phase is another variable. However, the initial phase will be accessed from Hydraulic Avenue. The secondary entrance through Lot 30 - Block B of Pinewood Estates has been totally eliminated. The preliminary site development plan shall be amended and resubmitted to the M.A.P.D. to reflect these changes.

We do not anticipate the need for a main line extension connected to the sewers in Pinewood Estates. However, where mobilehome spaces are directly adjacent to the existing sewer, we foresee connecting to these sewers with individual service lines to mobile homes on these spaces. It is my understanding that in order to tap those sewers outside of the benefit district that a higher rate is charged by the City of Wichita for the tapping permit. Of course, we have not been authorized to begin engineering on this project and sewer capacity will need to be verified and approval given to final plans before we know for sure.

I hope this information is of help to you. If you have any questions, feel free to call.

Sincerely,

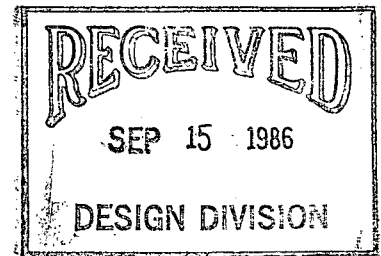
REISS & GOODNESS ENGINEERS

Bob Previterra

Bob Previterra, L. A.

BP/mc

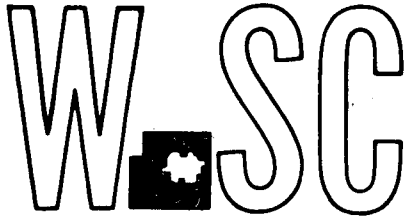
cc: Lloyd Collett, Adjacent property owner
 Forrest L. Nagley, M.A.P.D.
 David Palmer, Owner
 Carl Gibson, City Engineers office ✓



1. Thermal Products, Inc. . Vacation of Utility Easement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main
in Hydraulic to be tapped and interior mains to be extended
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main
in Yellowstone. Main to be extended in Yellowstone Court.
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.
Nearest City Water at 119th St. U. & 21st N. approx.
1 mile of 12" main would need to be extended. Suggest
possibly holding a water petition for 8" sizing crossing
their property to be used when development allows extension.
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in
15th St. to be tapped and extended in Galewood as an 8" main.
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to
be extended. Suggest extension of 24" main in 21st going E. from
Webb to allow secondary feed to once. Existing 24" main in
Webb to be tapped for interior mains.

10. Willoubend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item D. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plot for building service and fire protection.
13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main projects. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along west side of Leonine. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1986

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 86-38 - Preliminary Plat of Pinewood Mobile Home
Park Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 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 pay off the costs that have been charged to the petitions which this replat proposes to abandon.
- B. The applicant is advised that the construction of the park entrance and exit to Idlewild will be at his sole cost and at no cost to the City, County or the property owners to the south.
- C. The final plat shall indicate the platting of a maintenance access easement from Hydraulic to the drainage reserve. The granting of this easement shall be referenced in the plattor's text.
- D. 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.
- E. The preliminary site development plan, submitted to accompany this preliminary plat, is approved. No changes are required.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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Reiss & Goodness Engineers

Re: S/D 86-38 - Preliminary Plat of Pinewood Mobile Home
Park Addition.

May 9, 1986

Page 2

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

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: David Palmer, President, Associated Allergists, P.A., 654 N. Woodchuck,
Wichita, KS 67212
Lloyd Collett, 1422 Idlewild, Wichita, KS 67216
Ron Mayer, 1304 E. Idlewild, Wichita, KS 67216
Mike Lindebak, City Engineer

Pre-Sub June 5, 1986

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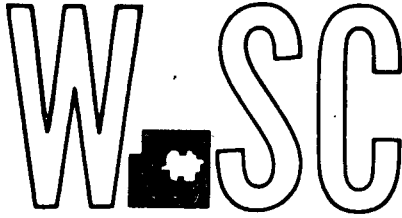
1. Boeing Military Airplane Co. Vacation of St. RW
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S of N1/2 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
water projects now open. Existing water main in Hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, which ever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

Proc-Sub 6-5-86

②

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 6, 1986

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: Final Plat S/D 86-38 - PINWOOD MOBILE HOME PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 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 pay off the costs that have been charged to the petitions which this replat proposes to abandon.
- B. The applicant is advised that the construction of the park entrance and exit to Idlewild will be at his sole cost and at no cost to the City, County or the property owners to the south.
- C. At the time of preliminary plat approval, the applicant's preliminary site development plan was approved. Five (5) copies of this plan shall be submitted with the final plat tracing. The site plan shall indicate the perimeter of the Maintenance & Access Easement.
- D. The final plat tracing shall label, on the face of the plat, the 10-foot wide perimeter utility easement.
- E. The final plat tracing shall amend the plat's text to reference that, "the easements are hereby granted as indicated for the construction and maintenance of all public utilities."
- F. If the applicant desires school bus service within the mobile home park, the owner of the property will need to authorize, in writing, the Board of Education to utilize the private park drives. The drives will need to be paved to a thickness substantial enough to support school buses. The written authorization should be submitted to the Board of Education.

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- G. The final plat tracing shall indicate the platting of a minimum building pad elevation of 1268.4 M.S.L. (81 City Datum). The minimum building pad shall be indicated on the face of the plat and referenced in the plattor's text.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, June 12, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

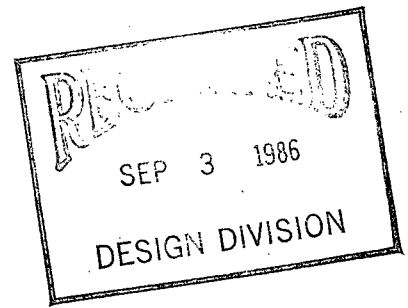
FLN:dlk

Enclosure

cc: David Palmer, President, Associated Allergists, P.A., 654 N. Woodchuck,
Wichita, KS 67212
Lloyd Collett, 1422 Idlewild, Wichita, KS 67216
Ron Mayer, 1304 E. Idlewild, Wichita, KS 67216
Mike Lindebak, City Engineer

PINEWOOD ESTATES HOMEOWNERS' ASSOCIATION
Wichita, Kansas 67216

September 2, 1986



Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

RE: PLAT S/D 86-38-Pinewood Mobile Home Park Addition

Gentlemen:

It is requested that you make available to the Pinewood Estates Homeowners' Association Board of Directors your exact sequence of developmental stages for the above-mentioned project. This proposed development borders the existing Pinewood Estates mobile home sub-division to the north.

We were aware of, and did not object to, your development as it progressed through the Wichita/Sedgwick County Planning Commission. The property owners of Pinewood Estates still do not object to the proposed park, per se. However, recently gained information now causes considerable concern to the Pinewood Estates property owners and Board of Directors.

Of specific concern is the plan to develop this addition without a primary entrance from Hydraulic into the park. We have learned that the plan is to use the Pinewood Estates entrance and street system, along with a 24 foot wide secondary "entrance" through Lot 30-Block B of Pinewood Estates. Of additional concern is the plan for use of the sanitary sewer system currently being paid for by the Pinewood Estates property owners.

Initially, the Board of Directors were told that the drive at Lot 30-Block B was to be a secondary link ONLY between the two developments. This was to be utilized only in the event that emergency vehicles were unable to gain access to the Estates due to a blockage of the primary entrance, OR as a secondary entrance to the Estates for property owners. The entrance and street system within Pinewood Estates was not designed to accommodate your plans. Channelling the volume of traffic for a park of the size you propose along this route poses considerable danger to the children and residents of our sub-division.

With regard to the issue of the sanitary sewer system, the mobile home park proposed was not included in the benefit district for special assessments. This means that the Pinewood Estates property owners are assessed 100% of the costs, and are paying the same. We request that this item be carefully reviewed. It is definitely unfair to ask that the Pinewood Estates property owners be fully responsible for payment, while the proposed park owners

PINEWOOD ESTATES H.A.
PAGE TWO
SEPTEMBER 2, 1986

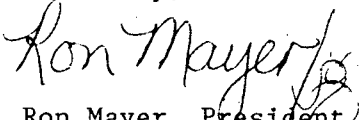
are allowed to "use the facilities" free of charge.

You are requested to inform your developers of these facts as a matter of record, immediately. We have asked, by way of a copy of this letter, that the Wichita Central Inspection Division (thru Joe Donnelly) and the Metropolitan Area Planning Commission (thru Forrest Nagely) review the plat maps for both the proposed mobile home park and Pinewood Estates. Should the problems here presented not be corrected prior to that time, the Board of Directors will request they be placed on the City Commission agenda when final consideration for the park is scheduled.

The property owners of Pinewood Estates have instructed the Board of Directors to obtain a legal opinion relative to these issues. As a Board, we are required to abide by this request. It is not our intent or purpose to delay the development in any way. It is our desire that the problems we have presented be addressed and corrected as quickly as possible.

We request that all information and response be directed to the Board President, with copies to Lloyd Collett, 1422 Idlewild, Wichita, Kansas, 67216. Your prompt response will be greatly appreciated. Thank you.

Sincerely,



Ron Mayer, President
Pinewood Estates Homeowners Association
1304 E. Idlewild
Wichita, Kansas 67216

cc: Joe Donnelly, Central Inspection Division
Forrest L. Nagley, Metropolitan Area Planning Commission
Mike Lindebak, City Engineering ✓
David Palmer, President, Associated Allergists, P.A.
All members, PEHA, Board of Directors

LC/jag