



March 3, 1986

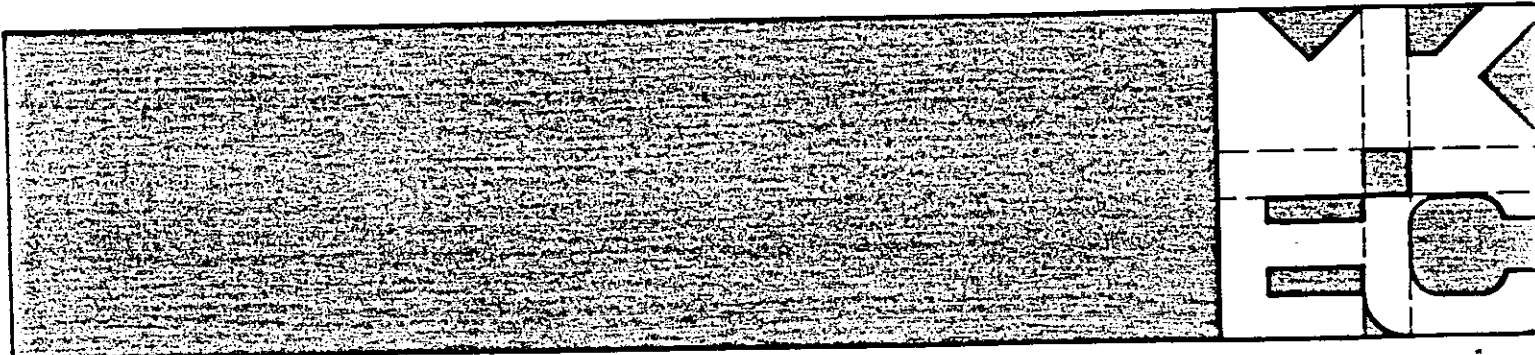
Mr. Mack E. Brown
Vice President - Engineering & Operation
Kaneb Pipe Line Company
100 North Broadway, Suite 550
Wichita, Kansas 67202

Dear Mr. Brown:

This letter is to confirm our meeting on Friday, February 28, 1986, on the proposed location of the sanitary sewer for Woodsprings Third Addition. I appreciate you and Mr. Dale Smith taking the time to meet with me.

First, it was agreed that a sanitary sewer lateral could be located five (5) feet north of the north boundary of the Kaneb Pipe Line Company easement. The contractor who will construct this sewer would construct the house leads south across the pipeline easement and terminate the leads five (5) feet south of the easement's south boundary. This would allow you to have to deal with only one sewer contractor crossing your pipeline.

Second, we discussed your concern about the proximity of the proposed houses to your pipeline. Federal law requires the dwellings to be at least 50 feet from the pipeline or the pipeline to be at least four (4) feet deep. Mr. Smith stated that the pipeline in that area is only 32 to 36 inches deep. This left two alternatives: (1) lowering the pipeline or (2) raising the existing ground surface. We feel that raising the existing ground surface would be the preferable alternative. We would appreciate receiving a copy of the profile of the pipeline which Mr. Smith said that he would develop. This would allow us to determine how much fill would be needed to achieve the required four foot depth.



Mr. Mack E. Brown
Kaneb Pipe Line Company
100 N. Broadway, Suite 550
Wichita, Kansas 67202

March 3, 1986
Page 2

Again, thanks for meeting with me. If you have any further questions or need more information, please don't hesitate to contact me.

Very truly yours.
MID-KANSAS ENGINEERING
CONSULTANTS, P.A.

Frank B. Nelson

Frank B. Nelson, P.E.

FBN/kb

Pre-Sub 3-13-86

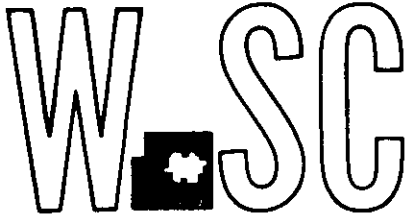
1. Bent Tru Co. Vacation of utility esmt, fire lane, drainage, etc.
No water problem.
2. Woodspring Third Addition. Preliminary Plat. Item B, main to be extended. No water problem. Existing main in Woodspring.
3. Mulberry East Third. Final plat. Mains to be extended from 37th St. No. and tied into Rock Road. No water problem.
4. Woodbridge 3rd Addition. Final Plat. Item B, main to be extended. From Parkridge, No water problem, Existing 12" in 119th St.
5. Cannon Ball Addition. Final Plat. Existing main in Maple, no water problem.
6. Goebel Bros. 2nd Addition. Preliminary Plat. X'sty 12" in Anna, X'sty 24" on N. side Douglas, X'sty 8" on S. side Douglas. Need to determine cost of tapping 24" for services as opposed to tapping 8" on S. side. Would prefer tapping 8" if at all possible.
7. Other matters.

1. Critchfield Real Estate. Vacation of Street E/W.
Existing 8" water main ends 14' E and 4' N of the SE PC
at 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. E/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. Hultman 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 D
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 Tott
and tied in at Ridge Rd. and Tott.

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 for 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 Esmt.
No water problem.
22. McFonal Lab, Inc. . Dedicate Utility Esmt. 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.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: S/D 86-23 - Final Plat of Woodspring Third 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 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 the proposed private interior streets to the public street standard.
- 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. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out

C
O
P
Y

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 86-23 - Final Plat of Woodspring Third Addition

May 9, 1986

Page 2

restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.

- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. 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.
- I. 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.
- 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.
- L. The applicant shall submit a copy of the instrument which establishes the Co-Op Refinery easement, KANEB Pipeline Company easement and the Cities Service Gas Company easement on this property.
- M. Since this plat proposes the vacation of the 60-foot wide drainage easement existing on proposed Lots 2 and 3, Block 2 and Lots 7 and 8, Block 1, proper reference to K.S.A. 12-512(b) shall be made on the engineer's text on the final plat tracing.
- N. The applicant shall provide documentation from KANEB which allows the installation of private sewer service lines across KANEB's pipeline easement.
- O. On the final plat tracing, the details for the portion of Reserve A shall be explicit regarding the uses for which they are intended.
- P. On the final plat tracing, the wording in the plattor's text regarding Reserve "A" (private streets) shall be amended to reference that the reserve is platted for "private streets" rather than "private drives."
- Q. On the final plat tracing, the recording information for the 40-foot wide Co-Op Refinery easement shall be referenced.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 86-23 - Final Plat of Woodspring Third Addition
May 9, 1986
Page 3

- R. On the final plat tracing, the applicant's agent shall be sure the correct recording information is referenced for the 50-foot K.G. & E. easement on this property. The recording information referenced on the final plat is different from the information referenced on the preliminary plat.
- S. On the final plat tracing, the centerline of adjacent Webb Road shall be labeled.
- T. On the final plat tracing, the recording information for the Cities Service Gas Company easement shall be referenced.
- U. The applicant shall obtain, by separate instrument, an off-site utility easement adjacent to the west and north lines of this plat.
- V. The applicant shall obtain, by separate instrument, an off-site drainage easement to the north of this plat.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. 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 15, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

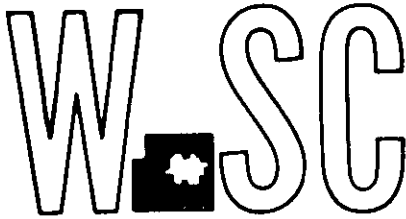


Forrest L. Nagley
Senior Planner

FLN:mlh
Enclosure

cc: Tallgrass Company, 8100 E. 22nd Street North, Bldg. 1900, Wichita
KS 67226
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 14, 1986

Bill G. Yung Design
8225 E. 35th Street North
Wichita, KS 67226

Re: S/D 86-23 - Preliminary Plat of Woodspring Third Addition.

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 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 the proposed private interior streets to the public street standard.
- D. The applicant shall guarantee the storm water sewers required by the platting of this property.
- E. The applicant shall amend any existing petitions for public improvements which have been previously accepted for this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

C
O
P
Y

Bill G. Yung Design

Re: S/D 86-23 - Preliminary Plat of Woodspring Third Addition.

March 14, 1986

Page 2

- H. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. 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.
- 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 structures constructed on subject property.
- K. The applicant shall provide proof, by letter from the pipeline companies or by providing a copy of the pipeline easement agreements, that utilities and buildings may be located adjacent to the easements without restriction of an established setback from the easements.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. The applicant shall submit copies of the instruments which establish the Co-Op Refinery easement, KANEB Pipeline Company easement and the Cities Service Gas Company easement on this property.
- N. On the final plat, the perimeters of the reserves being platted shall be dimensioned with bearings and distances.
- O. Since this plat proposes the vacation of the 60-foot wide drainage easement, existing on proposed Lots 2 and 3, Block 2, and Lots 7 and 8, Block 1, proper reference to K.S.A. 12-512(b) shall be made on the engineer's text on the final plat.
- P. On the final plat, the private streets serving Lots 2 thru 6, Block 1, and Lots 1 thru 4, Block 2, shall be named Woodspring Court.
- 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).

Bill G. Yung Design

Re: S/D 86-23 - Preliminary Plat of Woodspring Third Addition.

March 14, 1986

Page 3

S. 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.

If you should have any questions, please call.

Sincerely,

FLN

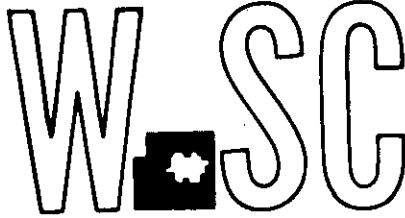
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Tallgrass Company, 8100 East 22nd Street North, Bldg. 1900, Wichita,
KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 15, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: S/D 86-23 - Final Plat of Woodspring Third Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 9, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Tallgrass Company, 8100 E. 22nd St. No., Bldg. 1900, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th St. No., Ste. 1, Wichita, KS 67220
✓ Mike Lindebak, City Engineer

C
O
P
Y



Kanab Pipe Line Company

Suite 550, 100 North Broadway • Wichita, Kansas 67202 • (316) 262-1408

Mack E. Brown
Vice President
Engineering and Operations

June 26, 1986

RECEIVED

JUN 27 1986

METROPOLITAN PLANNING
ROUTE _____

Wichita - Sedgwick County
Metropolitan Area Planning Dept.
10th Floor - City Hall
455 North Main
Wichita, Kansas 67202

Re: PROPOSED Woodspring 3rd Addition
Kanab Pipe Line Company EXISTING
easement across the NE/4, Sec. 5,
T-27-S, R-2-E, Sedgwick County, KS

Gentlemen:

In response to Mr. Dean Sellers', Mid Kansas Engineering, request for a letter pertaining to KANEB PIPE LINE COMPANY'S easement thru the NE/4 of Section 5, T-27-S, R-2-E, Sedgwick County, Kansas, we have the following comments.

It is our understanding that Mid Kansas Engineering has planned an extension of the main sanitary sewer system to extend eastward along the north side of our pipe line easement thru the proposed Woodspring 3rd Addition with five branches off of this proposed main extension which will cross our easement below our 8" pipe line. These branches are to serve five lots south of our 8" pipe line.

We have no objections to the extension of the main sanitary sewers location and the five branches crossing our easement.

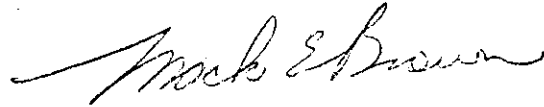
We do, however, OBJECT TO THE PROPOSED FIVE LOTS INCLUDING OUR PIPE LINE EASEMENT. On June 11, 1986, we informed you that we were very disappointed with the approved platting of the NW/4 of Section 6, T-27-S, R-2-E, Sedgwick County, Kansas, where you approved the inclusion of our easement into the very small lots adjacent to our easement which allowed the developer to pour house foundations within inches of our easement boundary thus restricting the use of 33 feet in their back yard or to enclose with fencing.

The proposed platting of the five north lots in the Woodspring 3rd Addition will restrict the use of 40 feet in the back yards of the home purchasers.

It should also be pointed out that Farmland Industries has a pipe line that intersects our pipe line within the area of the five proposed lots.

We disapprove of the planning and layout of the five lots on this sub-division as well as any sub-division which encroaches on any pipeline easement. We hope that you will give these concerns diligent consideration both now and in the future.

Yours truly,

A handwritten signature in cursive script, appearing to read "Mack E. Brown". The signature is written in dark ink and is positioned to the right of the typed name "Mack E. Brown".

MEB/pml

xc: Mr. Dean Sellers, Mid Kansas Engineering
Mr. Michael Lindebak, Wichita City Engineer

July 1, 1986

Mack E. Brown
Kaneb Pipe Line Company
100 N. Broadway, Suite 500
Wichita, KS 67202

Dear Mr. Brown:

Thank you for your letter dated June 26, 1986 regarding your company's pipeline easement across the property being replatted as Woodspring 3rd Addition.

Before I address your concerns about the Woodspring 3rd Addition plat, I would like to briefly outline a pertinent part of the platting process. Whenever property is platted, the owner of the property must submit a title or platting binder from an abstract company or attorney. This is required as part of the platting process in order to be sure all persons with an interest in the property have signed the plat and that the face of the plat reflects all easements which encumber the property. In the case of Woodspring 3rd Addition, your company's easement is one of three pipeline easements affecting the property.

When property is being platted, and it is discovered that a pipeline easement is involved, certain requirements are established. Typically, these requirements have to do with advising that any relocation or lowering of the pipeline will be at the platator's expense, depicting the pipeline easement on the plat and being sure public utilities and buildings may be located adjacent to the easement without restriction of a building setback from the easement. In order to determine if the plat accounts for the last two requirements mentioned above, we reviewed the text of the pipeline easement agreement.

When we reviewed the instrument establishing Kaneb's pipeline easement on the property being platted as Woodspring 3rd Addition, it was learned that a 40-wide easement for construction and maintenance of one or more pipelines had been established. We noted that no building setback from the easement was provided for. We also noted wording setting forth your right of "unimpaired ingress and egress". If you do not feel that the text of the original pipeline easement agreement adequately sets forth the

Mack E. Brown
July 1, 1986
Page 2

restrictions of lot owner use of your easement, you may wish to consider recording another document which more clearly alerts potential buyers of the restrictions.

It has been the practice in Wichita to include pipeline easements as part of plats. If they were not included, strips of unmaintained land would be created. It is also important to remember, fee simple title to the land encumbered by the easement is still vested with the plattor. Given these facts, we are not in a position to exclude pipeline easements from plats as your June 26th letter seems to suggest. In the case of the Woodspring 3rd plat, it is unfortunate that Kaneb didn't acquire either a greater easement, or at least, write language into the pipeline agreement which establishes a significant building setback from the easement. Such action could have prevented the platting of the proposed lots that you object to in your letter.

We recognize that the existence of high pressure pipelines pose a potential threat to property and lives. This is why we always require that easements containing such lines are reflected on plats along with recording information for the instrument which sets forth the easement restrictions. In this way, we are alerting potential lot owners of the encumbrance on the property and of the existence of the pipeline.

Sincerely,

Michael E. Lindebak
Interim Director of Planning

MEL:FLN:dik

JOB:

**

AREA/BEARINGS 2*-----BOUNDARY WOODSPRING 3RD-----
 AREA = 271174.30

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
30			9835.8439	8600.0163
S 89 5	15.663W	542.4431	9827.2070	8057.6421
31			10022.3597	8054.5344
N 0 54	44.337W	195.1775	10321.4549	7969.2659
32			10300.3011	8592.3399
N 15 54	44.000W	311.0122	9835.8439	8600.0163
33				
S 88 3	19.868E	623.4330		
34				
S 0 56	48.772E	464.5297		
30				

17*ADDITIONAL 20' STRIP TO NORTH BEING PLATTED W/ WOODSPRING 3RD
 AREA = 12814.84

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
197			10279.5989	8612.6848
N 88 3	19.868W	638.0255	10301.2478	7975.0267
36			10321.4549	7969.2659
N 15 54	44.000W	21.0122	10299.6216	8612.3539
33			10279.5989	8612.6848
S 88 3	19.868E	643.4585		
196				
S 0 56	48.772E	20.0255		
197				

January 23, 1987

Mr. Larry A. Chambers, President
Slawson Investment, Inc.
Building 1900
8100 East 22nd Street North
Wichita, Kansas 67226

Dear Mr. Chambers:

This letter is to advise that the lots listed below can be served
by public sanitary sewer and water service:

Lot 9, Block 1, Woodspring Addition

Lots 1 - 10, inclusive, Block 1, Woodspring
Third Addition

Lots 1 - 5, inclusive, Block 2, Woodspring
Third Addition

All in the City of Wichita, Kansas

Yours truly,



Michael E. Lindebak, P.E.
City Engineer

MEL:mgr

