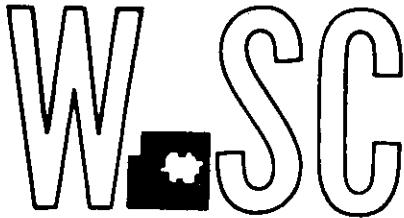


1. Thermal Products, Inc. . Vacation of Utility Easement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary 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 Gateway 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 area. Existing 24" main in
Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item D Suggest that main crossing Rock Rt. be installed ahead of paving to avoid boring & casting.
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 project. 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
DEPARTMENT

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

October 24, 1986



Bill G. Yung Design
4912 E. 29th No., Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-94 - WOODCREST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 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. The applicant shall also guarantee abandonment of the two 8-inch sewer lines that are labeled "to be relocated".
- 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 the storm sewers required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, the applicant shall guarantee construction of a sidewalk, within Reserves E and C, adjacent to the west side of Gatewood.
- G. The applicant shall make satisfactory arrangements with the Gas Company for removal of a gas line in Reserve B.

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- H. The applicant is advised that the release of the K.G.&E. easement existing adjacent to the west line of this plat, by virtue of Film 562, Page 818, will need to be worked out separately with the utility company.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. 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.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- L. 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.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- N. The final plat shall label the centerline of the utility easements.
- O. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easement required adjacent to the north line of this plat.
- P. On the final plat, the plat's text shall reference the platting of the proposed wall easement.
- Q. The applicant shall obtain, by separate instrument, the utility and drainage easements needed to the south of this plat.
- R. 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.

Preliminary Plat S/D 86-94 - WOODCREST ADDITION
Page 3

- S. Prior to, or at the time of submitting a final plat, a pavement design plan for the Gatewood/13th Street and the Woodcrest Circle/Gatewood intersections shall be submitted to City and Traffic Engineering for review and approval.
- T. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- U. The final plat shall indicate a 10-foot wide utility easement, adjacent to the north line of this plat, on Reserve C.
- V. 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.
- W. 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,

FLN

Forrest L. Nagley
Senior Planner

FLN:dik

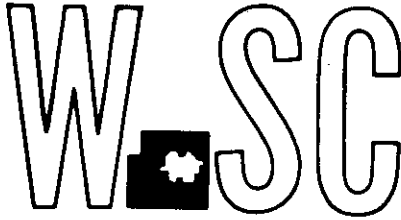
Enclosure

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering

Prc-Sub 11-20-86

1. Andel and Andeel Company. Vacation of Building Setback. No water problem.
2. Woodcrest Addition. Final Plat. Existing main in 13th Street to be tapped, mains to be extended, item B. No water problem.
3. Tallgrass East Addition. Final Plat. Item B, mains to be extended. No water problem.
4. Woodbridge 4th Addition. Preliminary Plat. Area now served by existing 12" main in 119th W. and in 21st St N. No water problem.
5. Penstemon Fourth Addition. Preliminary Plat. Item B, mains to be extended. Suggest tying project to Oxford to provide second feed, as Greenbriar Court is adjacent to Oxford.
6. L. N. Lies Addition. Final Plat. Existing main in Young. Area now served. No water problem.
7. Lot Split Appeal. Lot split is to E. & W., both halves adjacent to Anna. No water problem.
8. Gene Miles. Grant Utility Esmt. No water problem.
9. Michael J. Sterling. Grant Utility Esmt. No water problem.
10. Other matters.

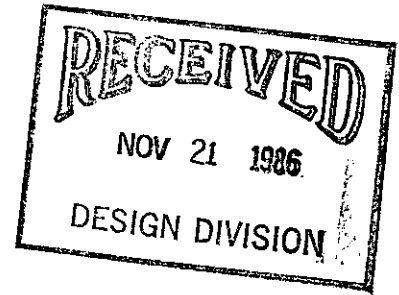
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1986



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

Re: Final Plat S/D 86-94 - WOODCREST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 20, 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. The applicant shall also guarantee abandonment of the two 8-inch sewer lines that were labeled on the preliminary plat "to be relocated".
- 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 the storm sewers required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, the applicant shall guarantee construction of a sidewalk, within Reserves E and C, adjacent to the west side of Gatewood.
- G. The applicant shall make satisfactory arrangements with the Gas Company for removal of a gas line in Reserve B.
- H. The applicant is advised that the release of the K.G.&E. easement existing adjacent to the west line of this plat, by virtue of Film 562, Page 818, will need to be worked out separately with the utility company.
- I. 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.

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- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk system planned for construction outside of dedication street right-of-way. This covenant shall grant, to the City, the authority to maintain the sidewalks outside of dedication street right-of-way 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.
- L. 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.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- N. The final plat tracing shall indicate the platting of the numerous utility easements requested by K.G.&E. at the time the preliminary plat was approved. These easements were marked on the engineer's copy of the approved preliminary plat.
- O. It should be noted that the wall easement proposed within Reserve B on the preliminary plat, has been deleted from this final plat. If a wall is to be constructed with Reserve B (blanket utility easement), as depicted on the preliminary plat, then the final plat shall indicate the wall easement on the face of the plat and make reference to the granting of this easement in the plattor's text. If the wall is not now proposed, the plattor's text shall be amended to delete "walls" as a purpose of Reserve B.
- P. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easement required adjacent to the north line of this plat.
- Q. The applicant shall obtain, by separate instrument, the utility and drainage easements needed to the south of this plat.
- R. On the final plat tracing, a 10-foot wide utility easement shall be indicated adjacent to the north line of Reserve C. This easement was marked on the engineer's copy of the approved preliminary plat.
- S. 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.

- T. In order to provide for easements to cover the existing sewer laterals which now provide sanitary sewer service to the Wichita Country Club to the west and the school to the northeast, the final plat shall indicate 20-foot wide temporary utility easements, on Lots 3 through 8, Block 1 and Reserve E, to cover the existing sewer lines. The plat's text shall reference the platting of this temporary easements. The text shall state that the temporary easements shall automatically be vacated upon abandonment of the existing sanitary sewer laterals. The applicant is guaranteeing the abandonment of these lines (see Item A of these comments).
- U. Prior to filing the final plat tracing for scheduling before the Board of City Commissioners, the applicant's agent shall meet with the City Fire Department and planning staff to arrive at an acceptable street name alternate for Bradford Circle. The Post Office has advised the street name Bradford is in use elsewhere in the County.
- V. The final plat tracing shall indicate a 10-foot wide utility easement centered on the lot line common to Lots 31 and 32.
- 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 Monday, November 24, 1986 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: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
X Mike Lindebak, City Engineer
Walt Campbell, City Fire Department