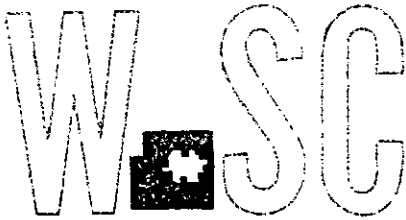


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-61 - SUNRIDGE ADDITION, located in an area south of
21st St. N. & 119th St. W.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall obtain by separate instrument the off-site drainage easement required on the property to the west of this plat. This agreement shall be provided to the City Engineer's Office for review and approval prior to the plat being scheduled for City Council review.

September 12, 1988

Page 2

- H. On the final plat tracing, the intersections of Sunridge/21st and 19th/119th shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- I. On the final plat tracing, the abbreviation "U.E." shall be defined in the plat's legend. Also, "C.A.C." shall be defined.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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.

September 12, 1988
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 15, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: Genesis Homes, Inc., c/o Billy Gray, 204 N. Woodchuck,
Wichita, KS, 67212
Mike Lindebak, City Engineer



August 26, 1988

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Moehring and Associates
433 South Hydraulic
Wichita, Kansas 67211

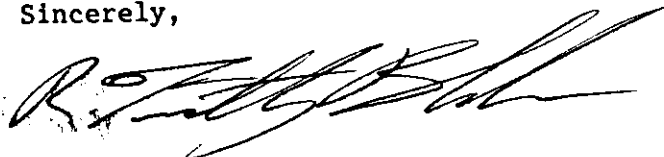
RE: S/D 88-61 - SUNRIDGE ADDITION. Located in an area south
of 21st Street North and 119th Street West.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 25, 1988, the above-captioned plat was considered. The action of the Committee was to defer consideration of the plat until the meeting of September 8, 1988.

If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: Genesis Homes, Inc. c/o Billy Gray, 204 North Woodchuck, Wichita, 67212
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 29, 1988

Moehring & Associates
433 South Hydraulic
Wichita, Kansas 67211

Re: S/D 88-61 - SUNRIDGE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, 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:

SEE EXHIBIT "A"

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

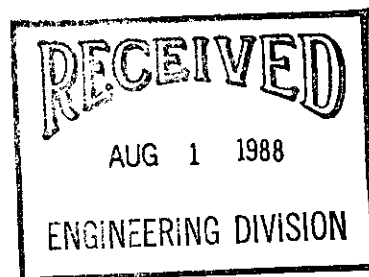
Sincerely,

Donald Losew
Planner

DL/pb

Enclosure

cc: Genesis Homes, Inc., 204 North Woodchuck, Wichita, Kansas 67212
Mike Lindebak, City Engineer



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the east/west cul-de-sac serving Lots 1 through 11, Block B, shall be named Cornelison Circle.
- H. The applicant shall meet with City Engineering to determine the width of the utility easement needed to be shown along the west line of the final plat.
- I. The final plat shall indicate the utility easements requested by KG&E and SW Bell and indicated in the enclosed "marked" copy of the plat.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 17

September 8, 1988

STAFF REPORT
(Final Plat; Preliminary approval 7/28/88)

CASE NUMBER: S/D 88-61 - SUNRIDGE ADDITION

OWNER/APPLICANT: Genesis Homes, Inc.

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area south of 21st Street North and west of 119th Street West

SITE SIZE: 23.01 acres

NUMBER OF LOTS

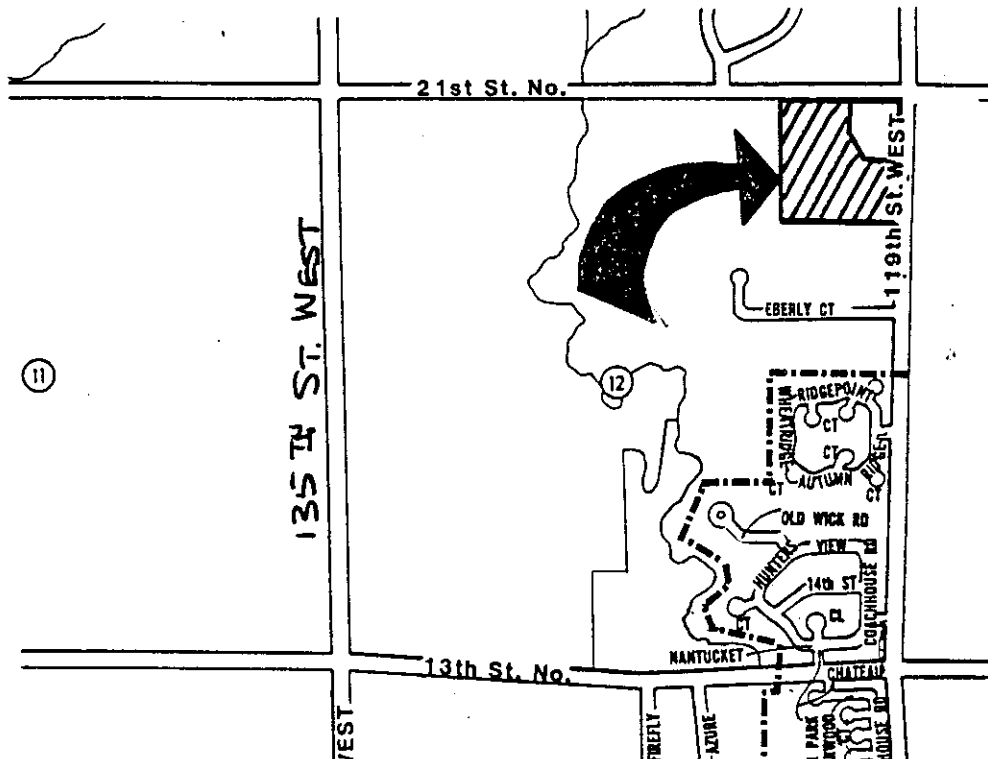
Residential:	81
Office:	
Commercial:	
Industrial:	
Total:	81

MINIMUM LOT AREA: 6,655

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property, along with the unplatted tract to the west, was annexed into the City of Wichita on June 17, 1988. This plat was deferred for two weeks at the last Subdivision meeting.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the intersections of Sunridge/21st and 19th/119th shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- H. On the final plat tracing, the abbreviation "U.E." shall be defined in the plat's legend. Also, "C.A.C." shall be defined.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

August 25, 1988

STAFF REPORT
(Final Plat; Preliminary approval 7/28/88)

CASE NUMBER: S/D 88-61 - SUNRIDGE ADDITION

OWNER/APPLICANT: Genesis Homes, Inc.

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area south of 21st Street North and west of 119th Street West

SITE SIZE: 23.01 acres

NUMBER OF LOTS

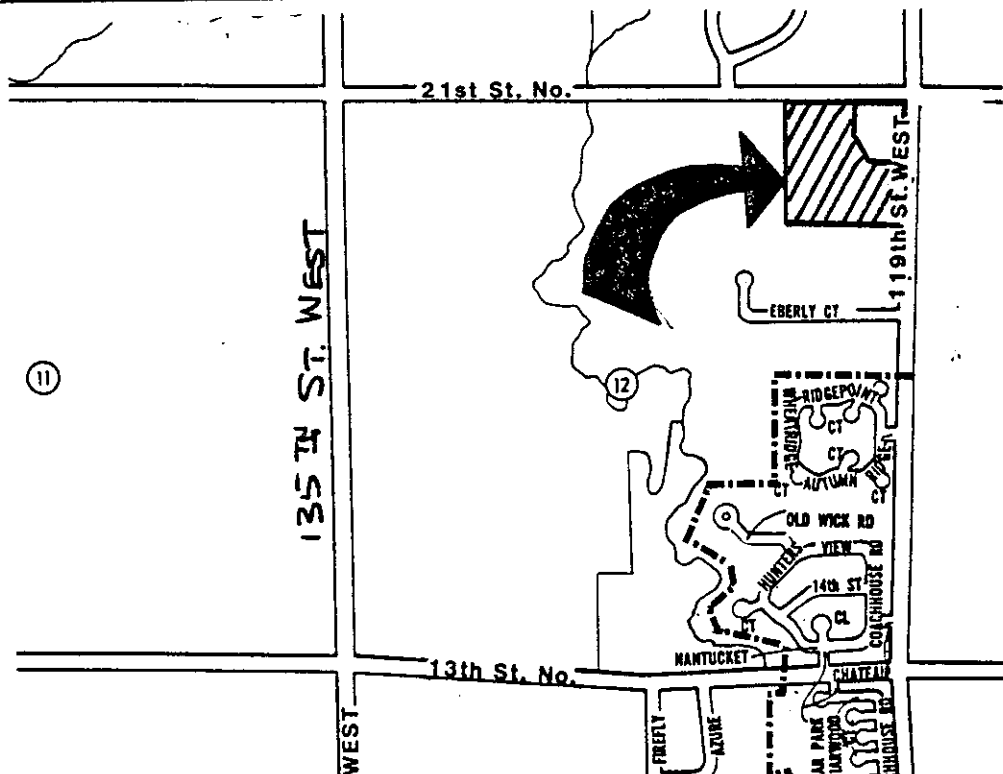
Residential:	81
Office:	
Commercial:	
Industrial:	
Total:	81

MINIMUM LOT AREA: 6,655

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property, along with the unplatted tract to the west, was annexed into the City of Wichita on June 17, 1988.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the intersections of Sunridge/21st and 19th/119th shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- H. On the final plat tracing, the abbreviation "U.E." shall be defined in the plat's legend. Also, "C.A.C." shall be defined.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

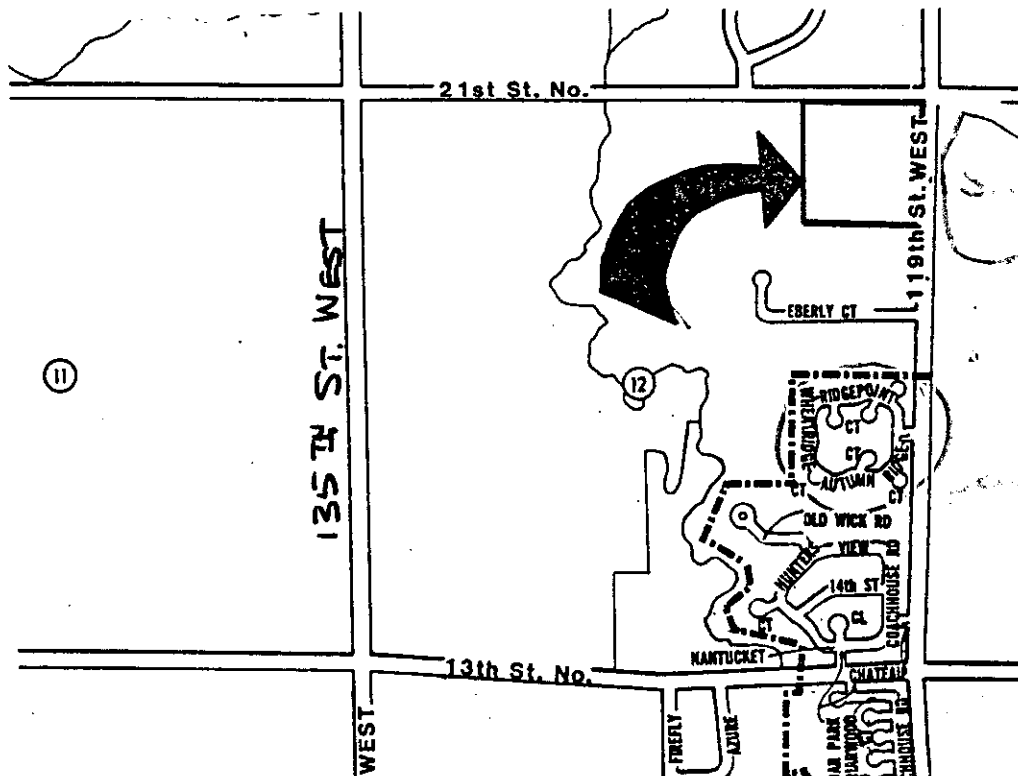
AGENDA ITEM # 9

July 28, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-61 - SUNRIDGE ADDITION
OWNER/APPLICANT: Genesis Homes, Inc.
SURVEYOR/ENGINEER: Moehring & Associates
LOCATION: In an area south of 21st St. North & west of 119th St. West
SITE SIZE: 23.01 acres
NUMBER OF LOTS:
Residential: 81
Office:
Commercial:
Industrial:
Total: 81
MINIMUM LOT AREA: 6,655
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property, along with an unplatted tract to the west, was annexed onto the City of Wichita on June 17, 1988.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the east/west cul-de-sac serving Lots 1 through 11, Block B, shall be named Cornelison Circle.
- H. In order to provide for a "connecting link" between this plat and the residential plat to the west, the final plat shall indicate the platting of a 58-foot wide east/west stub street into the unplatted property to the west (proposed Teal Brook Addition). After reviewing the configuration of this preliminary plat and the proposed plat to the west (Teal Brook Addition), it appears that the most advantageous location for the connection is in the vicinity of Lot 20, Block A. On the final plat, the stub street connection shall be labeled as 19th Street North.
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. 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.

- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.