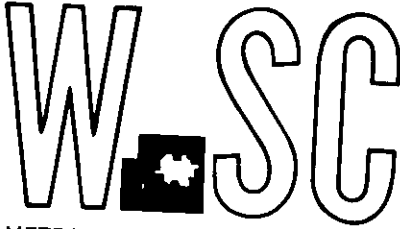


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 2, 1984

Baughman Co., P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 84-3 - Final plat of Timber Grove Lakes

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall reference the required minimum building pad in mean sea level. The equivalent City datum elevation may also be shown in parenthesis.
- B. The applicant shall guarantee the drainage improvements required by the approved drainage plan for this plat (e.g., channel work, lake construction and building of the control structure).
- C. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve each of the proposed lots not already served.
- D. The applicant shall petition for the construction of the permanent deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances within street rights-of-way. Since the roads are not yet improved to arterial standards, temporary accel-decel lane guarantees will also be required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. The applicant shall contact the Park Board and obtain by separate instrument the dedication of right-of-way for the Maize Road deceleration lane that is indicated on the associated community unit plan. This additional street right-of-way is located on the west side of Maize Road to the north of Lot 2's north line.
- G. The applicant shall submit a copy of the agreement which establishes the 60-foot Phillips Pipe Line Easement on this property.
- H. On the final plat tracing, the width of the "emergency access point" between Lots 2 and 3 shall be specified. The labeling of the access point shall also be amended to read "emergency access between Lots 2 and 3."
- I. The private access easement at the northeast corner of Lot 2 shall be indicated on the final plat tracing. A draft of the private easement shall be submitted to the Planning Department for review and approval. After Planning Department approval as to form, the instrument establishing the private easement shall be recorded by the applicant. The final plat tracing shall indicate fully the private access easement along with appropriate recording information.
- J. The associated community unit plan requires the establishment of agreements for access between Lots 1 and 2 at the time of platting. Since the setting forth of specific access easements is not possible at this time because precise access points to Central and Maize are not known and building locations are not available, the applicant shall submit a draft of a blanket access agreement for Planning Department review and approval. After approval, the instrument shall be recorded and a copy submitted for the plat and community unit plan files.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

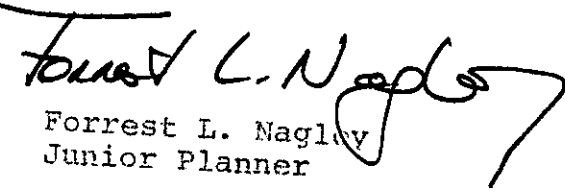
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

Baughman Co., P.A.
Page 3 - March 2, 1984

This matter will be forwarded to the Planning Commission for its consideration on March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

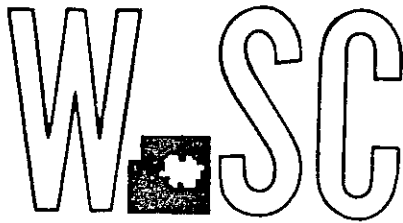


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Floyd DeWitt, 505 S. Broadway, 67202
+ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
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455 NORTH MAIN STREET
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(316) 268-4561

March 2, 1984

Baughman Co., P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 84-3 - Final plat of Timber Grove Lakes

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- AK* A. The final plat tracing shall reference the required minimum building pad in mean sea level. The equivalent City datum elevation may also be shown in parenthesis.
- Conly* B. The applicant shall guarantee the drainage improvements required by the approved drainage plan for this plat (e.g., channel work, lake construction and building of the control structure).
- C. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve each of the proposed lots not already served.
- D. The applicant shall petition for the construction of the permanent deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances within street rights-of-way. Since the roads are not yet improved to arterial standards, temporary accel-decel lane guarantees will also be required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. The applicant shall contact the Park Board and obtain by separate instrument the dedication of right-of-way for the Maize Road deceleration lane that is indicated on the associated community unit plan. This additional street right-of-way is located on the west side of Maize Road to the north of Lot 2's north line.
- G. The applicant shall submit a copy of the agreement which establishes the 60-foot Phillips Pipe Line Easement on this property.
- H. On the final plat tracing, the width of the "emergency access point" between Lots 2 and 3 shall be specified. The labeling of the access point shall also be amended to read "emergency access between Lots 2 and 3."
- I. The private access easement at the northeast corner of Lot 2 shall be indicated on the final plat tracing. A draft of the private easement shall be submitted to the Planning Department for review and approval. After Planning Department approval as to form, the instrument establishing the private easement shall be recorded by the applicant. The final plat tracing shall indicate fully the private access easement along with appropriate recording information.
- J. The associated community unit plan requires the establishment of agreements for access between Lots 1 and 2 at the time of platting. Since the setting forth of specific access easements is not possible at this time because precise access points to Central and Maize are not known and building locations are not available, the applicant shall submit a draft of a blanket access agreement for Planning Department review and approval. After approval, the instrument shall be recorded and a copy submitted for the plat and community unit plan files.
- K. Closure computations shall be submitted with the final plat tracing.
- L. 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.

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE July 2, 1984

TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Timber Grove Lakes Addition

The on-site drainage improvements do not need to be guaranteed at this time.

The channel and lake have been constructed. The sanitary sewer will be guaranteed by petition.

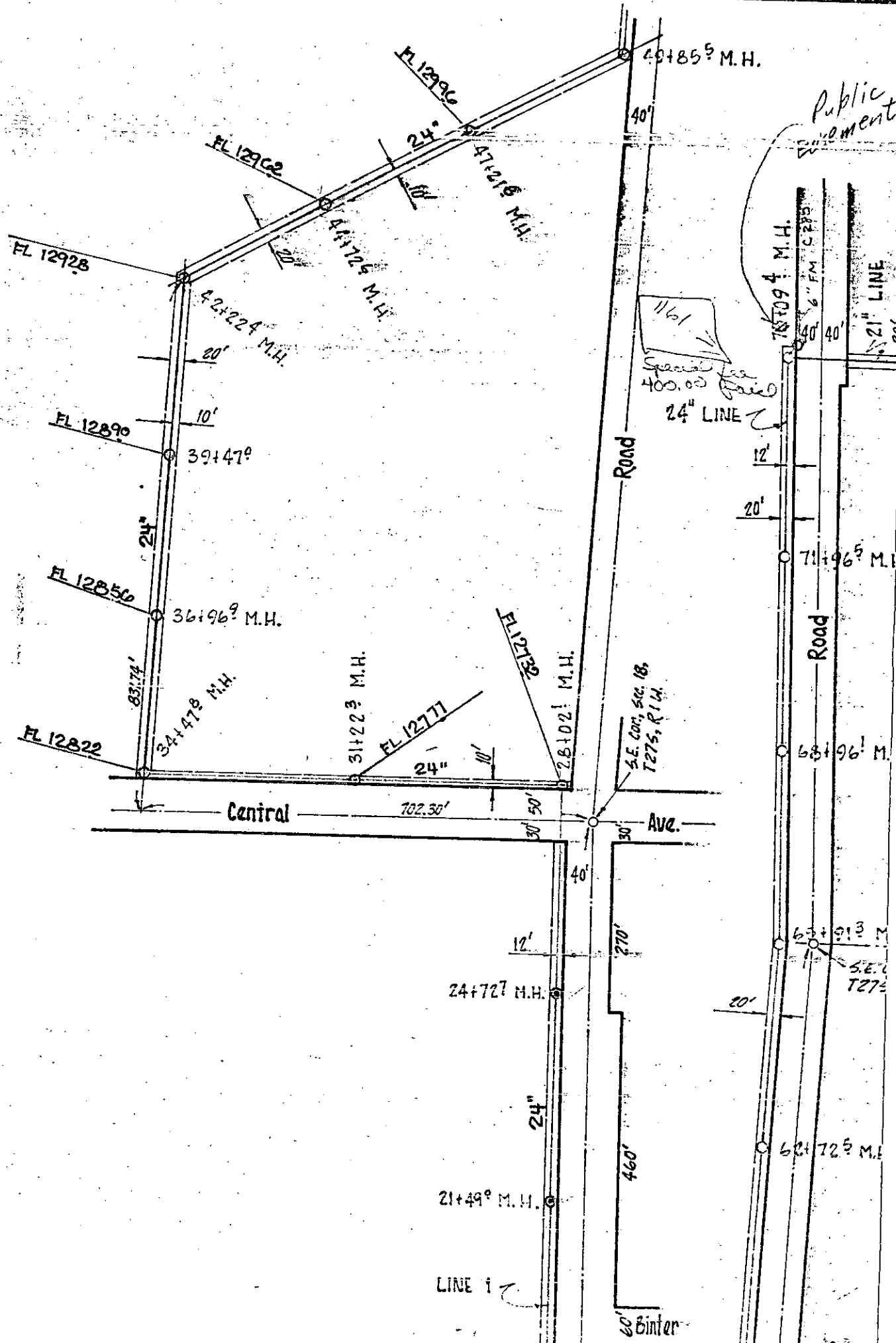


Chris Breitenstein
Civil Engineer III

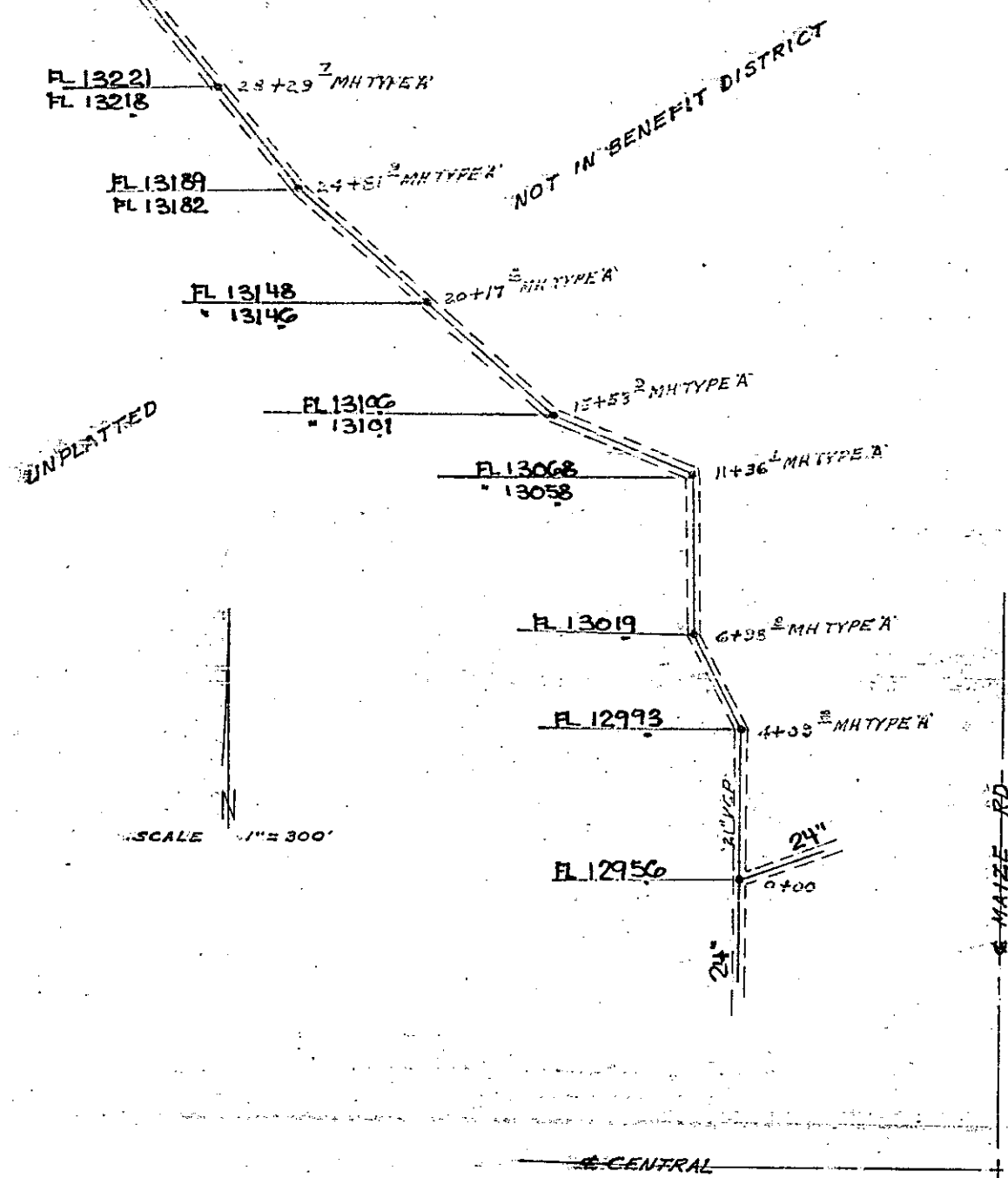
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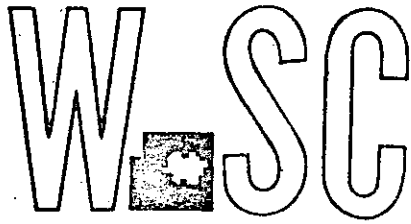
H-230



MAIN 12 SOUTHWEST INTERCEPTOR SEWER
 BUILT BY: MID STATES CONST. CO.
 PROJ. N^o 468-76-245-80914-000-000-001
 BOOKED 3-5-B1 FROM LES 10A
 PHASE I

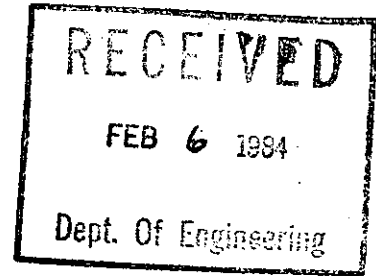
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 3, 1984

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 84-3 - Preliminary plat of Timber Grove Lakes

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 2, 1984, 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. Floodway calculations shall be submitted to the City Engineer as part of the drainage plan prior to or at the time of submission of the final plat. A copy of the final drainage plan shall be submitted to the County Engineer so that access to the Cowskin Creek can be reviewed by them. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- B. The 20-foot sewer easements within Lot 1 shall be increased to 30 feet and designated as general utility easements.
- C. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve each of the proposed lots not already served.
- D. The applicant shall petition for the construction of the permanent deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances as well as that portion of the major entrances within street rights-of-way. Since the roads are not yet improved to arterial standards, temporary accel-decel lane guarantees will also be required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

WICHITA - SEDGWICK COUNTY

Baughman Company, P.A.
Page 2 - February 3, 1984

- F. On the final plat, the plattor's text shall include reference to the fact that building setbacks are per the associated community unit plan. Appropriate reference shall also be included on the face of the plat.
- G. The final plat shall indicate the amount of existing street right-of-way as well as the amount of street right-of-way being dedicated by this plat.
- H. The applicant shall contact the Park Board and obtain by separate instrument the dedication of right-of-way for the Maize Road deceleration lane that is indicated on the associated community unit plan. This additional street right-of-way is located on the west side of Maize Road to the north of Lot 2's north line.
- I. The applicant shall submit a copy of the agreement which establishes the 60-foot Phillips Pipe Line Easement on this property. The recording information for this pipeline easement shall be indicated on the final plat.
- J. General provision #5 of the associated Community Unit Plan requires that, at the time of platting, a minimum of one emergency access point from Lot 2 to Lot 3 be established. On the final plat, the location of this emergency access point shall be identified.
- K. General provision #7 of the associated Community Plan requires that, at the time of platting, private access easements or agreements be executed which provide for Lot 3 to have access to Maize Road across Lot 2 and for Lot 2 to have access to Central and/or Maize Road across Lot 1. Since Lot 3's only means of access to a public street is across Lot 2, this private access easement needs to be clearly indicated on the final plat. This access easement needs to be established by separate instrument. The applicant shall draft the easement agreement and submit it for review and approval. After approval as to form the instrument establishing the access easement shall be recorded so the recording information may be indicated on the final plat tracing. A copy of the recorded instrument shall be submitted to the Planning Department. As for the access agreement between Lots 1 and 2, the setting forth of specific access easements may not be possible at this time since points of access to Central and Maize Road from Lot 1 are not precisely known and precise building locations are not known. A general blanket access agreement providing for Lot 2 to have access across Lot 1 is suggested. This access easement shall be drafted, reviewed and approved, then recorded.

- L. The final plat shall reference the platting of the proposed floodway in the plat's text and shall include the standard floodway language.
- M. Bearings as well as distances shall be provided for the perimeter of the proposed floodway and all lots on the final plat.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

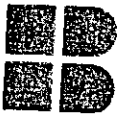
Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Floyd Dewitt, 505 S. Broadway, 67202.
/Mike Lindebak, City Engineer
Claud Shelor, County Department of Public Works



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Timber Grove Lakes

DATE January 26, 1984

JOB NO. _____

TO Chris Breitenstein

COPIES TO:

FROM N. Brent Wooten

REFERENCE Drainage Concept

Preliminary plat is scheduled for Subdivision for February 2, 1984.

Area uses are defined by the Associated C.U.P. Basically runoff factors will be as follows for the plan.

Lot 1	Commercial	=	0.90
Lot 2	Office	=	0.80
Lot 3	Multi-family	=	0.70

The Lot will drain according to the drainage plan (Exhibit I). Discharge locations are indicated by the yellow arrows. An RCBC structure will also be constructed at the access point across the floodway area between Lots 1 and 2. All storm sewer improvements will be private interior drainage. A preliminary layout is indicated on Exhibit II to correspond with the C.U.P. This layout plan is subject to change and is only intended as one way of discharging the lots into the floodway. Final site development plans will dictate interior storm sewer locations.

Discharge into the floodway at the points indicated will be either flumes, spillways, or inlets and pipes.

Drainage areas and flow amounts are also indicated on Exhibit I.

Typical ditch sections, RCBC size and water profiles will be submitted on the final drainage plan.