



CITY OF WICHITA
OFFICE OF HOUSING & ECONOMIC DEVELOPMENT

DATE: July 5, 1985

TO: Donald C. Gisick, City Clerk
FROM: Don E. Anderson, Director of Housing & Economic Development
SUBJECT: Execution of a "Confirmation of Grant of Easements" for the Proposed Plat of Ruby J 3rd Addition.

On May 1, 1985, the City of Wichita leased to Executive Court Partnership property on which industrial revenue bonds have been issued. The property is located on the west side of Rock Road in an area north of 13th Street North and is currently in the process of being replatted as lot 3, Ruby J 3rd Addition.

When the Metropolitan Area Planning Commission approved the proposed replat, requirements were made for the establishment of a private easement to cover existing private utility lines which serve property to the west and the establishment of an easement to provide for a proposed joint access drive. The Industrial Revenue Bond Lease requires that any easements granted by Executive Court Partnership be "confirmed" by the City.

The required "Confirmation of Grant of Easements" is herewith attached. Please place this matter on the July 9, 1985 Clerk's Agenda with the following recommended action:

Authorize the Mayor to sign the "Confirmation of Grant of Easements" on behalf of the City and instruct the City Clerk to record the instrument with the Register of Deeds, the recording costs of which shall be billed to L.C. Enterprises.

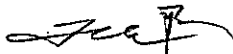
The wording and form of the instrument has been approved by the City's Legal Department. The placing of this matter on the City Clerk's Agenda has also been approved by the City's legal staff.

Should you have any questions regarding this agenda item, please call me. The address for L.C. Enterprises is 240 N. Rock Road, Suite 100, 67206.


Don E. Anderson
Director of Housing &
Economic Development

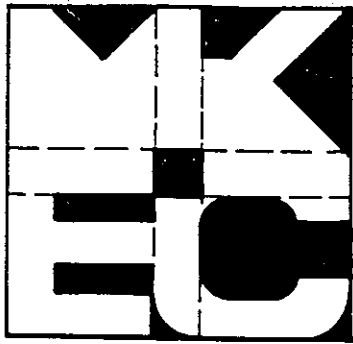
DEA/FLN/lw

cc: Tom Powell, Senior Assistant City Attorney
✓ Mike Lindebak, Interim Director of Planning
Mike Harding, Mid-Kansas Engineering Consultants, 3500 N. Rock Rd,
#800, 67226





LETTER OF TRANSMITTAL



MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT: Ruby J. Second Addition DATE: 8/27/84
JOB
NO: _____

TO: Mr. Chris Breitenstein
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending you the following items attached
 under separate cover via _____

- PRINTS SPECIFICATIONS LEGAL DESCRIPTIONS TRACINGS
 PETITIONS CORRESPONDENCE OTHER

One (1) copy of drainage concept plan for above reference preliminary plat.

We understand Rock Road is being redone through this area and would recommend
the owner tie to the proposed storm system.

These are transmitted as checked below.

- FOR YOUR APPROVAL FOR YOUR USE APPROVED AS NOTED
 AS REQUESTED FOR YOUR FILES FOR REVIEW AND COMMENT
 OTHER

REMARKS: Per our meeting of Friday, August 24, 1984, we also feel
that curb and gutter and repairing of portions of existing lots would enhance
the directional control of the storm water to Rock Road.

COPIES TO: Mr. Larry Henry ✓

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk





LETTER OF TRANSMITTAL

PROJECT: Ruby J. Second Addition DATE: 8/27/84
JOB NO: 3261

TO: Mr. Chris Breitenstein
455 N. Main, 7th Floor
Wichita, KS 67202

MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

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 under separate cover via _____

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- PETITIONS CORRESPONDENCE OTHER

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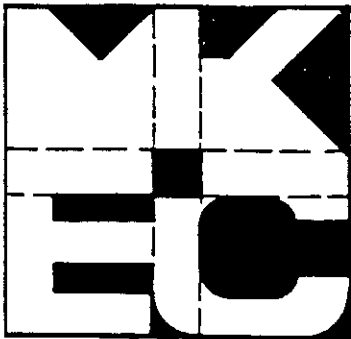
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the directional control of the storm water to Rock Road.

COPIES TO: Mr. Larry Henry

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/jlk





LETTER OF TRANSMITTAL

PROJECT: Ruby J. Second Addition DATE: 8/27/84
JOB
NO: 3111

TO: Mr. Chris Breitenstein
455 N. Main, 7th Floor
Wichita, KS 67202

MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

We are sending you the following items attached
 under separate cover via _____
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 PETITIONS CORRESPONDENCE OTHER

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We understand Rock Road is being redone through this area and would recommend
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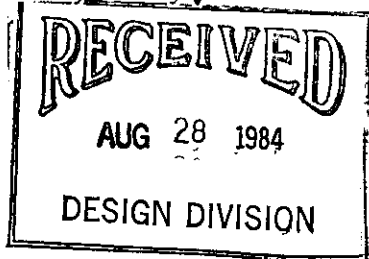
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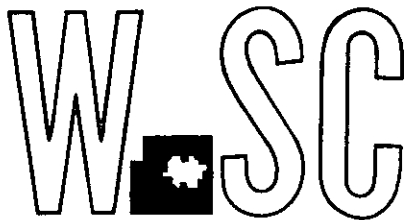
COPIES TO: Mr. Larry Henry ✓

Signed: Kenneth H. Bengtson
Kenneth H. Bengtson, P.E.

KHB/j1k

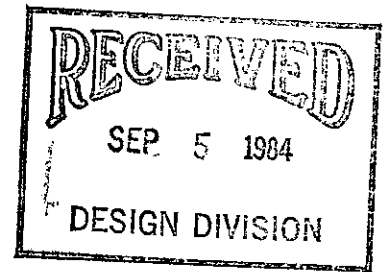


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 4, 1984

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

Re: S/D 84-84 - Preliminary plat of Ruby J. Third Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 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. The applicant shall guarantee any drainage improvements required by the platting of this lot.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate the 80-foot building setback which was established from Rock Road when this property was first platted as Ruby J. Addition.
- D. The final plat tracing shall indicate the following access control:
 1. "Access control except for 2 openings" to Rock Road across the east line of Lot 1.
 2. "Complete access control" to Rock Road across the east line of Lot 3, except at the location of the proposed joint access drive.
- E. The final plat shall indicate a private easement on Lot 3 to cover Lot 2's sanitary sewer service line. A copy of this recorded easement shall be submitted to the Planning Department.
- F. The final plat shall indicate private easements on Lot 3 to cover Lot 2's water service and gas service lines. A copy of this recorded easement shall be submitted to the Planning Department.

Bill G. Yung Design
September 4, 1984
Page 2

- G. The proposed access easement will need to be established by separate instrument. This document shall provide for the perpetual maintenance of the drive and shall reference who is responsible for initial construction of the drive. The easement shall be drafted and then submitted to the Planning Department for review and approval. After approval, it shall be recorded with the Register of Deeds so the easement and the recording information can be indicated on the plat.
- H. The applicant shall submit the standard avigational easement and associated restrictive covenant.
- I. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to City Engineering.
- J. 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.
- K. 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,

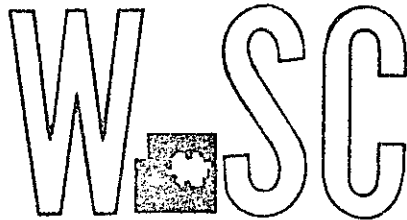


Forrest L. Nagley
Senior Planner

FLN:bh

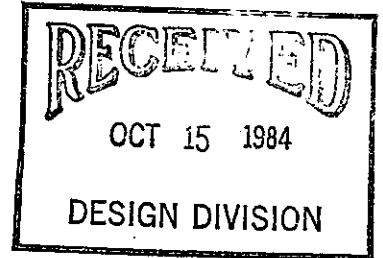
cc: L. C. Enterprises, Wichita Tennis Association, Sherwood Partnership/
The Hatch, 240 N. Rock Road, Suite 100, 67206
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581



October 12, 1984

Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, KS 67306

Re: S/D 84-84 - Final Plat of Ruby J. Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 11, 1984, 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 any drainage improvements required by the platting of this property.
- B. The final plat tracing shall indicate the 80-foot building setback which was established from Rock Road when this property was first platted as Ruby J. Addition.
- C. The final plat tracing shall indicate a private easement on Lot 3 to cover Lot 2's sanitary sewer service line. A copy of this recorded easement shall be submitted to the Planning Department.
- D. The final plat tracing shall indicate private easements on Lot 3 to cover Lot 2's water service and gas service lines. A copy of this recorded easement shall be submitted to the Planning Department.
- E. The proposed access easement will need to be established by separate instrument. This document shall provide for the perpetual maintenance of the drive and shall reference who is responsible for initial construction of the drive. The easement shall be drafted and then submitted to the Planning Department for review and approval. After approval, it shall be recorded with the Register of Deeds so the easement and the recording information can be indicated on the final plat tracing.
- F. The applicant shall submit the standard avigational easement and associated restrictive covenant.

WICHITA—SEDCWICK COUNTY

Bill G. Yung Design

Re: S/D 84-84 - Final Plat of Ruby J. Third Addition

October 12, 1984

Page 2

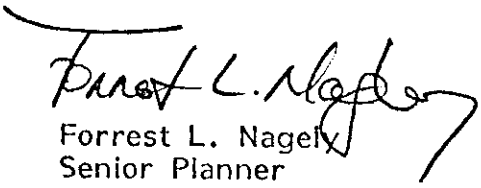
- G. On the final plat tracing, the MAPC signature block shall be corrected to read: "JAMES C. WILSON, CHAIRMAN."
- H. On the final tracing, the County Clerk's signature block shall be corrected to read: "MICHAEL T. SAWYER, COUNTY CLERK."
- I. If improvements are guaranteed by petitions, a certificate confirming the petitions shall be submitted to the Planning Department.
- J. The final plat tracing shall specify the purpose of the 25-foot easement adjacent to the north line of Lot 1.
- K. The plattor's text on the final plat tracing shall be amended to reference that the access points to Rock Road, "shall be determined by the City Engineer."
- L. The applicant is advised that the approved drainage plan requires extension of a private storm sewer at the time of site development.
- M. Closure computations shall be submitted with the final plat tracing.
- N. 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, October 18, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

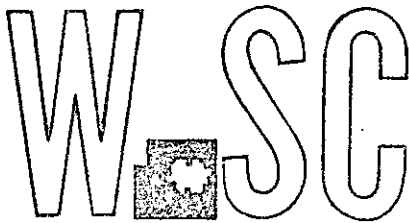
Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: L. C. Enterprises, Wichita Tennis Association, Sherwood Partnership/
The Hatch, 240 N. Rock Road, Suite 100, Wichita, KS 67206
~~L~~ 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

October 18, 1984

Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, KS 67306

Re.: S/D 84-84 - Final Plat of Ruby J. Third Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 18, 1984, 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 October 12, 1984.

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 plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara Bonanni
Planning Analyst

BB:mlh

cc: L. C. Enterprises, Wichita Tennis Association, Sherwood Partnership/
The Hatch, 240 N. Rock Road, Suite 100, Wichita, KS 67206
✓ Mike Lindebak, City Engineer

