

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 12, 1987



Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Preliminary Plat S/D 87-13 - WOOD RIVER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 12, 1987, 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 municipal water to serve the lots being platted.
- C. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.
- D. The applicant shall guarantee the paving of the proposed interior streets along with two separate guarantees for construction of the off-site street dedication to the south. One guarantee for the off-site street shall provide for initial suburban street construction and the second guarantee shall provide for installation of permanent street pavement.
- E. The Sunview/Wood River Street paving petition shall provide for construction of a sidewalk on one side of this long continuous street. This street will eventually tie into 47th Street South and will become the predominant travel way for entering and existing this subdivision.

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Preliminary Plat S/D 87-13 - WOOD RIVER ADDITION
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- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- 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.
- 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 appropriate governing body, 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. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the west of this plat.
- L. The applicant shall obtain the off-site street dedication needed to extend Wood River to 47th Street South. This street is to be opened to 47th Street South prior to the filling of this site.
- M. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Wood Wind. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Wood Wind to the north. If the platlor chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary cul-de-sac is indicated on the face of the plat.
- N. On the final plat, the 25-foot front yard building setback on the proposed lots shall be labeled.
- O. 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.

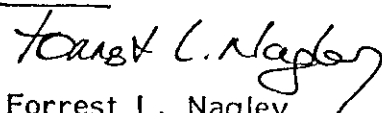
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-13 - WOOD RIVER ADDITION
Page 3

- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- Q. The applicant is advised that a final plat will not be scheduled for City Commission review which depicts lots, or portions of lots, within the regulatory floodway. A FEMA map amendment is required.
- R. The final plat shall reference the minimum building pad elevation required for this property.
- 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. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. 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 mail box locations can be determined.

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:dik

Enclosure

cc: Darrell J. Hoskinson, 7505 South Ida, Wichita, KS 67233
Jack R. Pulley, 124 S. Baltimore, Suite E, Derby, KS 67037
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Glenn and Wanda Davis. Location of utility easement. No water problem.
2. Martin Burdick. Location of roadway reserve. No water problem.
3. John Dagon. Location of utility easement. No water problem.
4. Inland Investment Co. Inc. Location of utility easement. No water problem.
5. DeLoara M. Donovan. Location of Street E/W. No water problem.
6. Schotfield-Hatchett Partnership. Location of alley E/W. No water problem.
7. Huntington Place Second Addition. Final plat. Item C, mains to be extended. No water problem.
8. Davis - Moore 5th Addition. Preliminary plat. 8" main north of 51st St. on Courtleigh to be abandoned. Fire hydrant at Courtleigh and Courtleigh to be relocated if necessary. Cost of water line work to be at expense of developer. Water meter S of Kellogg on Courtleigh to be relocated to possible R/W if still in use as necessary.
9. Concord Business Park. Preliminary plat. Item D, mains to be extended. Line in Bunker Hill shall be abandoned in that part of Bunker Hill being vacated. All lots in S10 plat shall receive service from the line in Concord. Line size shall be 8" to adequately feed fire hydrants. IF buildings along Bunker Hill face Bunker Hill (not vacated), service may be received from the existing line in Bunker Hill. Cost of abandoning line in Bunker Hill shall be at expense of Developer.

10. Woolcott First Addition. Final plat. Area now served. No water problem.
11. Wood River Addition. Preliminary Plat. Item D, main to be extended. Trains to be sited to provide fire protection. Eventual feed from 47th St. So.
12. Keller Industrial Tracts. Preliminary Plat. Item D, main to be extended. Main size to be 12". Tie at northeast of Quinslain Way and at Sumner.
13. Other Matters.

1. ~~Sanborn & Henderson~~ Division of City Engineer. No water problem.

2. Broadmoor of 21st Street. Final Plat. No water problem.

3. Wood River Addition. Final Plat. Item 8, main to be extended. No water problem.

4. Keeler Industrial Tracts. Final Plat. Item 8, main to be extended. No water problem.

5. Washburn 3rd Addition. Final Plat. Item 8, main to be extended. Existing portion to separate from 1st and 21st Ave. before the City Commission. No water problem.

6. Air Products 2nd Addition. Final Plat. Item 4, wells. No water problem.

7. Piland Addition. Final Plat. No city water available, no water problem. (Piland Lake Addition)

8. Topoka - Pine Addition. Final Plat. Existing main in Topoka; no main in Pine. As now plotted, all land is adjacent to main and served. Final Plat isolates the land shown as an exception from existing main. As in a lot split, main is to be extended to serve that portion long half off. In this case, main in Pine shall be extended to serve that portion being excepted and made adjacent to water main as before plotting. Item "H" might cause the problem.

9. St. Francis Regional Medical Center. Dedicats City's easement. No water problem.

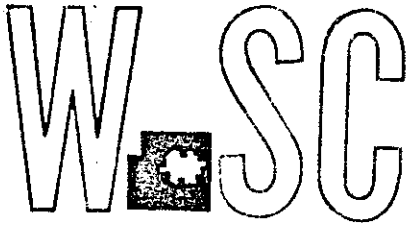
10. City of Wichita. Dedicats Street ELD. ~~Hydrocarbon~~ ~~my business of final construction~~. No water problem.

11. City of Wichita. Dedicats St ELD. No water problem.

12. City of Wichita. Dedicats alley & SW. No water problem.

13. Other matters

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 9, 1987



Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 87-13 - WOOD RIVER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1987, 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 municipal water to serve the lots being platted.
- C. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall obtain the off-site street dedication needed to extend Wood River to 47th Street South. This street is to be opened to 47th Street South in order to provide access for the filling of this site.

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Final Plat S/D 87-13 - WOOD RIVER ADDITION
Page 2

- G. The applicant shall guarantee the paving of the proposed interior streets along with two separate guarantees for construction of the off-site street dedication to the south. One guarantee for this off-site street shall provide for initial suburban street construction and the second guarantee shall provide for installation of permanent street pavement.
- H. The paving petition for the segment of Sunview/Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 appropriate governing body, 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 obtain, by separate instrument, the off-site drainage easement needed to the west of this plat.
- M. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easements required along the west and south lines of this plat.
- N. The final plat tracing shall dimension the perimeter of the utility and drainage easement along the common lot line of Lots 3 and 4 of Block 2..
- O. 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.

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- P. 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.
- Q. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- R. Prior to submitting this plat for scheduling before the Wichita City Council, the applicant shall meet with the County Fire Department to resolve the street naming issue raised about the proposed street name of Woodwind.
- S. Since the legal description for this plat references a tie point to the northwest corner of Lot 3, Block 9, Sunview Heights, the final plat tracing shall label this lot corner on the face of this plat. The point of beginning shall also be labeled on the final plat tracing.
- T. On the final plat tracing, the continuation of Sunview Street, on the east line of the plat, 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.
- U. 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.
- V. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- W. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Y. Recording of the plat within 30 days after approval by the City Council.
- Z. 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 mail box locations can be determined.

WICHITA - SEDGWICK COUNTY

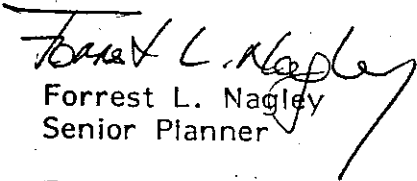
Final Plat S/D 87-13 - WOOD RIVER ADDITION
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate 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, April 16, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

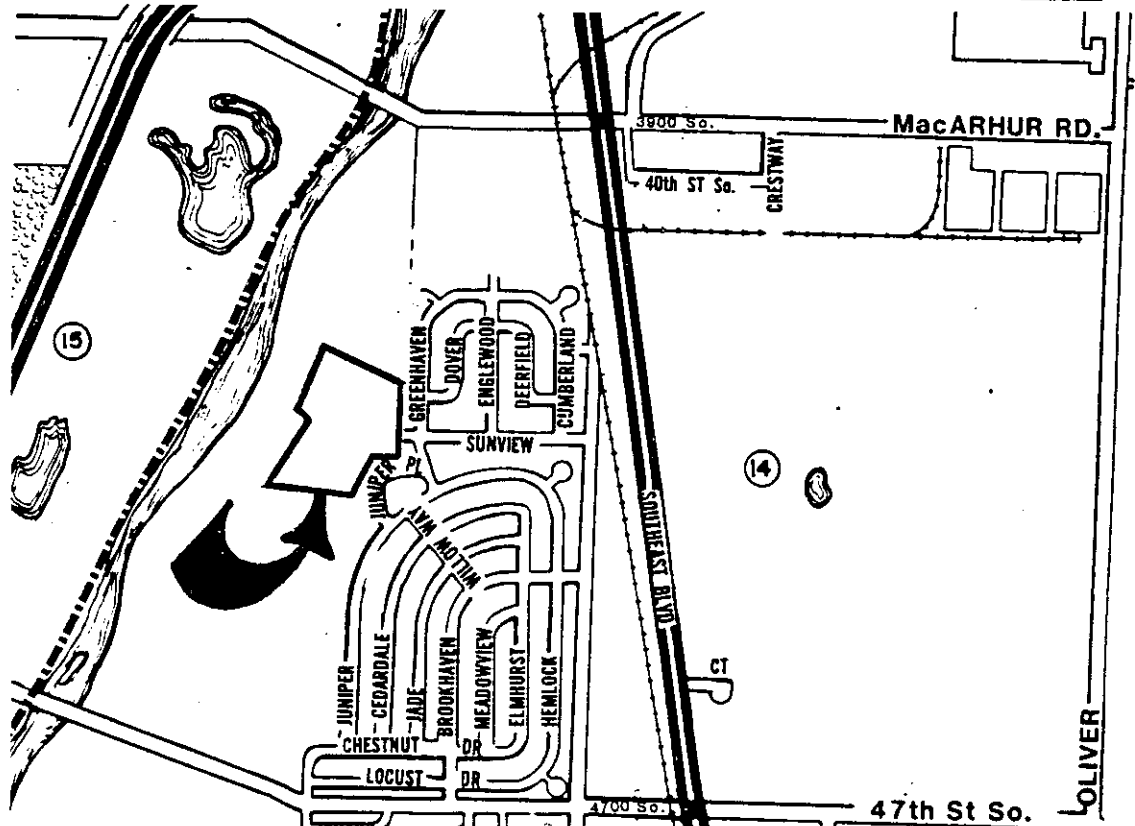
cc: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233
Jack R. Pulley, 124 S. Baltimore, Suite E, Derby, KS 67037
Mike Lindebak, City Engineer
Buck Hartley, County Fire Department
Jim Weber, Bureau of Public Services

JUNE 2, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 3/12/87)

CASE NUMBER: S/D 87-13 - WOOD RIVER ADDITION
OWNER/APPLICANT: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233
SURVEYOR/ENGINEER: Reiss & Goodness Engineers
LOCATION: In an area west of Juniper and north of 47th Street South.
SITE SIZE: 5.79 Acres
NUMBER OF LOTS:
Residential: 16
Office:
Commercial:
Industrial:
Total: 16
MINIMUM LOT AREA: 6,500 Sq. Ft.
CURRENT ZONING: "R-1" and "AA"
PROPOSED ZONING: "AA" (SCZ-0577) with CU-301 for duplexes

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat has been rescheduled for review at the applicant's request. When the final plat was approved in April of 1987, condition G below was established. As the platting requirement exists today, the applicant is required to submit two construction guarantees for an off-site street dedication. The off-site dedication will tie this final plat to 47th Street to the south. Based on discussions with the County Bureau of Public Services and the County Counselor's Office, the applicant is now requesting that only one construction guarantee be required.

This plat is the first final portion of an overall preliminary plat approved on March 12, 1987. County zone case (SCZ-0577) requesting "AA" zoning and Conditional Use case (CU-301) requesting two-family dwelling units have been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted.

- C. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.

- D. The applicant shall guarantee construction of the storm sewers required by this plat.

- E. The applicant shall guarantee any drainage improvements required by the platting of this property.

- F. The applicant shall obtain the off-site street dedication needed to extend Wood River to 47th Street South. This street is to be opened to 47th Street South in order to provide access for the filling of this site.

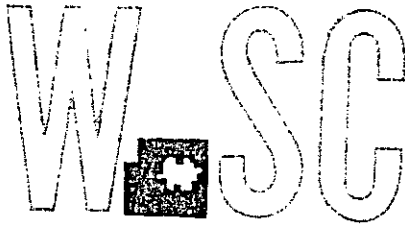
- C. The applicant shall guarantee the paving of the proposed interior streets along with two separate guarantees for construction of the off-site street dedication to the south. One guarantee for this off-site street shall provide for initial suburban street construction and the second guarantee shall provide for installation of permanent street pavement.

- H. The paving petition for the segment of Sunview/Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- 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 obtain, by separate instrument, the off-site drainage easement needed to the west of this plat.
- M. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easements required along the west and south lines of this plat.
- N. 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.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring the adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. 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.
- T. The representative from County Engineering should be prepared to advise the Committee on the off-site street improvement issue.

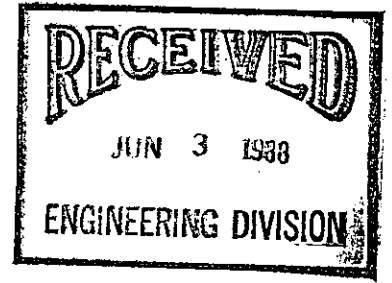
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 3, 1988



Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 87-13 - WOOD RIVER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 2, 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 sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- C. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall obtain the off-site street dedication needed to extend Wood River to 47th Street South. This street is to be opened to 47th Street South in order to provide access for the filling of this site.

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Final Plat S/D 87-13 - WOOD RIVER ADDITION
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- G. The applicant shall guarantee the paving of the proposed interior streets. The applicant shall also guarantee the improvement of the off-site street dedication to the standards of a suburban street.
- H. The paving petition for the segment of Sunview/Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.
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- M. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easements required along the west and south lines of this plat.
- N. 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.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring the adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- P. The applicant's agent shall work with K.G.&E. on needed easements. Once K.G.&E.'s easement questions have been answered, a letter shall be obtained from K.G.&E. for the plat file.

SEDGWICK COUNTY

Final Plat S/D 87-13 - WOOD RIVER ADDITION
Page 3

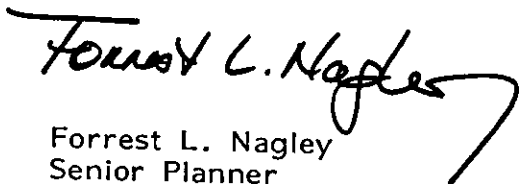
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- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.

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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, June 9, 1988 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: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233
Jack R. Pulley, 512 Sharon Ct., Derby, KS 67037-3606
Mike Lindebak, City Engineer
David Spears, Director of Sedgwick County Bureau of Public Services