

S/D No.: 87-13 Name: WOOD RIVER ADDITION

Preliminary Approved: [Signature]  
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: In an area west of Juniper and north of 47th Street South.  
Owner: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233  
Surveyor/Engineer: Reiss & Goodness Engineers, 2160 W. 21st Street,  
Wichita, KS 67203

1. Gross Acreage of Plat: 38.1
2. Number of Lots:
  - Residential: 100
  - Office:
  - Commercial:
  - Industrial:
  - Total: 100
3. Minimum Lot Area: 6,500 Sq. Ft.
4. Existing Zoning: "R-1" and "AA"
5. Proposed Zoning: "AA" (SCZ-0577) with CU-301 for duplexes

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STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0577), requesting "R-1" (suburban residential) and "AA" (single-family) to "AA" (single-family) zoning, has been approved subject to platting. Also, the applicant's associated Conditional Use case (CU-301), requesting two-family dwelling units for the property, has been similarly approved.

- 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 the off-site street dedication to the south.
- 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.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 obtain, by separate instrument, the off-site drainage easement needed to the west of this plat.
- M. 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 filing of this project.
- N. 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 plattee chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattee's text and the temporary cul-de-sac is indicated on the face of the plat.
- O. On the final plat, the 25-foot front yard building setback on the proposed lots shall be labeled.
- 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. 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.
- R. 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

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Surveyor/Engineer: Reiss & Goodness Engineers, 2160 W. 21st Street,  
Wichita, KS 67203

1. Gross Acreage of Plat: 5.79
2. Number of Lots:
  - Residential: 16
  - Office:
  - Commercial:
  - Industrial:
  - Total: 16
3. Minimum Lot Area: 6,500 Sq. Ft.
4. Existing Zoning: "R-1" and "AA"
5. Proposed Zoning: "AA" (SCZ-0577) with CU-301 for duplexes

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STAFF COMMENTS:

- NOTE: 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.
  - 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 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 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.
- 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. 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.
- 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 Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- 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.
- Y. 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.
- Z. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.