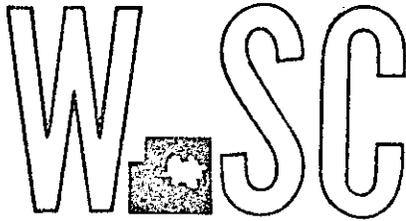
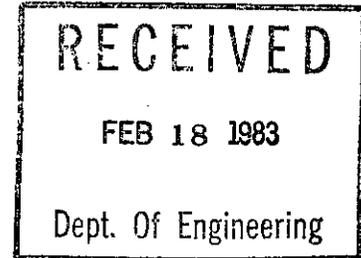


WICHITA - SEDGWICK COUNTY



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



February 17, 1983

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

Re: S/D 83-7 - Preliminary plat of Woodspring

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 17, 1983, 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's drainage concept has been approved. Prior to review of a final plat, final drainage plans must be submitted to City Engineering for review. The lake and the lake control structure located on individual lots should be protected by drainage easements or reserves. The applicant shall guarantee any drainage improvements required for development of this property.
- B. Prior to preparation of a final plat, the applicant shall meet with K.G. and E. to discuss and reach an agreement on use of the existing K.G. and E. transmission line easement on the south side of the plat. K.G. and E. has requested a copy of the drainage plan so they can determine whether the 10-foot drainage and utility easements along the front lot lines will be sufficient for their utility as well as the drainage.
- C. Prior to submission of a final plat, the applicant shall obtain approval from the KANEB Pipeline Company for relocation of a portion of their pipeline as indicated on this preliminary plat.
- D. The applicant shall provide proof, by letters from the pipeline companies or copies of the easement agreements, that all pipeline easements as shown (KANEB, Cooperative Refinery, and Cities Service) are sufficient in width and location, that no building setbacks from the easements are required, and that streets and utilities may cross the pipelines or overlap and parallel the easements, as the case may be. The width of the Cities Service easement

particularly should be checked as it is only 15 feet wide west of Webb Road on this plat whereas it was 30 feet wide in Plumthicket Second Addition adjacent on the south.

- E. The applicant is proposing a private road system to serve all lots in this development. A guarantee shall be submitted which provides for construction of this road system to public, urban standards to serve any particular lot prior to development of that lot.
- F. The applicant shall guarantee extension of sanitary sewer and City water to serve all lots.
- G. The applicant shall either form a homeowners' association to own and maintain the reserves prior to recording the plat OR shall provide a covenant stating when the association will be formed and when the reserves will be deeded to the association. The covenant shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- H. The 20-foot emergency firelane and drainage easement adjacent to Lot 4, Block 3 shall be shifted slightly to the northwest so that continuation of the easement can be provided on the golf course property.
- I. Any existing utility or drainage easements crossing the property which are not to be retained shall be vacated by separate application prior to this plat being recorded.
- J. All off-site easements required for the platting of this property shall be obtained by separate instruments and submitted to the Planning Department for processing through the City Commission with the final plat.
- K. "Complete access control" to Webb Road shall be granted except at the street intersection.
- L. An existing sewer system layout plan shall be submitted to City Engineering so that an analysis of the proposed system can be made.
- 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).

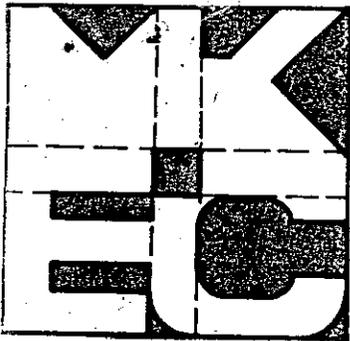
Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Louise Olivarez

cc: Tallgrass Co., P.O. Box 4048,
67204
Ken Bengston, 240 N. Rock Rd, #130,
67206



LETTER OF TRANSMITTAL

PROJECT: Woodspring

DATE: 3-25-83

JOB

NO:

TO: Mr. Chris Breitenstéin

Drainage & Flood Control Engineer

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 _____

PRINTS

SPECIFICATIONS

LEGAL DESCRIPTIONS

TRACINGS

PETITIONS

CORRESPONDENCE

OTHER

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: Submitted herewith is a drainage plan and calculations for
Woodspring.

COPIES TO:

Signed: _____

Kenneth H. Bengtson
Kenneth H. Bengtson

WOODSPRINGS

	AREA (Acres)	AREA Accum	C	T _c	L _c
E-1					
E-2	2.0		0.6	15	4.06
	2.8		0.6	"	"
		4.8			
N-1					
N-2	0.7				
N-3	0.2		0.6	15	4.06
N-4	0.9		"	"	"
	1.0		"	"	"
N-5		2.8			
N-6	1.6		0.6	17	3.86
N-7	0.4		0.6	15	4.06
	1.0		"	"	"
		3.0	"	"	"
N-1		5.8		17	3.86
N-2	1.1		"	17	3.86
N-3	1.8		0.6	15	4.06
	0.2		"	"	"
		3.1	"	"	"
				15	

Prepared by _____
 Approved by _____

Q_{100}	Q_2 (cfs.)	Q_{100} (cfs.)	PIPE SIZE / SLOPE	INLETS (L.F.)
898	487	10.8		
"	682	15.1		8.0
"	11.7	25.9		11.0
898	17	3.8	24" @ 0.6%	-
"	0.5	1.1		-
"	2.2	4.9		-
"	2.4	5.3		6.0
855	6.5	14.4		6.0
898	3.9	8.6	15" @ 0.36%	5.0
"	1.0	2.2		4.0
"	2.4	5.3		4.0
855	6.9	15.4	24" @ 0.52	
855	13.4	29.8	30" @ 0.52	
898	2.7	6.0		4.0
"	4.4	9.7	21" @ 0.4%	6.0
"	0.5	1.1		4.0
"	7.6	16.8	24" @ 0.52%	

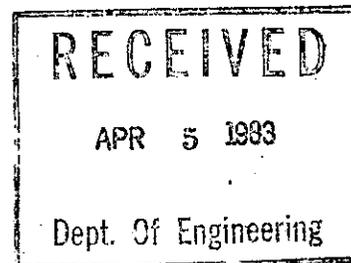
SWALE & TEMP. EASEMENT
 24" FROM PLUMB THICKETS IS
 SUFFICIENT

THE CITY OF WICHITA



~~BOARD OF ZONING APPEALS~~

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421



April 5, 1983

Mid-Kansas Engineering Consultants
240 North Rock Road, Suite #130
Wichita, Kansas 67206

Re S/D 83-7 Final plat of Woodspring Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 31, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to consideration of this plat by the MAPC, the applicant's agents shall meet with the utility companies and reach an agreement on how utility services will be provided through the existing K.G.&E. easement. Any wording in the plat's text regarding use of the reserves as it affects K.G.&E.'s easement shall be revised according to the agreement.
- B. The final plat tracing shall indicate "floodway easements" on the rear of individual lots rather than "floodway reserves."
- C. All utility easements required for the approved sanitary sewer layout shall be shown on the final plat tracing.
- D. Since this proposed street is to be a private street and because K.G.&E. wishes to keep to a minimum the paving beneath their transmission lines, the Subdivision Committee recommended a waiver of the street width standards for that portion of Woodspring which is shown on the plat as being only 25 feet in width.
- E. The applicant shall contact Don Jenkins of the U.S. Postal Service to discuss the type of mail delivery which can be provided on this private street system.
- F. The applicant shall guarantee construction of the private road system to public urban road standards. The guarantee shall provide for construction of the road to serve any particular lot prior to development of that lot. Construction of Lakepoint adjacent to Lot 1, Block 3 and Lot 8, Block 2 need not occur until the balance of this C.U.P Parcel #5 is subdivided. Included in the guarantee will be the necessary storm sewers.

- G. There shall be submitted a parking covenant which requires that four off-street parking spaces be provided for each dwelling unit in Woodspring.
- H. The applicant shall guarantee extension of City water to serve each lot.
- I. The applicant shall guarantee extension of sanitary sewer to serve each lot.
- J. If petitions are submitted as guarantees for any improvements, a notarized certificate of petitions shall be submitted for recording.
- K. As requested on the preliminary plat, Reserve C (firelane easement) shall be shifted to the northwest to provide for continuation of the firelane directly west. Also the firelane easement depicted on the preliminary plat as being a continuation of Reserve J of Bluestem Village, should be delineated and granted on this final plat. This firelane easement would be in Reserve D, south of Lot 1, Block 1.
- L. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- M. The recording data for all existing easements (KANEB, K. G. & E., etc.) shall be shown on the final plat tracing. A copy of the easements shall be submitted to the Planning Department for review.
- N. Any relocation of pipelines required by the development of this property shall be at the applicant's expense.
- O. The applicant shall either form a homeowners' association to own and maintain the reserves prior to recording the plat OR shall provide a covenant stating when the association will be formed and when the reserves will be deeded to the association. The covenant shall also specify who is to own and maintain the reserves, prior to the association taking over these responsibilities.
- P. Any existing utility or drainage easements crossing the property which are not to be retained shall be vacated by separate application prior to this plat being recorded. (Of specific note is a 20-foot drainage easement through Blocks 4 and 5 which must be shown on the final plat or must be vacated. There may be other easements which also need to be vacated.)
- Q. Any off-site easements required for the platting of this property shall be submitted with the final plat tracing for acceptance by the governing body.
- R. The following changes shall be made on the final plat:
 - I. The 10-foot easements adjacent to Lakepoint as platted between Lot 1, Block 3 and Lot 8, Block 2, shall be labeled as drainage and utility easements.

2. The 10-foot easement along the east line of Lots 1 to 4 in Block 2 shall be labeled as to type of easement.
 3. The east lines of Reserves D and E shall be shown. Do they coincide with the match line?
 4. Utility and/or drainage easements and pipeline easements shall be platted through reserves or other types of easements (E.g., the 20-foot utility easement between Lots 7 and 8, Block 1, shall extend all the way to Reserve B and not stop at the north line of the K.G. & E. easement.)
- S. Closure computations shall be submitted with the final plat tracing.
- T. 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, April 7, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc Tallgrass Company, P.O. Box 4048, 67204
Bill G. Yung, 8225 E. 35th St. North, 67226
X Mike Lindebak, City Engineering

METROPOLITAN AREA PLANNING DEPARTMENT

October 11, 1983

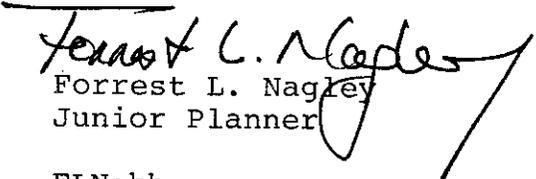
TO Mike Lindebak, City Engineer

FROM Forrest L. Nagley, Junior Planner

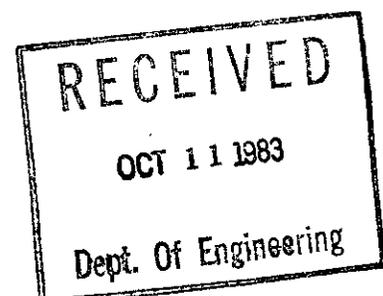
SUBJECT Construction status of private street guaranteed in conjunction with the platting of Woodspring Addition. Generally located west of Webb Road, 1/2 mile north of 21st Street North.

When Woodspring Addition was platted in June of this year, a \$275,000.00 letter of credit was submitted as guarantee that the private street within this plat would be constructed prior to October 1, 1983. The letter of credit specifically calls for "asphalt street paving with curb and gutter."

What is the status of the private street construction? May I release the letter of credit or should I ask for an amendment which extends the time to complete the work? If an extension of time is required, is the existing \$275,000.00 amount adequate?


Forrest L. Nagley
Junior Planner

FLN:bh



MEMO



TO: Ritchie Associates
8100 E. 22nd St., Bldg. 1000
Wichita, KS 67206

PROJECT NO. _____
PROJECT: Lakepoint

ATTN: Mr. Jack Ritchie, C.E.O. DATE: 10/8/92

COPIES TO:

Chris Breitenstein - City of Wichita	FROM: Charles S. Brown, P.E. <i>CSB</i>
Ritchie Gen. File	REFERENCE: FEMA Study
File thru MWB	

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

We have received the background data that you forwarded to us regarding the FEMA map updates required for Lakepoint.

A proposal for this engineering work will be forthcoming.

I talked to Chris Breitenstein this date regarding the use of aerial photography for obtaining as-built topography. It was felt that this would be most cost-efficient method of obtaining the topo. This method, however, would require the photography to be obtained in late November or early December after the leaves have fallen. Therefore, it is estimated that PEC could complete the necessary work in mid- to late-December. Mr. Breitenstein concurred in this schedule.

/cas

