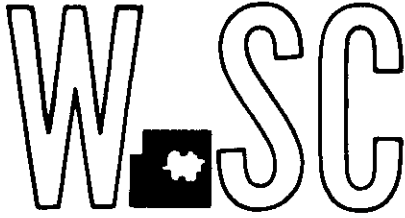
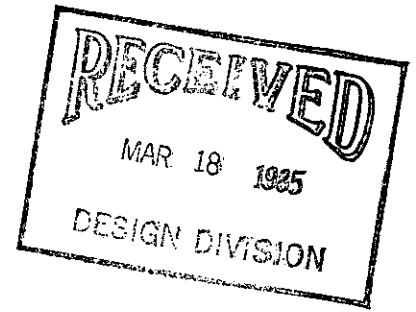


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 15, 1985

Bill G. Yung Design
8225 East 35th Street North
Wichita, KS 67226

Re: S/D 85-15 - Preliminary Plat of Pawnee Mesa Fourth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 14, 1985, 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 final plat shall reference the name of this plat as Pawnee Mesa Fourth as there is already a Pawnee Mesa Third.
- B. The applicant is advised that the Community Unit Plan requires that the right-of-way for the cul-de-sac terminating Grant Street (shown as part of Reserve B) shall be dedicated within six months after approval of the C.U.P. by the City Commission. The C.U.P. further requires that this cul-de-sac be guaranteed within six months. On the final plat, the right-of-way for the cul-de-sac shall be dedicated and not provided for only as a purpose of Reserve B. If the final plat dedicating this right-of-way is not recorded within six months, the applicant will need to dedicate and guarantee its paving by separate instruments.
- C. The applicant shall submit a restrictive covenant for recording with the plat which calls out restrictions for lot-owner use of the "15-foot street, drainage and utility easement" being platted as part of Block 6. This restrictive covenant shall prohibit the construction of retaining walls and change of grade within the easement. It shall also prevent fences, earth berms and mass plantings and state that any planting proposed within the easement shall be reviewed by the City Forestry Division prior to installation.
- D. The "15-foot street, drainage and utility easement" being platted on Lots 27 thru 32, Block 6, shall be labeled on the final plat.

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Bill G. Yung Design

Re: S/D 85-15 - Preliminary Plat of Pawnee Mesa Fourth Addition.

March 15, 1985

Page 2

- E. Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities. Since the Reserves are being platted for drainage purposes, the covenant shall provide the City the authority to maintain the Reserves in the event the owner(s) fail to do so and charge the cost of such maintenance back to the owner(s).
- F. The applicant shall submit a covenant which assures that four off-street parking spaces will be provided for each dwelling unit constructed adjacent to a 58-foot street right-of-way. This requirement also applies to the lots adjacent to the narrow 32-foot street right-of-way. The required covenant shall inventory the affected lots according to lot and block numbers.
- G. The applicant shall guarantee the pavement of the proposed streets.
- H. The paving guarantees for the following streets shall provide for sidewalks at the below stated locations:
 - 1. Jewell/Cardington (collector street) both sides of street.
 - 2. Blake - north side from Cardington to Fieldcrest and south side from east line of Lot 13, Block 8 to Blake Court adjacent to Lot 12, Block 8.
- I. The applicant shall guarantee the extension of municipal water to serve each lot.
- J. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- K. The applicant shall guarantee the drainage improvements required by this plat.
- L. Because this replat changes street and easement locations, numerous improvement projects associated with the original plats will no longer be applicable. The developer will be required to reimburse the City the expenditure in these projects which, as of December 31, 1984, amounted to approximately \$43,800.00. The applicant shall contact the City Engineer for the exact amount. This reimbursement will be required at the time the first replat is scheduled to be considered by the City Commission.

Bill G. Yung Design

Re: S/D 85-15 - Preliminary Plat of Pawnee Mesa Fourth Addition.

March 15, 1985

Page 3

- M. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- N. The final plat shall indicate a temporary cul-de-sac for terminating Shefford Street adjacent to Lot 1, Block 1. If this temporary cul-de-sac is to be dedicated on-site by this plat, appropriate language shall be included in the plat's text.
- O. The final plat shall label the center lines of utility easements.
- P. The final plat shall indicate a 30-foot utility easement adjacent to the north lines of Lot 1, Block 1 and Lot 46, Block 2.
- Q. Prior to or at the time of submitting a final plat, the applicant's agent shall meet with the City Engineer to discuss the geometrics of the Cardington Court and Cardington Street intersection in the vicinity of Reserve I.
- R. As requested by the City Engineer, the final plat shall indicate drainage easements to cover proposed storm sewers on the large, multi-family lots.
- S. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the "engineer's copy" of this preliminary plat.
- T. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's office for review and approval.

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:mlh

Enclosure

cc: Builders Development, Inc., 1530 S. Oliver, Suite 200, Wichita, KS 67218
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, #800,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

Water

Item Pre Sub 3/13/85

1, 2, 3 No Problem

4 No problem if they do not wish want to cut the parking along the streets.

5 Pioneer Mesa 4th
Water projects need to be revised with existing costs transferred to new projects to be set up in the future.

6 St. Paul Addition
South end of lots 9 and 10 are not adjacent to water mains. Area is served on the other 3 sides.

7 Bealman 2nd
No water available to site

8 Sycamore Village 4th
Water is in 24th and in Rock. May be extended by interior mains.

9 Jeff & Jay Addn.
Will water be constructed all along 29th going W. from Rock?

10 Batson Addn.
only a portion is covered by water Petition. Petitions needed for the balance of the project. Item F is incorrect.

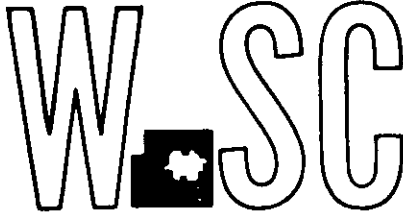
11 Anderson Inv. 3rd.
Project under contract to extend water to S in Knight from University. Hold off paving until project is completed.

12, 13, 14 No Problems.

Pr - Sub Apr. 11 Crater

- 1 Krack's 2nd Addition. Water Line on E side of Gov. Wash. Blvd. ∴ No water problem
- 2 Ernie Alcorn Addition. The end of the existing 12" AC water main is located 1175' N of E Mac Arthur Road coming N. from Mac Arthur. Existing main also at Haughton from the north. Water to be extended as necessary (12"). Existing
- 3 Middtown 4th Addition. Water available all sides of property. No water in areas to be vacated. except Highway R/W side.
- 4 Penstemon 3rd Addition. Existing water in Greenbriar may be tapped to extend water to Greenbriar Court. Item B.
- 5 Deer Run Addition (Formerly Deerwood, etc.). Item B. Existing 24" water main in Webb to be tapped.
- 6 Pawnee Mesa Fourth Addition. Item G. Costs from existing water projects for the area to be transferred as necessary to this project.
- 7 Welch 2nd Addn. Existing 12" AC Water main on E side of Seneca. Water meter shown on sketch plat. No problem
- 8 Copeland Industrial Park. End of existing water main is located 1240' S of the N PC of 33rd St. N. on Hydraulics, coming from the north. 33rd St is the section road. Property should be served now.
- 9 Steve Graham Addition. Existing water available
10. Walnut Creek 2nd Addition. Item A. Contract underway for Walnut Creek. Water will be available for Walnut Creek 2nd.
- 11 Williamsburg. No Problem.

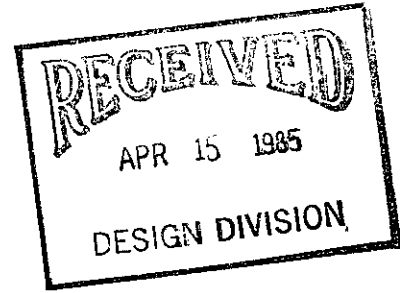
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 12, 1985



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Bldg. #800
Wichita, KS 67226

Re: S/D 85-15 - Final Plat of Pawnee Mesa Fourth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985, 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 omit the platting of building setbacks as these are established by the associated Community Unit Plan. The final plat tracing shall reference that building setbacks are per the Pawnee Mesa Community Unit Plan (DP-142) on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The applicant shall obtain, by separate instrument, the off-site temporary cul-de-sac right-of-way that is indicated adjacent to the north line of this plat.
- C. Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities. Since the Reserves are being platted for drainage purposes, the covenant shall provide the City the authority to maintain the Reserves in the event the owner(s) fail to do so and charge the cost of such maintenance back to the owner(s).
- D. The applicant shall submit a covenant which assures that four (4) off-street parking spaces will be provided for each dwelling unit constructed adjacent to a 58-foot street right-of-way. This covenant shall inventory the affected lots by lot and block numbers.

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- E. The applicant shall guarantee the pavement of the proposed streets.
- F. The paving guarantee for Jewell Street shall provide for a sidewalk on each side of this collector street.
- G. The applicant shall guarantee the extension of municipal water to serve each lot.
- H. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- I. The applicant shall guarantee the drainage improvements required by this plat.
- J. Because this replat changes street and easement locations, numerous improvement projects associated with the original plats will no longer be applicable. The developer will be required to reimburse the City the expenditure in these projects which, as of December 31, 1984, amounted to approximately \$43,800.00. The applicant shall contact the City Engineer for the exact amount. This reimbursement will be required at the time the first replat is scheduled to be considered by the City Commission.
- K. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. The final plat tracing shall indicate drainage easements on Lot 1, Block 4, which are needed for storm sewers.
- M. On the final plat tracing, the platlor's text shall be amended to reference that the drainage dedication is dedicated for drainage purposes.
- N. The final plat tracing shall indicate a 20-foot utility easement adjacent to the west and south lines of the plat or the applicant shall obtain, by separate instrument, a 10-foot off-site utility easement adjacent to the plat.
- O. The final plat tracing shall indicate the following utility easements:
 - 1. The west 5 feet of Lot 1, Block 5.
 - 2. A 10-foot easement centered between Lots 6 and 7, Block 5.
 - 3. The easement line extended to the street line for the easements between Lots 9 and 10, Lots 13 and 14, Lots 26 and 27, all in Block 5, and Lots 11 and 12, Block 1.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-15 - Final Plat of Pawnee Mesa Fourth Addition

April 12, 1985

Page 3

- P. On the final plat tracing, the boundary of Reserve "C" shall be altered as per the requirements of the Traffic Engineer.
- Q. Closure computations shall be submitted with the final plat tracing.
- R. 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 18, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



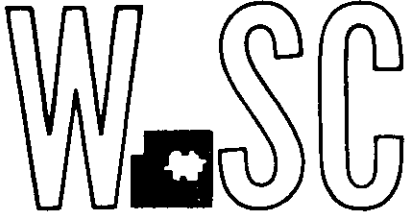
Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Builders Development, Inc., 1530 S. Oliver, Ste 200, Wichita, KS 67218
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

April 19, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Bldg. 800
Wichita, KS 67226

Re: S/D 85-15 - Final Plat of Pawnee Mesa Fourth Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 1985, 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 April 12, 1985.

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 platator.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

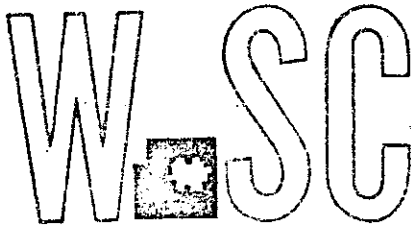
BRB:mlh

cc: Builders Development, Inc., 1530 S. Oliver, Ste. 200, Wichita, KS 67218
Mike Lindebak, City Engineer



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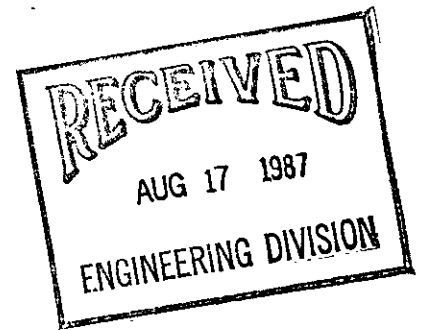
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 13, 1987



Bill G. Yung Design
4912 E. 29th St. N.
Wichita, KS 67220

Re: Preliminary Plat S/D 87-74 - PAWNEE MESA 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 13, 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 City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. The applicant shall guarantee the construction of the turnarounds needed for Grant Street (at the southwest corner of the plat) and for Jewell Street.
- G. The paving petition for Cardington Street (collector) shall provide for sidewalks on each side of this street.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-74 - PAWNEE MESA 4TH ADDITION
Page 2

- H. As with the old Pawnee Mesa 4th Addition replat in 1985, this replat changes street and easement locations. With these changes, numerous improvement projects associated with the original plats will no longer be applicable. The developer will need to reimburse the City for the expenditures of the outdated projects which, as of December 31, 1984, amounted to approximately \$43,800.00. Prior to, or at the time of filing a final plat, the applicant shall contact the City Engineer's Office for the amount now due. The reimbursement will be required to be made at the time the first replat is submitted for scheduling before the City Council.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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.
- K. 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.
- L. 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.
- M. For the reserve between Lots 21 and 22, Block 4 being indicated for drainage purposes, a minimum 15-foot wide easement shall be shown for that portion of Reserve B nearest Prescott Street.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 32-foot wide street right-of-way. 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.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-74 - PAWNEE MESA 4TH ADDITION
Page 3

- P. On the final plat, the platator's text shall reference the platting of the parking easements.
- Q. Regarding the reserves being platled for private drive purposes, the platator's text on the final plat tracing shall reference, by lot and block numbers, which lots are to be provided access by the reserves.
- R. Regarding Reserves J, K and L, which are being platled for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- S. On the final plat, a 20-foot building setback shall be indicated from Reserve L on Lot 9, Block 4. This will provide a 5-foot landscaping strip between the dwelling unit and the 15-foot street, drainage and utility easement.
- T. The applicant shall obtain, by separate instrument, the off-site temporary cul-de-sac right-of-way needed to properly terminate Shafford Street.
- U. The platator's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- V. A name or names, other than Cardington, should be indicated for this street on the final plat.
- W. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- X. The applicant is advised that, once this preliminary plat is approved, the superseded Pawnee Mesa 4th Addition plat file (S/D 87-15) will be marked closed.
- Y. The final plat shall label the centerline of the utility easements.
- Z. Since this replat is vacating previous dedications, the final plat shall make appropriate reference to K.S.A. 12-512(b) in the platator's text.
- AA. 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

Preliminary Plat S/D 87-74 - PAWNEE MESA 4TH ADDITION
Page 4

- BB. 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.
- CC. 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.
- DD. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Builders Development, Inc., 1530 S. Oliver, Suite 200,
Wichita, KS 67218
Mike Lindebak, City Engineer