

1. Dr. Kernic U. Binyon. Vacation of Alley R/W. No water problem.
2. Fern Peterson. Vacation of platted easement. No water problem.
3. Edward Boody Jr. Vacation of platted easement. No water problem.
4. Riverview Estates. Final Plat. No water problem. Area now served.
5. Burlington Northern Industrial Center Second Addition. Revised Final Plat. Existing main in Ohio. No water problem.
6. John Weitzel Addition. Final Plat. Area now served, no water problem.
7. Skyline Heights Second Addition. Preliminary Plat. Item D., mains to be extended. Note: Water to be extended in Skyline Height Addition. Need extension in York and Flora to serve plat.
8. Woodland Estates 2nd Addition. Preliminary Plat. Item B, mains to be extended. No existing mains to tie to at this time. Main in Linden/Shannon Dr. must be installed to allow main extension into this plat.
9. Pent-A-Center. Final Plat. Item B, mains to be extended. No water problem.
10. Willowbend Third Addition. Final Plat. Item B, mains to be extended. No water problem. Revised water plans need to be submitted prior to construction.
11. Golf Courses of America. Vacation of platted drainage and Utility Easmt. No water lines in Reserve A, no water problem.
12. Leedy-Voyles Addition. Final Plat. Item A, mains to be extended. Existing 12" on S side of Mae Arthur not shown on sketch plat. No water problem.
13. Keagon Addition. Final plat. Existing water in Douglas, no water problem.
14. Gentry 5th Addition. Final Plat. Existing water in Central, no water problem.
15. Other matters.

- G. As agreed at the Subdivision Committee meeting, the applicant may change the Reserve to a drainage easement. The plat's text shall reference the granting of the drainage easement with the following language, "The drainage easement is hereby granted for drainage and riverbank maintenance purposes. No structures shall be built within the drainage easement, nor shall any change of grade be made without the permission of the City Engineer's Office."
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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 2, 1986 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: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer

S/D No.: 86-77 Name: RIVERVIEW ESTATES

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: South side of 29th Street, in an area between Salina and Cromwell Drive.

Owner: Michael J. Boyd, 128 S. Delrose, Wichita, KS 67218

Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.34 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 9,000 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" and "R-5" (Z-2772)
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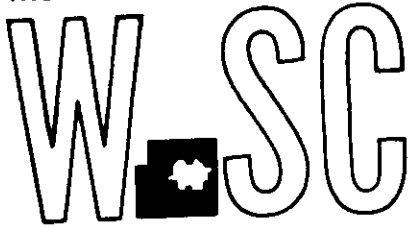
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2772) requesting "AA" to "R-5" for proposed Lot 1 has been approved subject to platting. The applicant has covenanted with neighbors to limit development of Lot 1 to no more than ten dwelling units in single family or duplex form.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 tracing shall indicate the various names needed to complete approval signature blocks.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required, is the proposed minimum building pad elevation correct and is the perimeter of the reserve for drainage adequate?

NOTE: This plat has been submitted in final form only.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 25, 1986



Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 86-77 - RIVERVIEW ESTATES

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 25, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- B. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- C. The applicant shall grant by separate instrument, a private sewer easement to cover the sewer service line crossing proposed Lot 1. This instrument shall be recorded prior to the plat being forwarded to the City Commission so appropriate recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- D. The final plat tracing shall indicate a 20-foot wide utility easement for the future extension of sanitary sewer to serve Lot 2.
- E. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2. This petition will be held until the existing service line fails.
- F. If the applicant desires, he may adjust the lot line of proposed Lot 2 so the lot abuts the utility easement containing the sanitary sewer lateral. If this lot line adjustment is made, the need for a private sewer easement (Item D), additional utility easement (Item E) and a guarantee for future sanitary sewer extension (Item F), are not required.

C
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P
Y

- G. As agreed at the Subdivision Committee meeting, the applicant may change the Reserve to a drainage easement. The plat's text shall reference the granting of the drainage easement with the following language, "The drainage easement is hereby granted for drainage and riverbank maintenance purposes. No structures shall be built within the drainage easement, nor shall any change of grade be made without the permission of the City Engineer's Office."
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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 2, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer