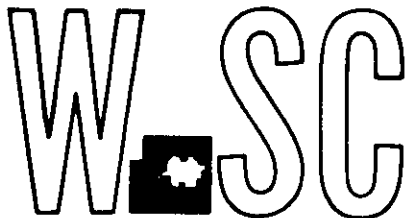


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 10, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 87-38 - Final Plat - Woodbridge 5th Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 1987, 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 July 2, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 plattor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Inland Investment Co., Inc., 10300 W. Central, Wichita, Ks. 67212
Mike Lindebak, City Engineer



C
O
P
Y

Cash Check Date 4/3/86
Mo. Day Year

The City of Wichita No. 724248



Fund No.	Account No.	Invoice No.	Amount
472-	81000		28.14
472-	81005		155.14
468-	81037		69.69
448-	80917		247.75
448-	80916		284.63
448-	80068		26.35

Wichita, Kansas _____ 19____
Received of Daland Investment
The Sum of eight hundred & 57/100 DOLLARS
Being For Resident Projects

TOTAL \$ 811.57

Department Engr Collector CO

7. Existing Projects affected by
Woodbridge 3rd Add'n Replat

Paving	Proj No	Action Required	Cost to date
Parkridge and Parkridge Courts	472-81515	Amend Petition	17,109.80 -
Cornellison, Pinegrove 19 th , 20 th , Westlawn	472-81009	Abandon	\$ 28,14 -
Cornellison, 19 th Westlawn, 20 th	472-81005	Abandon	\$ 155,14 -
SW S 212	468-81037	Amend Petition	8899.95 -
Lat 10, Main 12, SW I	468-81031	Abandon	69.66 -
Water	448-80917	Abandon	247.75 -
	448-80916	Abandon	284.63 -
	448-88067	Amend Petition	4986.36 -
	448-88068	Abandon	26.25 -

Clark
Martin Jr
Schiller
Scholander

trsf. amt + 665.63
to 0 + 665.63
+ Vicki's payroll
+ publ.

payroll
engr. services

Rec # 724248
4/3/86
CTE

28.14
155.14
69.66
247.75
284.63
26.25

\$811.57

La Donna
Verify these charges. We
are going to collect them from
the Developer involved.

Call

\$811.57
to bring accounts to
be aband to zero
balances.

10-18
12-27

10300
W. Curran
(12)
Junghe



METROPOLITAN AREA PLANNING COMMISSION

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

March 14, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-8 - Final Plat of Woodbridge 3rd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 1986, 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 City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of storm sewers required by the platting of this property. These may be included in the street paving petitions.
- E. The applicant shall abandon existing water, sewer and paving petitions within that portion of Echo Hills Second Addition being replatted as Woodbridge Third Addition and pay any costs incurred by those projects.
- F. The applicant shall amend paving petitions for Parkridge and Parkridge Courts that were within Woodbridge Second.
- G. The applicant shall amend the water petition for Woodbridge Second.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall vacate, by separate instrument, that part of Echo Hills 2nd Addition, at the southeast corner of 21st Street and 119th Street, which is not included within the perimeter of this replat.



3/19/86

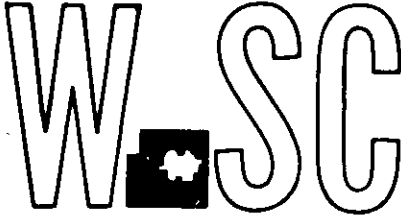
A 811.57

advise this date

Linu

JBM

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 20, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-8 - Final Plat of Woodbridge 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 1986, 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 March 14, 1986.

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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

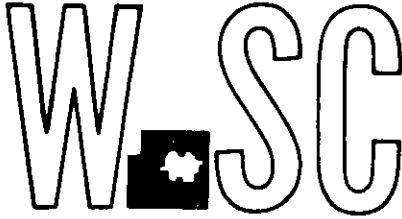
Barbara R. Bonanni
Junior Planner

BRB:mlh



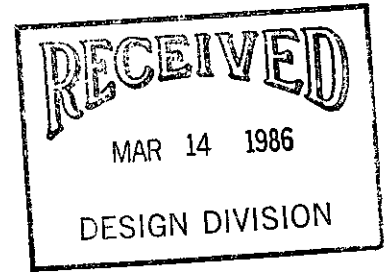
cc: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 14, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-8 - Final Plat of Woodbridge 3rd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 1986, 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 City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of storm sewers required by the platting of this property. These may be included in the street paving petitions.
- E. The applicant shall abandon existing water, sewer and paving petitions within that portion of Echo Hills Second Addition being replatted as Woodbridge Third Addition and pay any costs incurred by those projects.
- F. The applicant shall amend paving petitions for Parkridge and Parkridge Courts that were within Woodbridge Second.
- G. The applicant shall amend the water petition for Woodbridge Second.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall vacate, by separate instrument, that part of Echo Hills 2nd Addition, at the southeast corner of 21st Street and 119th Street, which is not included within the perimeter of this replat.

C
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Professional Engineering Consultants, P.A.
Re: S/D 86-8 - Final Plat of Woodbridge 3rd Addition.
March 14, 1986
Page 2

- J. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- K. The final plat tracing shall eliminate the platting of the two proposed drainage dedications. Instead of dedications, the final plat tracing shall indicate the platting of drainage easements. Appropriate reference to these easements shall be added to the plat's text.
- L. In order to assure that the drainage easements being platted will not be obstructed by plantings or fences, 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.
- M. At the request of K.G. & E., the dedications which are to be changed to drainage easements shall also be labeled as utility easements. Ten-foot utility easements shall also be indicated between Lots 6 and 7, and Lots 30 and 31, Block 1.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. 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, March 20, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

march 31

MEMO



TO: Mike Lindébak, P.E.

PROJECT NO. 36-86082-1120

City Engineer

PROJECT: Woodbridge 3rd Addn.

7th Floor - City Hall

COPIES TO:

ATTN: Carl Gipson, P.E.

DATE: March 20, 1986

Inland Investment Co., Inc.

FROM: Dick Linn

REFERENCE: Petition Requests and Phase Maps

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

Attached are the petition requests and the phase maps for the public improvements for Woodbridge 3rd Addition. Also attached are "revised" copies of the petitions for Woodbridge 2nd Addition, which need to be amended due to the replat.

The final plat was approved by the Metropolitan Area Planning Commission on March 20, 1986.

If additional information is necessary, please contact me.

RWL/mkm



Drc-Sub 3-13-86

1. Bent Tru Co. Vacation of utility esmt, fire lane, drainage, etc.
No water problem.
2. Woodspring Third Addition. Preliminary Plat. Item B, main to be extended. No water problem. Existing main in Woodspring.
3. Mulberry East Third. Final plat. Mains to be extended from 37th St. No. and tied into Rock Road. No water problem.
4. Woodbridge 3rd Addition. Final Plat. Item B, main to be extended. From Parkridge, No water problem, Existing 12" in 119th St.
5. Cannon Ball Addition. Final Plat. Existing main in Maple, no water problem.
6. Goebel Bros. 2nd Addition. Preliminary Plat. X'sty 12" in Anna, X'sty 24" on N. side Douglas, X'sty 8" on S. side Douglas. Need to determine cost of tapping 24" for services as opposed to tapping 8" on S. side. Would prefer tapping 8" if at all possible.
7. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 14, 1986



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

Re: S/D 86-8 - Preliminary Plat of Woodbridge 3rd Addition.

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 1986, 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of storm sewers required by the platting of this property.
- E. The applicant shall abandon existing water, sewer and paving petitions within that portion of Echo Hills Second Addition being replatted as Woodbridge Third Addition and pay any costs incurred by those projects.
- F. The applicant shall amend paving petitions for Parkridge and Parkridge Courts that were within Woodbridge Second.
- G. The applicant shall amend the water petition for Woodbridge Second.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C
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Bill G. Yung Design

Re: S/D 86-8 - Preliminary Plat of Woodbridge 3rd Addition.

February 14, 1986

Page 2

- 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. It is noted that the applicant desires to plat a 20-foot front yard building setback on all the residential lots within this plat. If this setback is not platted, the zoning text will require that a 25-foot setback be observed.
- M. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- N. In order to provide for the assignment of address numbers, an alternate street name shall be selected for Bella Vista Court adjacent to Lots 1 through 20, Block 2. Chambers Circle is recommended.
- O. The final plat shall label the centerline of the utility easements.
- P. The applicant shall vacate, by separate instrument, the balance of Echo Hills Second Addition that is not being replatted by this plat.
- Q. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- R. 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.
- 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.

Bill G. Yung Design
Re: S/D 86-8 - Preliminary Plat of Woodbridge 3rd Addition.
February 14, 1986
Page 3

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

Sincerely,



Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Professional Engineering Consultants, P.A., 1440 East English, Wichita,
KS 67211
✓ Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE April 21, 1986

TO Forrest Nagley, Senior Planner
FROM Carl Gipson, Civil Engineer III

SUBJECT Petitions for Woodbridge Third,
Schniepp, Andria and Beacon Hill
Additions

The required petitions for the above referenced additions have been received. The petitions are itemized below:

Woodbridge Third Addition

Sanitary Sewer	3 petitions
Storm Water Sewer	1 petition
Paving	4 petitions
Water	4 petitions

Schniepp Addition

Paving	1 petition
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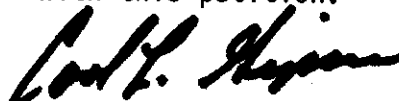
Andria Addition

Water Distribution System	100% petition
Storm Water Sewer	100% petition
Sanitary Sewer	100% petition

Beacon Hill Addition

Sidewalk and Pedestrian Bridge*	100% petition
Paving (2)	100% petition
Water Distribution System	100% petition
Water Supply Line	100% petition
Sanitary Sewer	100% petition
Storm Water Sewer	100% petition

*Covenant requiring maintenance by Homeowners Association with provision for City to maintain and bill as special assessment required with this petition.


Carl Gipson
Civil Engineer III

CG:mgr

1. Keith L. Anderson. Vacation of complete access control. No water problem unless new drive locations require fire hydrant relocation. Any fire hydrant relocation shall be at the request of the developer and at the expense of the developer.
2. Peake Company Inc. . Vacation of a portion of building setback. No water problem.
3. Donald G. & Shery L. Abraham. Vacation of building setback. No water problem.
4. Harriett Morris. Vacation of Access control. No water problem.
5. Ernest H. Doyon. Vacation of utility easement. No water problem.
6. Valenta 3rd Addition. Final Plat. Property now served by main in Oliver, no water problem.
7. The Nett Park Addn. Final Plat. Item B, mains to be extended. Is there a method by which when the supply line in Main Rd. is extended that this area share in the assessment? Or, because of no benefit should they be left out entirely?
8. Gray's First Addition. Preliminary Plat. Item D, mains to be extended. Nearest water at Eisenhower at Mac Arthur Rd., Nearest supply line at Hoover and 37th St. South.
9. Westway Addn. . Preliminary Plat. Existing mains in Pawnee and Seneca, no water problem. Interior line serves existing structure. Main tie-in on Elizabeth, north of Savannah was not shown.

10. Woodbridge 3rd Addn. Item B, mains to be extended. No water problem.
11. Mulberry East Addn. Final Plat. Item B, mains to be extended from 37th St. N. and Rock Rd.
12. Eastminster Addition. Final Plat. Item B, mains to be extended. No water problem.
13. U.S.D. 259. Dedicote St. E/W. No water problem.
14. Delmer and Marilyn Parr. Dedicote St. E/W. No water problem.
15. Delmer and Marilyn Parr. Grant access control. No water problem.
16. Delmer and Marilyn Parr. Grant utility easement. No water problem.
17. Other Platters.

MEMO



TO: CITY OF WICHITA

ENGINEERING DEPARTMENT

455 NORTH MAIN

ATTN: MS. VICKI HUANG

PROJECT NO. 36-85641-1120

PROJECT: WOODBRIDGE 3RD ADD'N

(ECHO HILLS REPLAT)

DATE: FEBRUARY 6, 1986

COPIES TO:

LARRY CHAMBERS

LOUISE OLIVAREZ, MAPD

FROM: CHARLES S. BROWN, P.E.

REFERENCE: DRAINAGE CONCEPT

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

TRANSMITTED HEREWITH ARE TWO (2) COPIES OF THE DRAINAGE CONCEPT FOR THE PROPOSED WOODBRIDGE 3RD ADDITION TO WICHITA (REPLAT OF A PART OF ECHO HILLS ADDITION).

THE PRELIMINARY PLAT WAS SUBMITTED ON FRIDAY, JANUARY 31, 1986, FOR HEARING BY THE SUBDIVISION COMMITTEE ON THURSDAY, FEBRUARY 13, 1986.

IF YOU HAVE ANY QUESTIONS, PLEASE ADVISE.