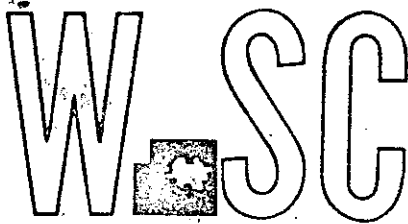


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 7, 1980

Bill G. Yung Design

1355 N. Waco

Wichita, Kansas 67203

Re: S/D No. 80-13 - Preliminary plat of Waterford North

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1980, 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 west 25 feet of Mainsgate is in the N.W 1/4 of this section and is outside of the boundaries of this plat. A dedication by separate instrument of this 25 foot portion of the street shall be submitted with the final plat.
- B. Since Mainsgate currently exists as an east-west street, the name of the north-south collector on the west side of this plat shall be changed to Gouverneur.
- C. Prior to submission of a final plat, the final drainage calculations shall be submitted to Engineering and Flood Control for approval. Final drainage plans (and the final plat) shall indicate the boundaries of the floodways within the open space areas.
- D. The applicant shall guarantee the construction and/or installation of all drainage improvements required by the platting of this property.
- E. The platted building setbacks and the setbacks approved on the C.U.P. shall be the same. The C.U.P. proposes 20-foot setbacks on the front of lots abutting a 58-foot street.
- F. A Homeowners' Association shall be formed of Lots 1, 2, and 3 in Block 6 to maintain the floodway and open space areas to the north of these lots. Some type of maintenance shall also be provided for the floodway and open space area in Block 1.

- G. Since Lot 2, Block 6 is being platted without frontage on a public street, an access easement agreement shall be submitted with the final plat which provides for access across Lots 1 and 3.
- H. The applicant shall obtain approval from Kanab Pipeline Company for the location of the 33 foot pipeline easement, the 50 foot setback from the easement, the location of utility easements within the setback and the location of a 25-foot wide landscape buffer within the setback in Block 6.
- I. The applicant shall guarantee the paving of all streets being platted.
- J. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots.
- K. Sidewalks shall be guaranteed on both sides of Gouverneur and on one side of 26th Street North.
- L. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit on lots adjacent to 58 foot streets and that on-street parking shall be permitted on only one side of said streets. Since Block 4 and Lots 1 thru 15, of Block 3 comprise Parcel 7 of the C.U.P. which allows duplexes, the applicant may wish to plat the 64 foot streets at this location so that parking can be provided on both sides of the street. It should be noted that Block 4 is a very small block and will have high special assessment costs regardless of street width.
- M. Easements as requested by K. G. and E., and shown on a marked copy of the preliminary plat given to the platting engineer, shall be shown on the final plat.
- N. 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.
- O. 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
Louise Olivarez
Senior Planner
LO:bh

cc: Comotara Development & Prop., Inc.
Van Doren-Hazard-Stallings
Paul Johnston, Flood Control
Dean Sellers, Acting City
X Engineer

Kaneb Pipe Line Company

Suite 550, 100 North Broadway • Wichita, Kansas 67202 • (316) 262-1408

September 5, 1980

RECEIVED

SEP 8 1980

METROPOLITAN PLANNING

ROUTE *to*
 course

Mr. Kenneth H. Bengton
Partner
Van Doren-Hazard Stallings
250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206

Re: Kaneb Pipe Line Company
Easement across the proposed
North Subdivision located in the
NE $\frac{1}{4}$, Section 6, T-27-S, R-2-E,
Sedgwick County, Kansas
WATERFORD NORTH

Dear Mr. Bengton:

In response to your letter dated September 2, 1980, I would like to outline the requirements by Kaneb in order to provide access to our pipeline, as well as protection to our pipeline and public safety. In order to ensure that our requirements be met, related to the final subdivision approval, I would like to offer for your review the following conditions Kaneb will require in the final subdivision plat.

1. The first being that our pipeline as shown on final plat will cross one proposed street shown on the plat as Gouverneur Street. Kaneb has no objections to the street being built over our pipeline provided that the pipeline be cased according to pipeline casing procedures from curb line to curb line.

The line casing material and labor would be furnished by Kaneb, however, all cost related to the casing installation would be borne by the subdivision developer.

2. The second item of interest is the building or construction set-backs at or near our pipeline location. Kaneb must maintain the 33 foot easement in order to have access to the pipeline at all times. It should be pointed out that no engineering structures or other utilities will be permitted on the 33 foot wide easement. No utility lines may run parallel to our pipeline within the 33 foot easement. Utility lines may be permitted to cross our easement provided they are placed a minimum of one foot below our pipeline.


I hope this will provide you with the necessary information related to our pipeline easement across the property in question as well as Kaneb's requirements related to the matter. Kaneb Pipe Line Company would like to be

Mr. Kenneth H. Bengton, continued

September 5, 1980

notified in advance of any city planning department hearings related to the
subject final plat approvals or final subdivision approvals.

Sincerely,



Elmer E. Oatman

Manager

Engineering & Rights-of-Way

EEO/bm

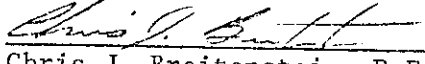
cc: Mr. Curtis Newby
City Planning Department
City Hall Building, 10th Floor
455 North Main
Wichita, Kansas 67202

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE September 23, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer
SUBJECT Waterford North
Drainage Plan

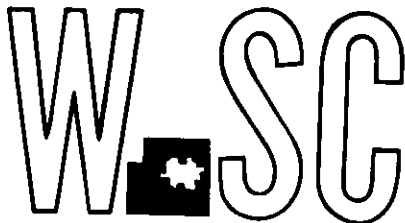
The above referenced drainage plan is approved.


Chris J. Breitenstein, P.E.
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Ken Bengtson

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 3, 1980

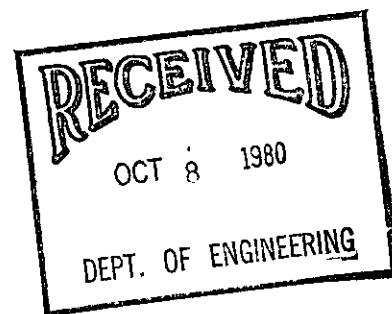
Van Doren-Hazard-Stallings
Attention: Ken Bengtson
Suite 5, 260 N. Rock Rd.
Wichita, Ks. 67206

Re: S/D 80-13 - Final plat of Waterford North

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The street on the west side of the plat shall be designated as "Gouverneur" and the west 25 feet shall be dedicated by separate document. The width of Gouverneur being dedicated on this plat (45 feet) shall be labeled on the final plat tracing.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Building setbacks on this plat shall be the same as on the approved C.U.P. Therefore, all front yard setbacks on lots abutting 58-foot streets (except on the culs-de-sac) shall be 20 feet.
- D. The applicant shall guarantee the paving of all streets being platted including Gouverneur from 29th Street to the south line of this plat.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the extension of City water to serve all lots.
- G. Sidewalks shall be guaranteed on both sides of Gouverneur and on one side of 26th Street North.
- H. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit located on lots adjacent to 58-foot streets.



Van Doren-Hazard-Stallings
Att: Ken Bengtson
Page 2
October 3, 1980

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. A Homeowners Association shall be formed to own and maintain the Buffer and the Floodway. The documents establishing this association shall be submitted to the Planning Department for recording. There shall be included a clause which allows the City to maintain these areas if the owners fail to, the cost of which shall be assessed equally among all the residential lots within the addition and may be established and treated as liens thereon in the same manner as special assessments.
- K. The applicant shall show, by letter from K.G. and E., or by copy of the recorded easement, that construction of Longfellow Street is allowed over the K.G. and E. easement and that there are no building setbacks required from the easement.
- L. The applicant has obtained approval from Kaneb for crossing their easement with Gouverneur Road (encasing to be at the expense of the developer) and with utility lines (provided utilities are placed at least one foot below the Kaneb pipeline).
- M. "Complete access control" to Rock Road from the Buffer in Block 3 shall be labeled on the final plat tracing.
- N. A 10-foot utility easement adjacent to the K.G. & E. easement along the south line of the property shall be added to the final plat tracing.
- 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. Forms for the bond and irrevocable letter of credit are available from this office. The enclosed certificate is required if petitions are submitted.

The enclosed "marked" copy of the plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 9, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

cc: Wichita Development Co., Inc., Attention:
Robert Fox, 2471 Hathway Circle,
67226
X R. W. Bruggeman, Director of
Engineering

LO:bh