

MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT Pepperwood Lake Addition - Drainage Plan/
Utilities/Public Improvements

PROJECT NO. _____ DATE 3-20-84

TO Mr. Mike Lindebak, P.E.

City Engineer

455 North Main - 7th Floor

Wichita, Kansas 67202

This is a one lot plat with the proposed use to be garden apartments. The user will need to petition for sanitary sewer service within the lot itself. However, this should not be a requirement of the plat since a main parallels the lot on the north and a lateral runs adjacent to the east line of Gouverneur.

Water will be extended from the south within the previously dedicated right-of-way for Gouverneur.

Pavement plans are 80% complete for the improvement of Gouverneur from the north line of Waterford North to the south line of 29th Street North.

The partially completed lake known as "Pepperwood Lake" needs to be completed along with the channel work surrounding the plat. This is understood by Landmark Communities, Inc. They plan to do the work this summer.

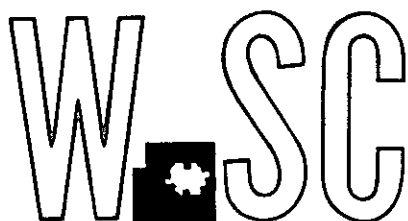
All other drainage improvements such as an "entrance culvert" adjacent to 29th Street and storm discharge from the site will have to be presented with an established site plan which is unavailable at this time.

Kenneth H. Bengtson
Kenneth H. Bengtson

KHB/dg

cc: Louise Olivarez
Bill Otten
Elton Parsons

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 30, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, #130
Wichita, Kansas 67206

Re: S/C 83-63 - Final plat of Pepperwood Lake Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, 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 relocation of the east part of the drainage channel south of 29th Street as proposed on the applicant's approved drainage plan. The area where the drainage channel is to be relocated shall be labeled as a drainage easement or it may be part of the Floodway Reserve. Maintenance of the channel will be the property owner's responsibility.
- B. A minimum pad elevation of 1368.4 m.s.l. (181 City datum) shall be shown on the final plat tracing and referenced in the plattor's text.
- C. The wording in the plattor's text regarding "no enclosed buildings" shall be changed to "no structures."
- D. The plattor's text shall be revised to state that the Floodway Reserve will be owned and maintained by the owner of Lot 1. The applicant shall submit a covenant for recording which defines this ownership and maintenance responsibility.
- E. The applicant shall guarantee extension of City water to serve this site.
- F. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, a note shall be included near the legend which states that building setbacks are per Community Unit Plan (DP-73).

Mid-Kansas Engineering Consultants, P.A.
March 30, 1984
Page 2

- H. The applicant shall submit a copy of the Kanab Pipe Line Company easement affecting this property.
- I. The final plat tracing shall indicate the recording information for the 100-foot-wide K.G. and E. easement on this property.
- J. Closure computations shall be submitted with the final plat tracing.
- K. 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 5, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Development Company, P.O. Box 8128, 67208
Landmark Communities, 3500 N. Rock Rd., #100, 67226
x Mike Lindebak, City Engineer

S/D No. 83-63 Name Pepperwood Lake Addition
Date Application Rec'd. 6-24-83 Preliminary Approval _____
Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location S. W. corner of 29th St. North and Gouverneur

Owner Woodlawn Development Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th North, Wichita, Ks. Zip Code 67226 Phone 683-5567

- | | |
|--|---|
| <p>1. Gross Acreage of Plat <u>37.8</u></p> <p>2. Number of Lots :
Residential <u>1</u>
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>1012.8.ft.</u></p> <p>4. Minimum Lot Area <u>37.8 ac.</u></p> <p>5. Existing Zoning <u>AA (C.U.P.)</u></p> <p>6. Proposed Zoning <u>AA (C.U.P.)</u></p> <p>9. Is public water available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>12. City of Wichita <input checked="" type="checkbox"/> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> |
|--|---|

STAFF COMMENTS:

NOTE: This plat represents Parcel 2 and parts of Parcel 14 of the Comotara Community Unit Plan (DP-73). Parcel 2 is approved for a maximum of 376 garden apartments. Parcel 14 is for open spaces, floodways, recreational facilities, etc.

Check

- A. A large Floodway Reserve was platted at the southeast corner of 29th and Woodlawn as part of Pepperwood Addition. It was to be maintained by the property owners within the subdivision. When the undeveloped lots were sold to Hartman Homes and replatted as Pepperwood Village, the Floodway Reserve remained in the ownership of Woodlawn Development Company. Representatives of Woodlawn Development Company stated at that time that this Floodway Reserve would become a part of the plat for the Pepperwood apartments and long-range ownership and maintenance provisions would be made when the apartment lot was platted. It is therefore recommended that this Floodway Reserve be included in the final plat of Pepperwood Lake Addition. A covenant will be required which provides for the owner of Lot 1, Block 1 to own and maintain the Floodway Reserve.
- B. Right-of-way for Gouverneur was dedicated by separate instrument when Waterford North was platted. Appropriate recording data shall be shown on the final plat. A guarantee for paving the street, including sidewalks, has already been submitted.
- C. Access control except for one opening to 29th Street, as indicated on the C.U.P. shall be granted on the final plat.
- D. The applicant shall guarantee extension of City water to serve the site.
- E. The City Engineer's representative shall be prepared to comment on the drainage concept for this property and state whether any drainage improvements need to be guaranteed with the plat. The applicant's agent has stated that, if feasible, a drainage pipe might be installed along the north line of the plat in lieu of the existing ditch. If this is done, the 100-foot floodway may be reduced to a much smaller drainage easement.

S/D No. 83-63 Name Pepperwood Lake Addition
Date Application Rec'd. 6-24-83 Preliminary Approval 7-7-83
Scheduled S/D Meeting 3-29-84

DESCRIPTION

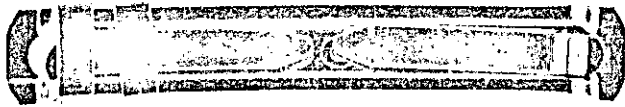
General Location South of 29th Street North between Woodlawn and Gouverneur

Owner Woodlawn Development Company
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
Address 240 N. Rock Rd., #130, Wichita, Ks. Zip Code 67206 Phone 682-6561

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>37.8</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>987.81</u> | 8. Sidewalk adjacent to all streets <u>Yes</u> <u>X</u> No |
| 4. Minimum Lot Area <u>22.9 acres</u> | |
| 5. Existing Zoning <u>AA/(C.U.P.)</u> | |
| 6. Proposed Zoning <u>AA/(C.U.P.)</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, what drainage improvements are required to be guaranteed with this plat; is a minimum building pad required; are the perimeters of the Floodway Reserve and Floodway easement correct; and is the wording in the plat's text regarding "no enclosed buildings" being permitted within the floodway acceptable?
- B. On the final plat tracing the plat's text should be amended to reference the platting of the 100-foot-wide "floodway easement" on Lot 1. The standard floodway language shall also be referenced as applying to this floodway easement as well as to the Floodway Reserve.
- C. The plat's text shall be revised to state that the Floodway Reserve will be owned and maintained by the owner of Lot 1. The applicant shall submit a covenant for recording which defines this ownership and maintenance responsibility.
- D. The applicant shall guarantee extension of City water to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, a note shall be included near the legend which states that building setbacks are per Community Unit Plan (DP-73).
- G. The applicant shall submit a copy of the Kanab Pipe Line Company easement affecting this property.
- H. The final plat tracing shall indicate the recording information for the 100-foot-wide K.G. and E. easement on this property.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.



D-0975

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the

undersigned, Wichita Development Company

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

A 70.00 foot wide strip of land, the centerline of which is described as follows:

Beginning at a point on the south line of the northwest quarter of Section 6, Township 27 south, Range 2 east of the 6th P.M., 652.84 feet westerly from the center of said Section 6, said south line bearing S 89° 20' 11" W; thence northerly along a curve to the left having a central angle of 3° 40' 13", a radius of 358.10 feet, a length of 22.94 feet and a chord 22.94 feet long bearing N 0° 54' 38" E; thence along a curve to the right having a central angle of 60° 40' 12", a radius of 348.90 feet, and a length of 369.45 feet; thence N 59° 44' 42" E, 314.55 feet; thence along a curve to the left having a central angle of 60° 39' 15", a radius of 411.85 feet and a length of 435.98 feet, to a point 843.10 feet northerly and 10.00 feet easterly from the center of said Section 6; thence northerly parallel to and 10.00 feet east of the east line of said northwest quarter bearing N 0° 54' 32" W, 1834.74 feet to the north line of said Section 6.

do hereby dedicate the above described real estate to the public for Street Right of Way purposes.

Executed this 23rd day of September, 19 80.

Robert R. Fox
Robert R. Fox
Attorney in fact for
Wichita Development Company

STATE OF KANSAS
SS:
SEDGWICK COUNTY

BE IT REMEMBERED, that on this 23rd day of September, 19 80, came Robert R. Fox

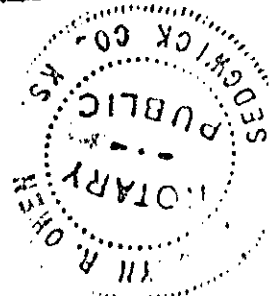
to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas and approved by said Board of Commissioners of the City of Wichita, Kansas.

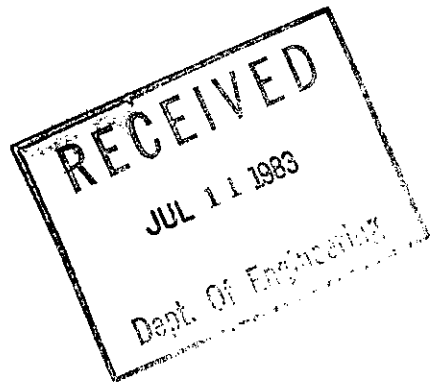
Cynthia R. Owen
(Notary Public)

My Appointment Expires:
My Appointment Expires May 17, 1981



this _____, 19 _____

- F. The final plat shall indicate that building setbacks are in accordance with the associated C.U.P. (DP-73).
- G. If any improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



July 8, 1983

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

Re: S/D 83-63 - Preliminary plat of Pepperwood Lake Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 7, 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 Floodway Reserve west of this property shall be included in the final plat of Pepperwood Lake Addition. A covenant will be required which provides for the owner of Lot 1, Block 1 to own and maintain the Floodway Reserve.
- B. Right-of-way for Gouverneur was dedicated by separate instrument when Waterford North was platted. Appropriate recording data shall be shown on the final plat, guaranteeing for paving the street, including sidewalk, if changes already been submitted, however, if changes in width are desired, a new petition shall be submitted.
- C. Access control except for one opening to be indicated on the C.U.P., shall be granted to the applicant shall guarantee extension of the same to serve the site.
- E. Prior to submission of the final plat, plan shall be submitted. Appropriate or dedication shall be indicated for storm sewer pipe along the north side of the plat. Guarantees will be required for proposed drainage improvements.
- F. The final plat shall indicate that the same is in accordance with the associated C.U.P.

- G. If any improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. 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
Senior Planner

LO:bh

cc: Woodlawn Development Co., P.O. Box 8128, 67208
X Mike Lindebak, City Engineer