

S/D No. 83-26 Name Woodspring 2nd  
Date Application Rec'd. 4-1-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location 1/2 mile north of 21st St. North and 1/2 mile west of  
Webb Road

Owner Tallgrass Company

Surveyor/Engineer Bill G. Yung Design

Address 8225 E. 35th North, Wichita, Ks Zip Code 67226 Phone 683-5567

- |                                                                                                                                     |                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>2.5 ac+</u>                                                                                             | 7. Lineal Feet of New Street                                                                                                                                     |
| 2. Number of Lots :<br>Residential <u>3</u><br>Commercial _____<br>Industrial _____<br>Other _____<br>Total Number of Lots <u>3</u> | a. <u>20'</u> R/W <u>110</u> ft.<br>b. _____ R/W _____ ft.<br>c. _____ R/W _____ ft.<br>d. _____ R/W _____ ft.<br>e. _____ R/W _____ ft.<br>TOTAL <u>110</u> ft. |
| 3. Minimum Lot Frontage <u>40 ft.</u>                                                                                               | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no                                                                                                       |
| 4. Minimum Lot Area <u>20,027 sq. ft.</u>                                                                                           |                                                                                                                                                                  |
| 5. Existing Zoning <u>AA with C.U.P. (DP 96)</u>                                                                                    |                                                                                                                                                                  |
| 6. Proposed Zoning <u>Same</u>                                                                                                      |                                                                                                                                                                  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>                                                     |                                                                                                                                                                  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>                                                  |                                                                                                                                                                  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u>                                                 |                                                                                                                                                                  |
| 12. City of Wichita <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> _____                                           |                                                                                                                                                                  |

STAFF COMMENTS:

- A. Since no utility easements are shown on this preliminary plat, the applicant's agent shall be prepared to discuss with the Subdivision Committee how utility services are to be provided to these lots.
- B. The applicant shall guarantee extension of sanitary sewer and City water to serve all lots.
- C. In Woodspring (1st) Addition, most of the private street system was to be constructed to a 29-foot width using public street specifications. The applicant's agent shall be prepared to explain where and how the transition to 20 feet is to be made and what paving specifications are to be used. It is recommended that the private road be platted as a reserve for its entire length and that the alignment be moved to the northwesterly side of Lot 2.
- D. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- E. The City Engineer's representative shall be prepared to comment on the drainage concept for this property.
- F. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- G. The applicant shall provide proof, by letter from KANEB or by copy of the easement agreement, that the pipeline easement as shown is correct and that no building setback from the easement is required. Recording data for the easement shall be shown on the final plat. Any relocation or encasement of the pipeline required for development of this property shall be at the applicant's expense.

(over)

- H. If improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recording.
- I. The southeasterly line of Lot 1 does not match the northwesterly line of the adjacent lot in the first Wood-spring Addition. The applicant's agent shall be prepared to discuss this matter with the Subdivision Committee.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-26 Name Woodspring Second  
Date Application Rec'd. 4-1-83 Preliminary Approval 4-14-83  
Scheduled S/D Meeting 6-23-83

DESCRIPTION

General Location 1/2 mile north of 21st St. North and 1/2 mile west  
of Webb Road

Owner Tallgrass Company  
Surveyor/Engineer Mid-Kansas Engineering Consultants  
Address 240 N. Rock Rd., #130, Wichita Zip Code 67206 Phone 682-6562

- |                                                                                                   |                                        |
|---------------------------------------------------------------------------------------------------|----------------------------------------|
| 1. Gross Acreage of Plat <u>2.5 ac.+</u>                                                          | 7. Lineal Feet of New Street           |
| 2. Number of Lots :                                                                               | a. <u>      </u> R/W <u>      </u> ft. |
| Residential <u>3</u>                                                                              | b. <u>21'</u> R/W <u>135</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>3</u>                                                                     | TOTAL <u>135</u> ft.                   |
| 3. Minimum Lot Frontage <u>21 ft</u>                                                              | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>20,000 sq. ft.</u>                                                         | streets <u>yes</u> <u>x</u> no         |
| 5. Existing Zoning <u>AA with C.U.P. (DP-96)</u>                                                  |                                        |
| 6. Proposed Zoning <u>Same</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 15-foot drainage and utility easement adjacent to the north side of Reserve A shall designated as "private street easement."
- B. The applicant shall guarantee construction of Lakepoint, the private street within Reserve A, to public street standards.
- C. The firelane and access easement being platted through Lot 2 for the benefit of Lot 3 shall be granted by separate instrument with construction and maintenance responsibilities being specified in the document. Construction of the access drive to firelane standards to serve either lot shall be completed prior to development of that lot. After approval by the Planning Department, this document shall be recorded so that the recording data can be shown on the final plat tracing.
- D. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- E. The applicant shall guarantee extension of sanitary sewer and water to serve each lot.
- F. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- G. The representative of the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this site and on the acceptability of the minimum building pads and on the alignment of the floodway easements.

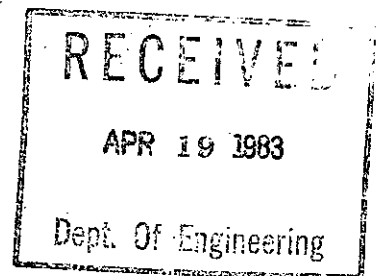
- H. If improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recording.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 18, 1983

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

Re: S/D 83-26 - Preliminary plat of Woodspring 2nd

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 14, 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:

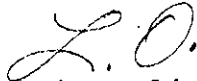
- A. The final plat shall show a 21-foot private street reserve with sufficient adjacent "utility, drainage, and private street easements" to provide a total width of 50 feet wherever possible.
- B. The applicant shall guarantee construction of the private street to public street standards.
- C. The 20-foot access easement on Lot 2 for the benefit of Lot 3 shall be established by separate instrument and submitted to the Planning Department for recording with the plat. Provisions for its construction and maintenance shall be specified in the document.
- D. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- E. The applicant shall guarantee extension of sanitary sewer and water to serve each lot. Any necessary utility easements shall be shown on the final plat.
- F. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

- G. The applicant shall provide proof, by letter from KANEB or by copy of the easement agreement, that the pipeline easement as shown is correct and that no building setback from the easement is required. Recording data for the easement shall be shown on the final plat. Any relocation or encasement of the pipeline required for development of this property shall be at the applicant's expense.
- H. If improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recording.
- I. The appropriate minimum pad elevations shall be shown on the final plat and referenced in the plat's text.
- J. 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.
- K. 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.

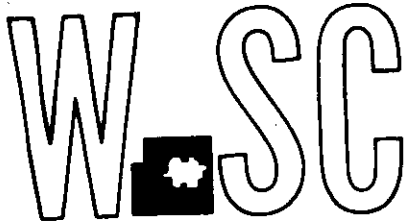
Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Kenneth Bengtson, Mid-Kansas Engineering Consultants, 240  
N. Rock Rd., Suite 130, 67206  
Tallgrass Company, P.O. Box 4048, 67204  
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 24, 1983

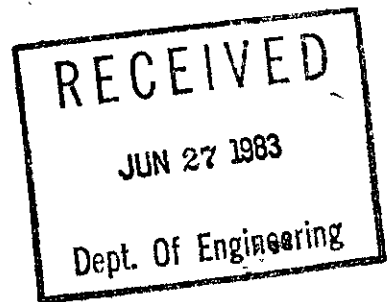
Mid-Kansas Engineering Consultants  
240 N. Rock Rd., Suite 130  
Wichita, Kansas 67206

Re: S/D 83-26 - Final plat of Woodspring Second

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The 15-foot drainage and utility easement adjacent to the north side of Reserve A shall designated also as "private street easement."
- B. The applicant shall guarantee construction of Lakepoint, the private street within Reserve A, to public street standards.
- C. The firelane and access easement being platted through Lot 2 for the benefit of Lot 3 shall be granted by separate instrument with construction and maintenance responsibilities being specified in the document. Construction of the access drive to firelane standards to serve either lot shall be completed prior to development of that lot. After approval by the Planning Department, this document shall be recorded so that the recording data can be shown on the final plat tracing.
- D. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- E. The applicant shall guarantee extension of sanitary sewer and water to serve each lot.



Mid-Kansas Eng. Consultants  
Page 2  
June 24, 1983

- F. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- G. If improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Tallgrass Co. P.O. Box 4048, 67204  
Mike Lindebak, City Engineering

# CONFIRMATION MEMO

PROJECT: Woodspring Second DATE: Aug. 18, 1983

PROJ. NO.: \_\_\_\_\_

TO: Chris Breitenstein

Drainage & Flood Control Engineer

455 North Main - 7th Floor

Wichita, Kansas 67202

RECEIVED

AUG 23 1983

Dept. Of Engineering

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

Confirming our conversation of 8-17-83, the deck of Lot 1, Block 1 of Woodspring Second will be over the floodway. The deck elevation is 211.7 and the lake design water level is 206.79. Confirming our conversation this was acceptable. If you have any questions please contact me.

Very truly yours,

Mid-Kansas Engineering Consultants, P.A.



Richard C. Bair, P.E.

RCB/dg

Approved

8/17/83

