

Pre-Sub 1-30-86

1. Builders Inc.. Vacation of platted alley R/W. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary Plat. Item B, City Water to be extended. Water may be extended in Seneca or 55th. Main in Seneca to be 16", main in 55th to be 12".
6. Robert Rhodes Addition. Final Plat. Existing water main in 13th St. is partially adjacent to plat.
7. Lamplighter Mobile Home Park Addition. Preliminary Plat. End of existing 12" water main is 58' E. of hydrant at southwesterly corner of plat. 12" main should be extended across to east line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final Plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of 55th St. So. . Item A, Wells.

11. Beacon Hill Addition. Preliminary Plat. Item B, water to be extended. No water problem.
12. Industrial Air Center (Formerly Toben 4th). Final Plat. Item B, mains to be extended. No water problem.
13. Teal Cove 2nd Addition. Final Plat. Item B. mains to be extended.
14. Larkfield Place Addition. Final Plat. Water mains to be extended in 28th St. N. and Governor as necessary to serve the property.
15. Frank Corney. Dedicate Temporary Drainage Esmt. No water problem.
16. Builders Inc. Utility Esmt. Dedication. No water problem.
17. Slaven Hadijski. Grant Utility Esmt. No water problem.
18. Other matters.

1. Lamplighter Mobile Home Park. Final Plat. Item C, main to be extended across plot at time of development as per City Ordinance No. 17.12.300. Interior mains to be in city utility easement to be granted by separate instrument at time of development of phase as per City Ordinance No. 26.04.140
2. Noordhoek Addition. Prelim. Plat. Property now served by 12" main in 143rd St., and also by 12" main in 9th St., no water problem. Item D. Outside City Application to obtain service.
3. Mulberry E. 2nd Addn. Final Plat. Item C, mains to be extended. Mains to be extended from 37th N. & Rock Rd. No water problem.
4. Beacon Hill. Addition. Final Plat. Item F., mains to be extended. ~~to item~~ No water problem.
5. University Congregational Church Addition. Existing 16" main in 29th St. Outside City Application required to obtain service; if item E. not approved.
6. Downs Addition. Final Plat. Property now served by 2" main in Pershing, and 8" main in Centrd. No water problem.
7. Lochr Addition. Final Plat. Property now served by 16" main in Tyler and 8" main in 9th St. No water problem. Mains not shown on sketch plat.
8. Cherry Orchard 3rd Addition. Final Plat. Property now served by mains on three sides. No water problem.
9. Mary Kay Addition. Final Plat. Existing 12" main in Hoover Rd., property now served. No water ~~problem~~ problem.

Atc-Sub - 2-27-86

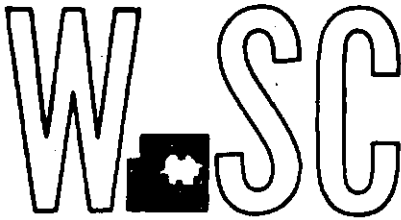
(2)

10 Alfred A. Caro. Grant utility easement. No water problem.

11. Verna Kunkin. Dedicate Street R/W. If necessary, mains may be extended to area. No water problem.

12. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 31, 1986



Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 86-11 - Preliminary Plat of Lamplighter Mobile
Home Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 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 lot being platted.
- B. The applicant shall guarantee the extension of municipal water across this lot's frontage to MacArthur Road.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate the stub utility easement needed in order to extend sanitary sewer to serve this property.
- E. Approval of this preliminary plat and preliminary site development, with only a 10-foot building setback from MacArthur Road, is subject to approval of the applicant's Board of Zoning Appeals case (BZA 74-85).
- F. The applicant shall submit five (5) copies of a revised preliminary site development plan which indicates the following:
 1. The "Typical Lot Layout" diagram shall be renamed "Typical Site Layout."
 2. A note shall be added, which states that no parking is allowed on either side of the 24-foot wide interior roadway and that parking is permitted on only one (1) side of the 30-foot wide interior roadway. This note shall also state that the park manager will be responsible for posting and enforcing these restrictions.

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Reiss & Goodness Engineers

Re: S/D 86-11 - Preliminary Plat of Lamplighter Mobile Home Park Addition.
January 31, 1986

Page 2

3. The required 10-foot wide landscape buffer adjacent to the west line of the plat.
 4. The deletion of the note regarding the covenant filed on Film 737, Page 1266. Landscaping requirements are established by Section 26.04.120(h) of the Mobile Home Code.
 5. The required 10-foot wide landscape buffer adjacent to MacArthur. If the Board of Zoning Appeals does not approve the applicant's setback variance, this required landscape buffer will need to be increased to 20 feet in width.
 6. Clear indication that the 20-foot wide off-street parking strip is not within the recreation area.
 7. "Complete Access Control" to MacArthur Road except at the entrance of the mobile home park.
- G. Prior to filing a final plat, the applicant shall submit, to the Traffic Engineer, a plan depicting the pavement geometrics for this mobile home park's driveway to MacArthur Road. From this plan, a determination will be made as to the maximum width allowed for the park's entrance.
- 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).
- J. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Colonial Mobile Home Park, c/o Larry Womack, 3232 S. Clifton, Lot 117
Wichita, KS 67216
Bill McKinley, Traffic Engineer
✓ Mike Lindebak, City Engineer

Sanitary Sewer Extensions
Lamplighter Mobile Home Park

Method of Guarantee:

~~Valid Petition~~

Benefit District:

That area being platted as Lamplighter Mobile Home Park, Wichita, Sedgwick County, Kansas also described as follows:

The southeast quarter of the southwest quarter except the west 20 feet thereof, in Section 10, Township 28 South, Range 1 East of the 6th P.M., Wichita, Sedgwick County, Kansas.

Ownership:

Marie S. Kellogg f/k/a Marie S. Reed and Colonial Mobile Home Park, Inc. Contract Purchaser.

List of Quantities:

^{20'}
~~15~~ Lin. Ft. 10" Clay Tile Pipe
~~8~~ Lin. Ft. Manhole Constructed
1 ea

@ \$30 = 600
@ \$2500 = 2500

3100

+30% 900

\$4000
Use

Drainage Improvements
Lamplighter Mobile Home Park

Method of Guarantee:

Letter of Credit.

Benefit District:

Lamplighter Mobile Home Park.

Ownership:

Marie S. Kellogg f/k/a Marie S. Reed and Colonial Mobile Home Park, Inc., Contract Purchaser.

List of Quantities/Cost Estimate:

140	Sq. Yd.	6" Thick Concrete Bypass Swale	25.00	\$ 3,500.00
4	Each	Type 1-A Curb Inlets	1,750.00	7,000.00
30	Lin. Ft.	8" PVC Discharge from Pump	10.00	300.00
1	Unit	Inlet Structure	500.00	500.00
95	Lin. Ft.	15" R.C.P.	20.00	1,900.00
1	Unit	Storm Drainage Pump with 3,000 gal./min. Capacity, Furnished & Installed	8,000.00	8,000.00
185	Lin. Ft.	24" R.C.P. with Backfill	30.00	5,500.00
155	Lin. Ft.	22" x 28" RCPHE with Backfill	35.00	<u>5,425.00</u>

Estimated Construction Cost: \$32,125.00

+25%

8,000.00

\$ 40,125.00

Use \$40,000

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 28, 1986

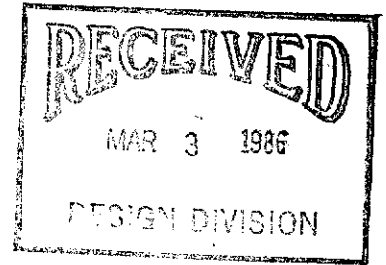
Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 86-11 - Final Plat of Lamplighter Mobile Home Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 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 lot being platted.
- B. The applicant shall guarantee the extension of municipal water across this lot's frontage to MacArthur Road.
- C. The applicant shall guarantee the construction of the drainage pond, pump and outfall required by the drainage plan for this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. At the time of preliminary plat review, several required changes on the applicant's associated preliminary site development plan were noted. A revised site development plan has been received which depicts the needed changes. The applicant is advised that the final site development plan, required at the time of building permit, must be in substantial compliance with the approved preliminary site development plan.
- F. On the final plat tracing, a reserve for drainage purposes shall be indicated. This reserve will also need to be platted for recreation and park drive purposes. The platting of the reserve shall be referenced in the plat's text.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the



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Reiss & Goodness Engineers

Re: S/D 86-11 - Final Plat of Lamplighter Mobile Home Park

February 28, 1986

Page 2

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.

- H. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Lamplighter Mobile Home Park Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- 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, March 6, 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: Colonial Mobile Home Park, c/o Larry Womack, 3232 S. Clifton, Lot
117, Wichita, KS 67216
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

February 13, 1986

Vicki Wong
Dept. of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

Plot Folder File

RE: ~~Lampighter Mobile Home Park~~
Drainage Study

Dear Vicki:

Enclosed herewith are two (2) copies of the Revised Preliminary Site Drainage Study for Lampighter Mobile Home Park.

If you have any questions, you can contact me at this office.

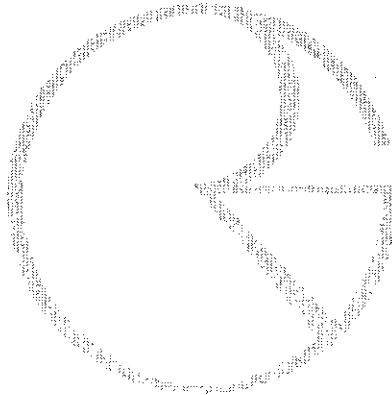
Respectfully submitted,

REISS & GOODNESS ENGINEERS

Robert Previtara

Robert Previtara, L.A.

RP/cr
enc.





REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2161 (316) 832-0213

March 27, 1986

Carl Gibson
City of Wichita
Engineering Department
455 N. Main
Wichita, Kansas 67202

RE: Lamplighter Mobile Home Park
Guarantee of Improvements

Dear Carl:

In order to obtain approval of the final plat of Lamplighter Mobile Home Park sewer and water extensions must be guaranteed by petition. The drainage improvements are to be guaranteed by letter of credit. To aid you in preparation of the petitions and the letter of credit, I have enclosed the following items:

Sanitary Sewer Extensions:

Description of the Benefit District
Ownership List within the Benefit District
List of Quantities
A Sketch of Proposed Improvements.

Water Line Extensions:

Description of the Benefit District
List of Quantities.
A Sketch of Proposed Improvements

Drainage Improvements:

Description of the Benefit District
Ownership List within the Denefit District
List of Quantities/Estimate of Cost
A Sketch of Proposed Improvements

If you have any questions, please feel free to call.

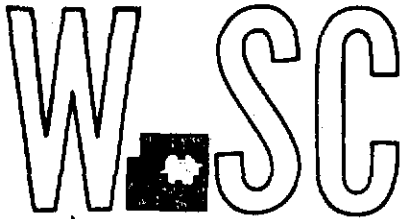
Sincerely,

REISS & GOODNESS ENGINEERS

Bob Previterra, L.A.

BP/cr
enc.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 6, 1986

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 86-11 - Final Plat of Lamplighter Mobile Home Park

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 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: Colonial Mobile Home Park, c/o Larry Womack, 3232 S. Clifton, Lot
117, Wichita, KS 67216
Mike Lindebak, City Engineer

C
O
P
Y



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

August 12, 1987

Chris Breitenstein, P.E.
City Hall, 8th Floor
Wichita, Kansas 67202

RE: Lamplighter Mobile Home Park
Sanitary Sewer Extensions

Dear Chris:

It has come to my attention that concrete encasement is no longer required for main line traps. Also, I have been told that concrete collars around the sewer service risers are no longer required. Since our approved plans indicate the use of concrete for these purposes, I would like to request that the onsite inspector be given the authority to approve the construction of main line traps and service risers without the use of concrete. Of course, these changes will be reflected in the required As Built drawings.

Please respond at your earliest convenience.

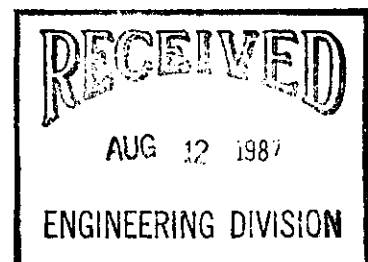
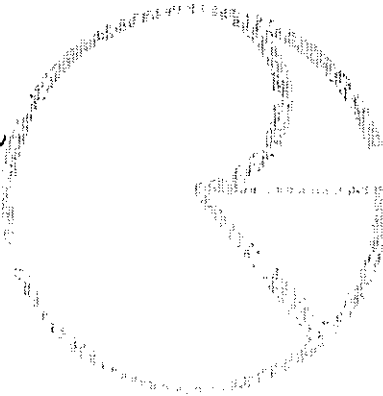
Sincerely,

REISS & GOODNESS ENGINEERS

Robert G. Previtara

Robert G. Previtara, L.A.

RGP/rmk



Larry 4

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: March 25, 1988

TO: Mike Lindebak, City Engineer

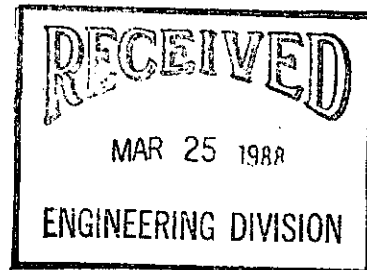
FROM: Don Losew, Junior Planner, Current Plans *DL*

SUBJECT: Letters of Credit for Lamplighter Mobile Home Park

When the plat for Lamplighter Mobile Home Park was approved, Letters of Credit for the extension of sanitary sewer and a private drainage system in a platted reserve were accepted. These letters will be defaulting in May. Please inform us as soon as possible if these projects are completed or if we need to get an extension. If an extension is desired by your department, please also advise us if the existing amounts (\$4,000 for sewer, \$40,000 for drainage) are sufficient.

*✓ with Vicky on the plans.
Have we been paid for inspections?
If not let's cash in the letters.*

DL:dlk



Yf

Drainage has not been completed.

San. Sewer is done and may be released.

Vicky

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

TO: Richard Chamberlin, CID

DATE: November 13, 1989

FROM: Vicky Huang, Subdivision Engineer

VH

SUBJECT: Drainage at Lamplighter
Mobile Home Park.

I have reviewed the proposed office building in the reserve area for the subject plat and the modifications to the drainage structures in the reserve. It is my opinion that this poses insignificant changes to the existing drainage characteristics of the area. Should you have any questions please call me at 4236.

VH:gnz