

S/D No.: 86-80 Name: SKYLINE HEIGHTS SECOND ADDITION

Preliminary Approved: 9/25/86
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northeast corner of Hoover and MacArthur Roads.
Owner: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 2.81 Acres
2. Number of Lots:
 - Residential: 11
 - Office:
 - Commercial:
 - Industrial:
 - Total: 11
3. Minimum Lot Area: 7,500 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "AA" (SCZ-0568)

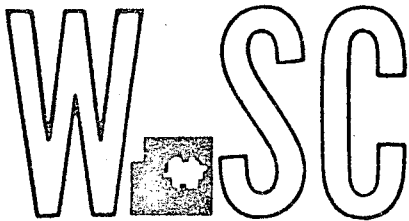
STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0568), requesting "LC" (light commercial) to "AA" (single-family) zoning has been approved subject to replatting.

- A. The applicant shall guarantee the paving of York Court.
- B. The applicant shall attempt to obtain valid paving petitions for the following streets:
 - (1) York Street from Hoover Road to Flora Avenue.
 - (2) Flora Avenue from York Street to MacArthur Road.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- 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.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

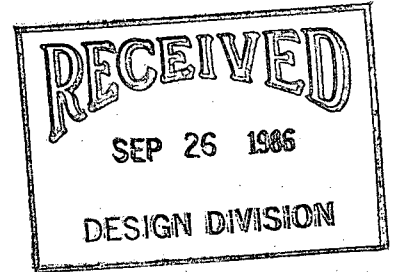
1. Dr. Kernic U. Binyon. Vacation of Alley R/W. No water problem.
2. Fern Peterson. Vacation of platted easement. No water problem.
3. Edward Boady Jr. Vacation of platted easement. No water problem.
4. Riverview Estates. Final Plat. No water problem. Area now served.
5. Burlington Northern Industrial Center Second Addition. Revised Final Plat. Existing main in Ohio. No water problem.
6. John Weitzel Addition. Final Plat. Area now served, no water problem.
7. Skyline Heights Second Addition. Preliminary Plat. Item D., mains to be extended. Note: Water to be extended in Skyline Heights Addition. Need extension in York and Flora to serve plat.
8. Woodland Estates 2nd Addition. Preliminary Plat. Item B, mains to be extended. No existing mains to tie to at this time. Main in Linden/Shannon Way must be installed to allow main extension into this plat.
9. Pent-A-Center. Final Plat. Item B, mains to be extended. No water problem.
10. Willowbend Third Addition. Final Plat. Item B, mains to be extended. No water problem. Revised water plans need to be submitted prior to construction.
11. Golf Courses of America. Vacation of platted drainage and Utility Easmt. No water lines in Reserve A, no water problem.
12. Leedy - Voyles Addition. Final Plat. Item A, mains to be extended. Existing 12" on S side of MacArthur not shown on sketch plat. No water problem.
13. Keagon Addition. Final Plat. Existing water in Douglas, no water problem.
14. Gentry 5th Addition. Final Plat. Existing water in Central, no water problem.
15. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



September 25, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 25, 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 paving of York Court.
- B. The applicant shall attempt to obtain valid paving petitions for the following streets:
 - (1) York Street from Hoover Road to Flora Avenue.
 - (2) Flora Avenue from York Street to MacArthur Road.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant is advised that the amount of right-of-way being dedicated for York Court should be either 58 feet or 64 feet.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

C
O
P
Y

- I. The final plat shall indicate the platting of "complete access control" to Hoover Road and MacArthur Road across the west and south lines of this plat.
- J. The final plat shall reference, in the plat's text, the dedication of access controls to Hoover and MacArthur Roads across the west and south lines of the plat.
- K. Approval of this plat is subject to approval of the applicant's associated zone case (SCZ-0568).
- L. If the easement established for the Continental Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060
Mike Lindebak, City Engineer

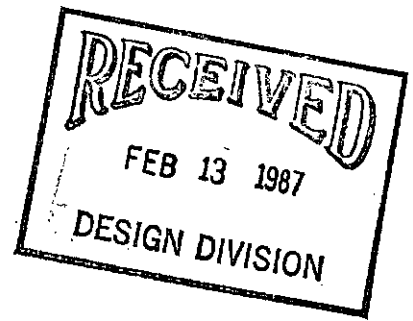
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 12, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, 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 paving of York Court.
- B. The applicant shall attempt to obtain valid paving petitions for the following streets:
 - (1) York Street from Hoover Road to Flora Avenue.
 - (2) Flora Avenue from York Street to MacArthur Road.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

SEDGWICK COUNTY

Final Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION
Page 2

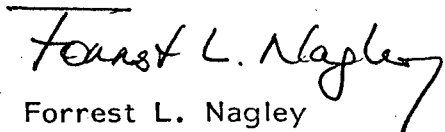
- H. The final plat tracing shall indicate a 20-foot wide utility easement on the fronts of Lots 8 through 11.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- 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, February 19, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060
Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S side 21st St, no main in Erie adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary plat. Existing 8" main in Erie. Property now served. No water problem.
3. Ormo Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amorado Estates Third Addition. Final Plat. Item A, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restriction Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across Lot 1 is to be utilized for building services, line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on S side of 27th St So. not shown on stated plat. Area now served. No water problem.

12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Course of America. Dedicats utility easement. No water problem.
14. Golf Course of America. Dedicats utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Tombsburg Park Cemetery. Dedicats street R/O. No water problem.
17. Paul E. Bogan. Grant utility easement. No water problem.
18. Donald J. Wolenta. Grant utility easement. No water problem.
19. Wood River Addition. Trains to be sized to allow for fire protection with future extension to go to 27th St So. to tie to other 12" main.
20. Other Matters.

S/D No.: 86-80 Name: SKYLINE HEIGHTS SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: Northeast corner of Hoover and MacArthur Roads.

Owner: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060

Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 2.81 Acres
 2. Number of Lots:
 - Residential: 11
 - Office:
 - Commercial:
 - Industrial:
 - Total: 11
 3. Minimum Lot Area: 7,500 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "AA" (SCZ-)
-

STAFF COMMENTS:

NOTE: The applicant has filed an associate County zone change request for "LC" to "AA" zoning. This case will be considered by the Planning Commission on October 16, 1986.

- A. The applicant shall guarantee the paving of York Court.
- B. The applicant shall attempt to obtain valid paving petitions for the following streets:
 - (1) York Street from Hoover Road to Flora Avenue.
 - (2) Flora Avenue from York Street to MacArthur Road.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant is advised that the amount of right-of-way being dedicated for York Court should be either 58 feet or 64 feet.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. The final plat shall indicate the platting of "complete access control" to Hoover Road and MacArthur Road across the west and south lines of this plat.
- J. The final plat shall reference, in the plat's text, the dedication of access controls to Hoover and MacArthur Roads across the west and south lines of the plat.
- K. Approval of this plat is subject to approval of the applicant's associated zone case (SCZ-).

SUBDIVISION REPORT

Preliminary Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION

Page 2

- L. If the easement established for the Continental Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- 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).
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.