

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE December 31, 1985

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Rivermill Addition
C.C.R. Addition
Leonard A. Garnett Addition
Fairfield Estate Addition
Westside Free Will Baptist Church

The required petitions for the above-referenced additions have been received.

Vicky Huang
Vicky Huang
Civil Engineer II

VH:mgr

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: October 21, 1985

TO: Michael E. Lindebak, City Engineer/Acting Director of Planning
FROM: Forrest L. Nagley, Senior Planner
SUBJECT: OFF-SITE UTILITY EASEMENT REQUIREMENT FOR RIVERMILL ADDITION - S/D 84-47.

When the final plat, for the above-referenced Addition, was reviewed by the Subdivision Committee on October 25, 1984, City Engineering established a requirement for the applicant to obtain an off-site utility easement. This easement was to be obtained from a property owner north of 21st Street North for purposes of extending sanitary sewer.

Ben Gegan, of Mid-Kansas Engineering Consultants, has advised that the sanitary sewer extension plan for Rivermill Addition no longer requires the off-site utility easement. Please have a member of your Design Division staff review the sewer extension plan for the Rivermill plat and advise me if Engineering's requirement for the off-site easement may be deleted. The requirement for the off-site easement was stated as Item "I" of our October 26, 1984 letter to Mid-Kansas Engineering Consultants.

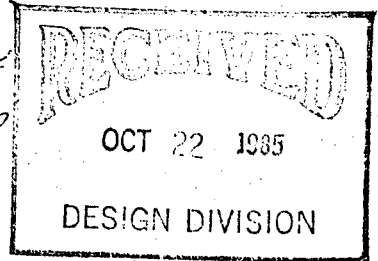
Forrest L. Nagley
Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Mid-Kansas Engineering Consultants, P.A., 3500 North Rock Road, #800
Wichita, KS 67226.

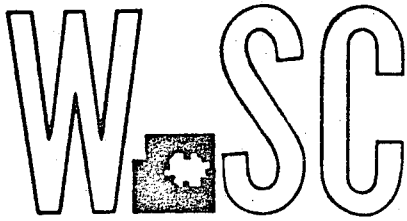
Consultant has checked proposed alignment and was verified alignment is clear of conflict. Petition acceptable - offsite easement not required. (FLN) 10-21-85

Forrest: Consultant has proposed an alternate route for S.S. that does not require this easement. Consultant should verify that there are no utility conflicts with this route. If significant problems exist with proposed route S.S. petition should allow for condemnation of offsite utility easement. (Forrest) 10-30-85



11/

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 1, 1984

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

Re.: S/D 84-47 - Final Plat of Rivermill

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 1, 1984, 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 October 26, 1984.

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 1982 (both first and second halves) and prior years have been paid.

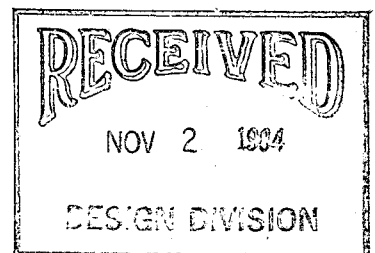
Please call if you have any questions.

Very truly yours,

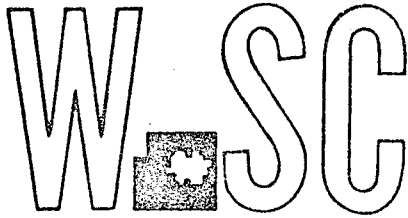
Barbara Bonanni
Planning Analyst

BB:mlh

cc: Universal Motor Fuels, Co., Inc., 2824 North Ohio, Wichita, KS 67219
Mike Lindebak, City Engineer

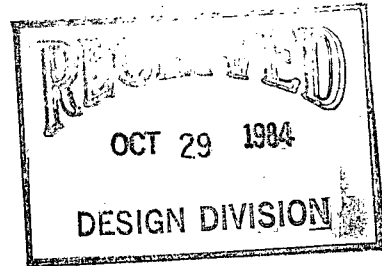


WICHITA - SEDGWICK COUNTY



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



October 26, 1984

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

Re: S/D 84-47 - Final Plat of Rivermill

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 25, 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 extension of City water and sanitary sewer to serve all lots being platted.
 - B. The plattor's text shall be amended on the final plat tracing to state who will own and maintain the reserves.
 - C. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard-surfaced access to each lot prior to the development of the lot.
 - D. The final plat tracing shall indicate the platting of a minimum building pad elevation of 1,305 m.s.l. on the face of the plat as well as in the plattor's text.
 - E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The final plat tracing shall correct the MAPC signature block to read: JAMES C. WILSON, CHAIRMAN.
 - G. The final plat tracing shall correct the County Clerk's signature block to read: MICHAEL T. SAWYER, COUNTY CLERK.
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WICHITA - SEDGWICK COUNTY

Mid-Kansas Engineering Consultants
S/D 84-47 - Rivermill Addition
October 26, 1984
Page 2

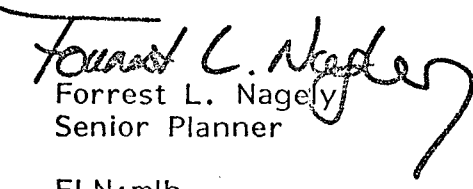
- H. The language in the plat's text regarding the access control shall be amended to include the additional phrase, ".....as shall be determined by the City Engineer."
- I. The applicant shall obtain the off-site utility easement north of 21st Street necessary to extend sanitary sewer to this plat.
- J. The final plat tracing shall indicate a 15-foot maintenance and access easement adjacent to the south line of this plat. Appropriate reference shall be made in the plat's text.
- K. The final plat tracing shall indicate a 15-foot utility easement adjacent to the front lot lines of Lots 1 through 9.
- L. The applicant is advised that contact with Southwestern Bell Telephone should be made regarding pavement of portions of Reserve "A" in order to avoid conflict with installation of above-ground utilities.
- M. Closure computations shall be submitted with the final plat tracing.
- N. 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, November 1, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

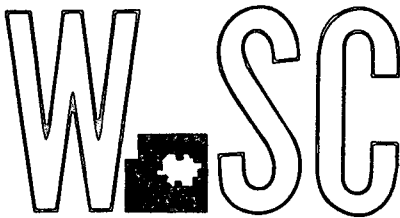
Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Universal Motor Fuels, Co., Inc., 2824 North Ohio, Wichita, KS 67219
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 11, 1984

Bill G. Yung Design
8225 East 35th Street North
Wichita, Kansas 67226

Re: S/D 84-47 - Preliminary plat of Rivermill.

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 1984, 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:

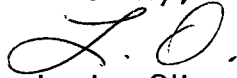
- A. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots being platted.
- B. The plattor's text on the final plat shall state how the reserves are to be owned and maintained, Also, a covenant shall be submitted which sets forth these responsibilities and which specifically states that hard-surfaced access will be provided to each lot prior to the development of the lot.
- C. The final plat shall indicate a minimum pad elevation of 1305 m.s.l.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- F. 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.

Bill G. Yung Design
May 11, 1984
Page 2

If you should have any questions, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Universal Motor Fuels, Co., Inc., 2824 North Ohio, 67219
Mid-Kansas Engineering Consultants, 240 N. Rock Rd., #130
Mike Lindebak, City Engineer

S/D No.: 84-47 Name: RIVERMILL ADDITION

Preliminary Approved: 5/10/84
Scheduled S/D Meeting: 10/25/84

DESCRIPTION

General Location: On the south side of 21st Street North between the Little Arkansas River and Hood, if extended from the north.

Owner: Universal Motor Fuels Co., Inc.

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 4.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 10
 - Industrial:
 - Total: 10
 3. Minimum Lot Area: 7,100 Sq. Ft.
 4. Existing Zoning: BB & AA
 5. Proposed Zoning: OC (Z-2613)
-

STAFF COMMENTS:

NOTE: The applicant's associated Zone Case (Z-2613) requesting "AA" and "BB" to "OC" has been approved subject to replatting.

- A. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots being platted.
- B. The platlor's text shall be amended on the final plat tracing to state who will own and maintain the reserves.
- C. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard-surfaced access to each lot prior to the development of the lot.
- D. The final plat tracing shall indicate the platting of a minimum building pad elevation of 1,305 m.s.l. on the face of the plat as well as in the platlor's text.
- E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall correct the MAPC signature block to read: JAMES C. WILSON, CHAIRMAN.
- G. The final plat tracing shall correct the County Clerk's signature block to read: MICHAEL T. SAWYER, COUNTY CLERK.
- H. The language in the platlor's text regarding the access control shall be amended to include the additional phrase, ".....as shall be determined by the City Engineer."
- 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.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-47

Name: Rivermill

Preliminary Approved:
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: South side of 21st Street North between the Little Arkansas River and Hood, if extended from the north.

Owner: Universal Motor Fuels Co., Inc.

Surveyor/Engineer: Bill C. Yung Design

1. Gross Acreage of Plat: 4.0
2. Number of Lots:
Residential:
Office:
Commercial: 10
Industrial:
Total: 10
3. Minimum Lot Area: 7,100 sq. ft.
4. Existing Zoning: BB and AA
5. Proposed Zoning: OC

STAFF COMMENTS:

NOTE: An application has been filed to rezone this property to "OC", office-commercial.

- A. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots being platted.
- B. The plattor's text on the final plat shall state how the reserves are to be owned and maintained, Also, a covenant shall be submitted which sets forth these responsibilities and which specifically states that hard-surfaced access will be provided to each lot prior to the development of the lot.
- C. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and on the proposal to vacate portions of a dedicated "river-bank maintenance, beautification and Flood Control" reserve.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).