

Carrier, Christopher

From: Lackey, Stephen
Sent: Friday, February 16, 2001 6:56 AM
To: Henry, Larry ; Carrier, Christopher ; Kupper, Doug
Cc: Williams, Gail
Subject: last night's Oatville neighborhood meeting

Sensitivity: Private

Marty

I've got three issues here that was brought up last night that needs some follow up.

Larry.....

Ken Kronze(sp)
6900 W. Fortuna

Ditches on south side of the street do not drain. Driveways block the drainage, no pipe under drive. If pipe were placed under drive and ditching done, could south side drain? Water overtops road today and go onto property on the north side.

Chirs.....

Janet Baptist
3656 Dugan
H 524-3391

N. Side of MacArthur - SW Cor. of Addition

W383-7461 ext. 2226 - Sols. Co. Appraiser

Grey's Addition, private detention pond receiving drainage from others not in their area. Want City to take it over. This is old issue as I recall, but would you research the drainage system, determine how plat proposed to manage this, and who is responsible. Review in field and call her of your findings after we discuss.

In addition, hostile crowd over SWS billing and W&S billing. Will you find out when their bills were sent out and how big of an area it included? There was considerable confusion about billings and certainly upset of them. I just want to make sure they are receiving them and there is not inconsistencies.

Doug.....

Marvin Hoover
5711 W. 35th St.
H 524-8144
C 655-3157

Gasline easement along west side of Hoover north of MacArthur. Poorly maintained, high weeds, etc... County mowed once a year. Citizen indicates there are two ditches in this area and they need to be mowed more often and wishes trees would be planted to beautify the area. I haven't substantiated their claim about the easement or the condition of the area. I suggest your staff review this and contact Mr. Hoover. Sounds like the area needs to be on mowing list however for public right of way. He and his wife were very pleasant folks.

*SUBDIVISION
GRAY'S 2ND
ADDITION
DRN 6*

END OF DESC

View Property Information
Legal Description

TXRP0602
SLASHLEY
Level 00

Function 06
Key No.: WA - 02269
Page: 2

Pin: 202100430201000

Name: SOUTHWEST HOMEOWNERS ASSOC INC

Legal Description
RESERVE A

GRAY'S SECOND ADD.

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

END OF DESC

View Property Information
Legal Description

TXRP0602
SLASHLEY
Level 00

Function 06
Key No.: WA - 02489
Page: 2

Pin: 202100430201100

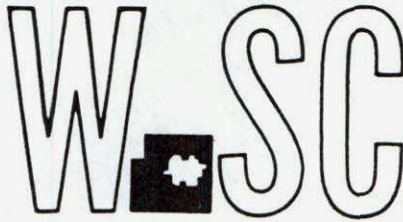
Name: SOUTHWEST HOMEOWNERS ASSOC INC

Legal Description
RESERVE A

GRAY'S 4TH. ADD.

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 25, 1986

*Chris, Here is a copy of the
prelim. plat & final plat
comments. The "imposed
plat condition" you refer
to I believe is covered
in the prelim plat comment
in which "a drainage plan
shall be submitted for review
& approval from county eng.
Any other adjustments or req.
of changes to this plan would
have been discussed, not
documented. ? SML*

Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 86-34 - Preliminary Plat of Gray's Second Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 24, 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 lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- H. The final plat shall indicate the recording information for the ARKLA Gas Pipeline Easement on this property.

C
O
P
Y

Mr. Lowell D. High

Re: S/D 86-34 - Preliminary Plat of Gray's Second Addition

April 25, 1986

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- I. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City or County.
- J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- K. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.
- L. The final plat shall name: 1) The 66-foot, north-south street as Arapaho; 2) The east-west street, south of 37th Street South, as York; 3) The east-west street north of MacArthur as 38th Street South and two culs-de-sac off of it as 38th Street Court; 4) The north-south street between MacArthur and 38th Street South as Brummett; 5) The north-south street serving Lots 18-29, Block 2 as Brummett Circle; 6) The north-south street between York and 36th Street South as Brummett; and 7) The three culs-de-sac off of 35th Street South as 35th Street South Court.
- M. Upon the recording of this plat, Arapaho and 35th Street South shall become designated residential collector streets.
- N. In order to plat lots this size, the applicant must obtain "AA" zoning. An application for a zone change from "R" and "R-1" to "AA" shall be submitted and approved prior to this plat being submitted to the City Commission for review. Approval of this preliminary plat is subject to approval of the applicant's associated zone case.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. The Arapaho and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- Q. The final plat shall reference, in the plat's text, the dedication of access controls to MacArthur across the south line of Lot 1, Block 12; Lots 1 thru 8, Block 1; and Lots 1 thru 5, Block 2.
- R. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.

Mr. Lowell D. High

Re: S/D 86-34 - Preliminary Plat of Gray's Second Addition

April 25, 1986

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- S. The applicant shall submit a sanitary sewer layout plan to City Engineering in order to determine the location of utility easements to be shown on the final plat.
- T. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- U. 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.
- V. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- W. 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.
- X. 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:mlh

Enclosure

cc: Billy Gray, 204 North Woodchuck, Wichita, KS 67213
Mike Lindebak, City Engineer
Jim Weber, County Engineering

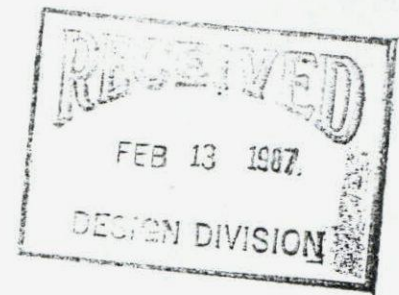
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 12, 1987



Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 86-34 - GRAY'S 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 extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The Dugan and 35th South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- H. The applicant shall submit a copy of the instrument which establishes the Arkla Gas Pipeline easement on this property.

- I. The final plat tracing shall indicate the recording information for the Arkla Gas Pipeline easement on this property.
- J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- L. Upon the recording of this plat, Dugan Avenue shall become designated as a residential collector street.
- M. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.
- N. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- O. On the final plat tracing, the access control portion of the plat's text shall be amended to reference that the controls are granted to the "appropriate governing body" not the appropriate engineer.
- P. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- Q. On the final plat tracing, the amount of ARKLA Pipeline Easement falling within the perimeter of Reserve A shall be dimensioned.
- R. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities. Prior to submitting this plat for scheduling before the City Commission, the applicant may meet with representatives of the Bureau of Public Services and the Planning Department to discuss ownership and maintenance of the proposed reserve.

- S. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the appropriate governing body, the authority to maintain the drainage reserve 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.
- T. The final plat tracing shall indicate the platting of complete access control to McArthur Road across the south line of Reserve A.
- U. The final plat tracing shall indicate the south ten feet of Lot 42, Block 2 as a utility easement.
- V. The final plat tracing shall indicate the 20-foot wide north/south utility easement needed in Reserve A for a sanitary sewer extension or the platlor's text shall be amended to state that Reserve A is platted for utilities.
- W. The final plat tracing shall indicate a modification of the alignment of Dugan Street around the proposed reserve. This modification is needed in order to meet the design requirements of a collector street as stated in Sections 7-201(I) and 7-201(J) of the Subdivision Regulations. Prior to submitting this plat for scheduling before the City Commission, the Sedgwick County Bureau of Public Services shall approve the revised alignment of Dugan Street.
- X. The applicant shall obtain, by separate instrument, a 10-foot wide, off-site utility easement adjacent to the north line of this plat.
- Y. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of this plat.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. 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.

Final Plat S/D 86-34 - GRAY'S SECOND ADDITION

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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

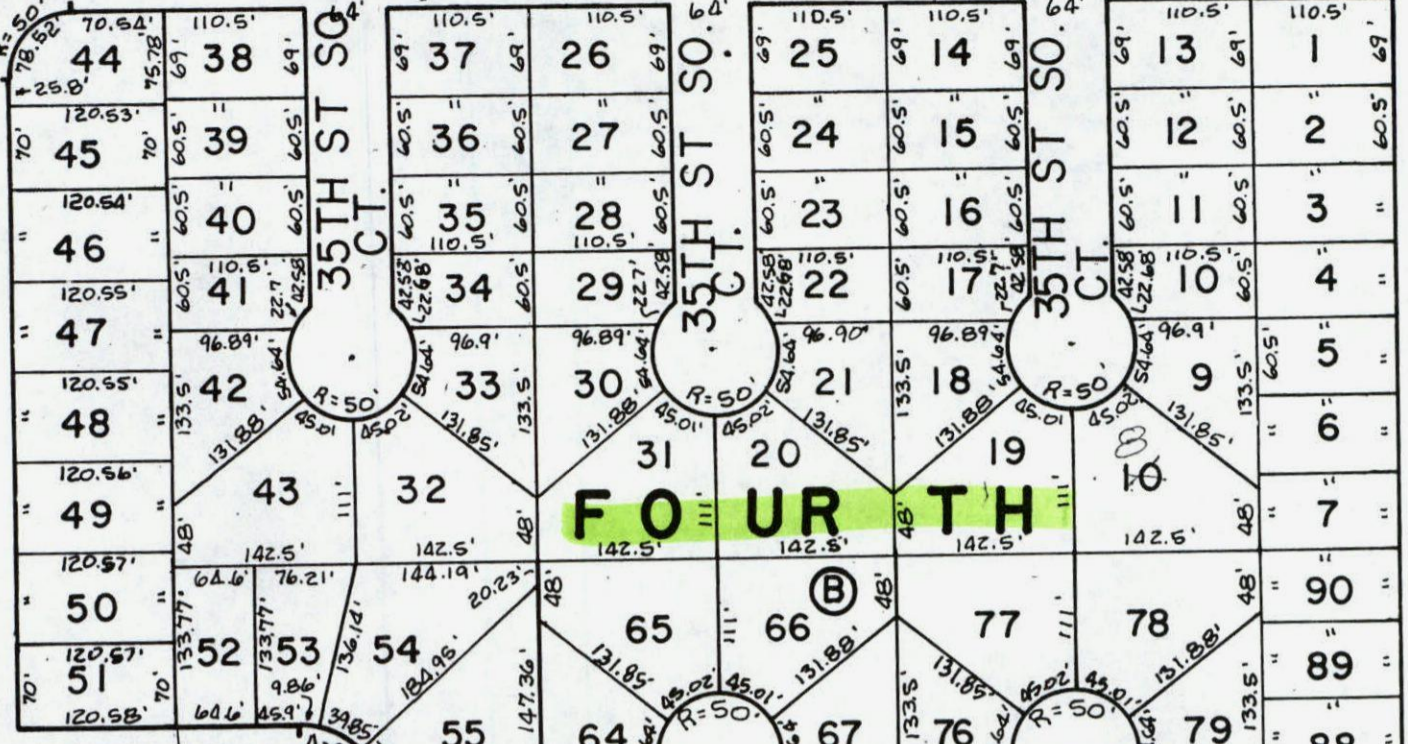
cc: Billy Gray (Contract Purchaser), 204 N. Woodchuck, Wichita, KS 67213
X Mike Lindebak, City Engineer
Jim Weber, County Engineering

GRAY'S

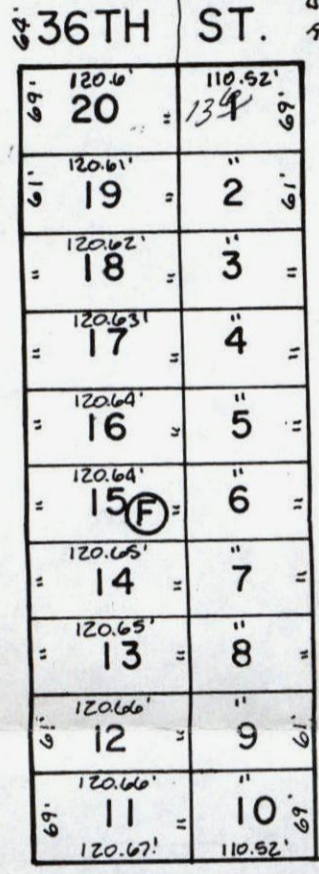
(A)

35TH ST. SO.

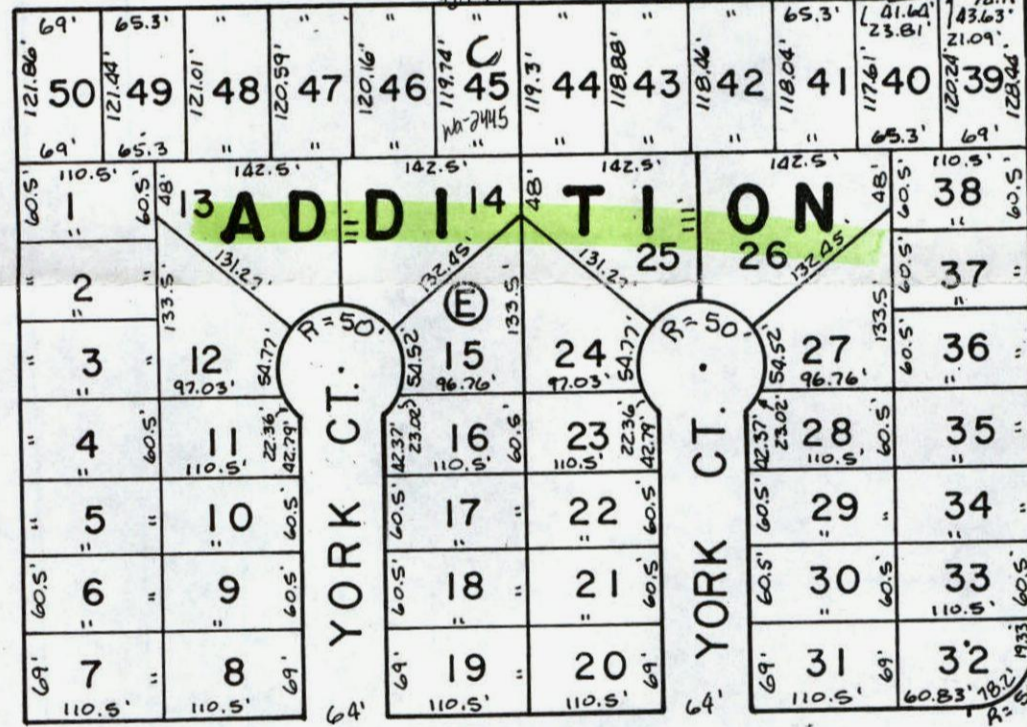
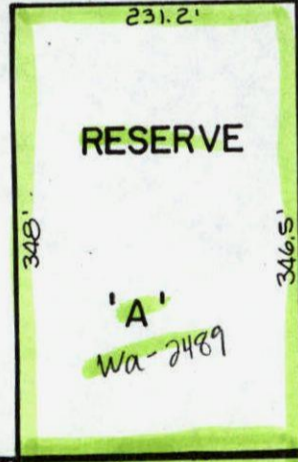
35TH



FOURTH

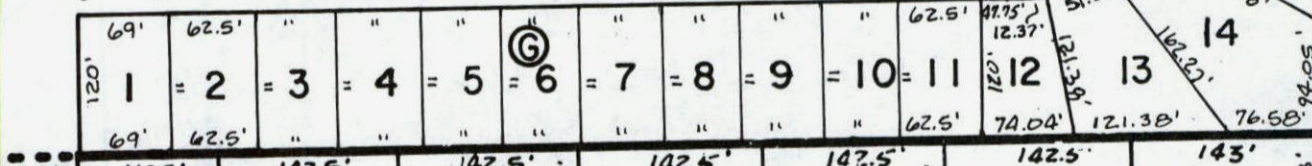


37TH ST.



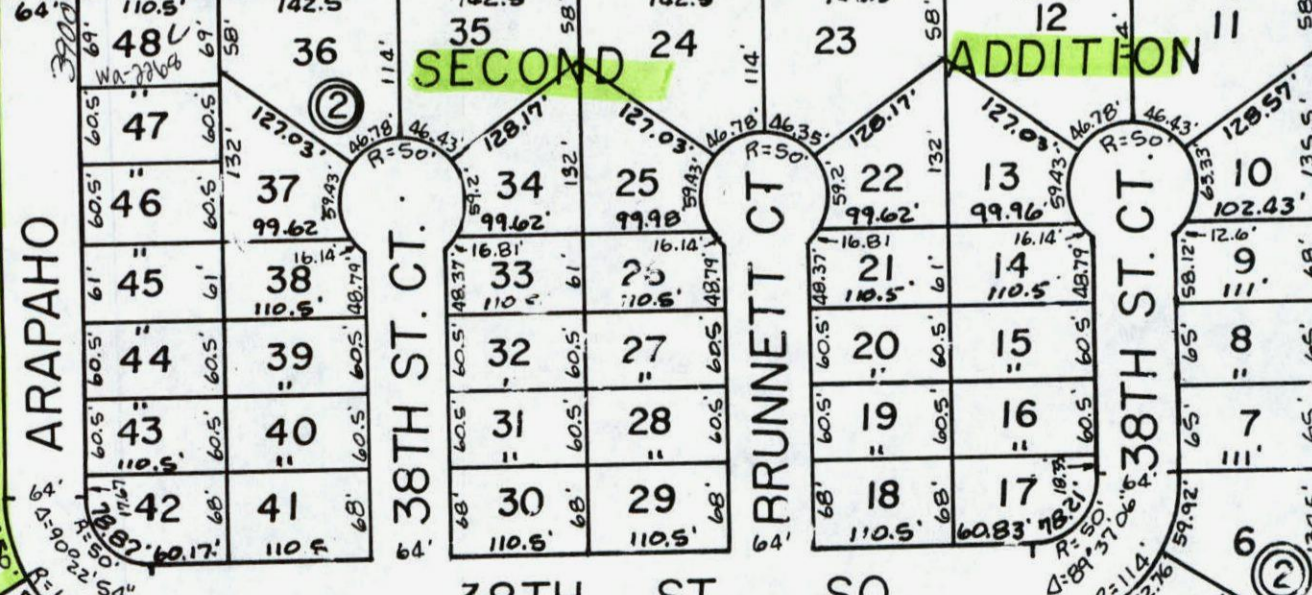
ADDITION

YORK



SECOND

ADDITION



38TH ST. SO.

DUGAN

ARAPAHO

BRUNETT CT.

38TH ST. CT.

BOYD

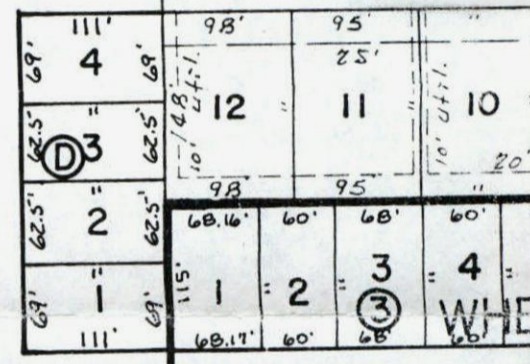
MAC ARTHUR ROAD



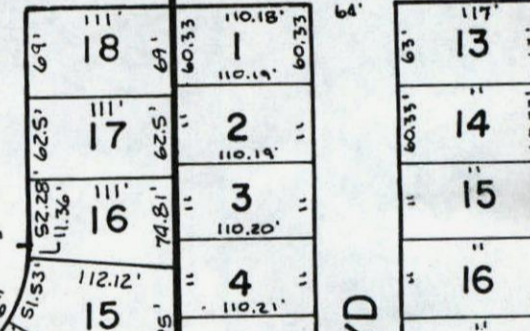
EISENH

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BRUMETT



WHE



BOYD



EIS