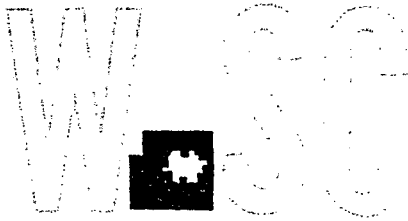


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 28, 1989

Professional Engineering Consultants  
Attn: Gary Willey  
1440 East English  
Wichita, KS 67211

Re: S/D 89-26 - WILDERNESS 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 21, 1989.

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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Ritchie Development Corporation, Attn: Jack Ritchie, 8100  
E. 22nd St. N., Bldg. 500, Wichita, KS 67226  
Mike Lindebak, City Engineer

Date: 04-26-1989

Time: 12:02:24

=====  
Interactive Coordinate Geometry  
P.E.C. Version 4.01  
=====

Directory: wildy.proj  
Project Number: 36-89000

=====  
\* CLOSURE WILDERNESS STH. ADD. 4-26-89  
=====

```

str 1
  Pt. No. = 900          2480.396465 N          4668.168707 E
rdf 80 901

  Pt. No. = 901          2620.838554 N          4715.862363 E
rdf 79 902

  Pt. No. = 902          2539.202939 N          4843.699328 E
rdf 68 903

  Pt. No. = 903          2424.101893 N          4811.027722 E
rdf 180 904

  Pt. No. = 904          2362.656022 N          4811.959321 E
rdf 179 106

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Point No. 106 has been changed to Point No. 905

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  Pt. No. = 905          2360.410254 N          4670.007852 E
abr 6 0
903 904 905 900 901 902
From Pt. = 904 to Pt. = 905      Distance =      141.969 Ft. ✓
From Pt. = 904 to Pt. = 905      Bearing = 89 - 5 - 37.0248 Quad. = 3 ✓
From Pt. = 905 to Pt. = 900      Distance =      120.000 Ft. ✓
From Pt. = 905 to Pt. = 900      Bearing = 0 - 52 - 7.0004 Quad. = 4 ✓
From Pt. = 900 to Pt. = 901      Distance =      140.313 Ft. ✓
From Pt. = 900 to Pt. = 901      Bearing = 18 - 44 - 59.9881 Quad. = 1 ✓
From Pt. = 901 to Pt. = 902      Distance =      151.679 Ft. ✓
From Pt. = 901 to Pt. = 902      Bearing = 57 - 26 - 16.9999 Quad. = 2 ✓
From Pt. = 902 to Pt. = 903      Distance =      119.648 Ft.
From Pt. = 902 to Pt. = 903      Bearing = 15 - 50 - 48.0002 Quad. = 3 ✓
From Pt. = 903 to Pt. = 904      Distance =      61.453 Ft. ✓
From Pt. = 903 to Pt. = 904      Bearing = 0 - 52 - 6.9998 Quad. = 2 ✓

```

*Failure*

Total Area = 32943.223 Sq.Ft. 0.756 Acres  
smi 902 903 208

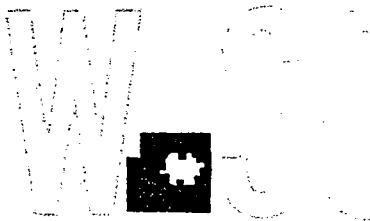
```

Segment from Pt. 902 to Pt. 903 Radius = 208.000 Ft.
Chord Length = 119.648 Ft.
Arc Length = 121.362 Ft.
Segment Area = 704.065 Sq.Ft. 0.016 Acres

```

Total Area = 32239.158 Sq.Ft. 0.740 Acres  
eoj04-26-1989 12:09:00

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 21, 1989

Professional Engineering Consultants  
Attn: Gary Willey  
1440 East English  
Wichita, KS 67211

Re: S/D 89-26 - WILDERNESS 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1989, 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.
- B. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments and petitions (those associated with Wilderness 4th) may be amended.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall obtain by separate instrument an off-site utility easement adjacent to the south line of Lot 1 which is required to serve the lots being platted with sanitary sewer.
- E. On the final plat tracing, the drainage easement along the west end of the plat shall also be indicated as a utility easement.
- F. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. 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.

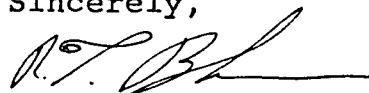
- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- M. Recording of the plat within 30 days after approval by the City Council.

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, April 27, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm  
Enclosure

cc: Ritchie Development Corporation, Attn: Jack Ritchie, 8100  
E. 22nd St. N., Bldg. 500, Wichita, KS 67226  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 14  
April 20, 1989

STAFF REPORT  
(Final Plat, Preliminary Approved 5/12/83)

CASE NUMBER: S/D 89-26 - WILDERNESS 5TH ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, c/o Jack Ritchie, 8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: On the west side of Wilderness Court in an area south of 29th Street North.

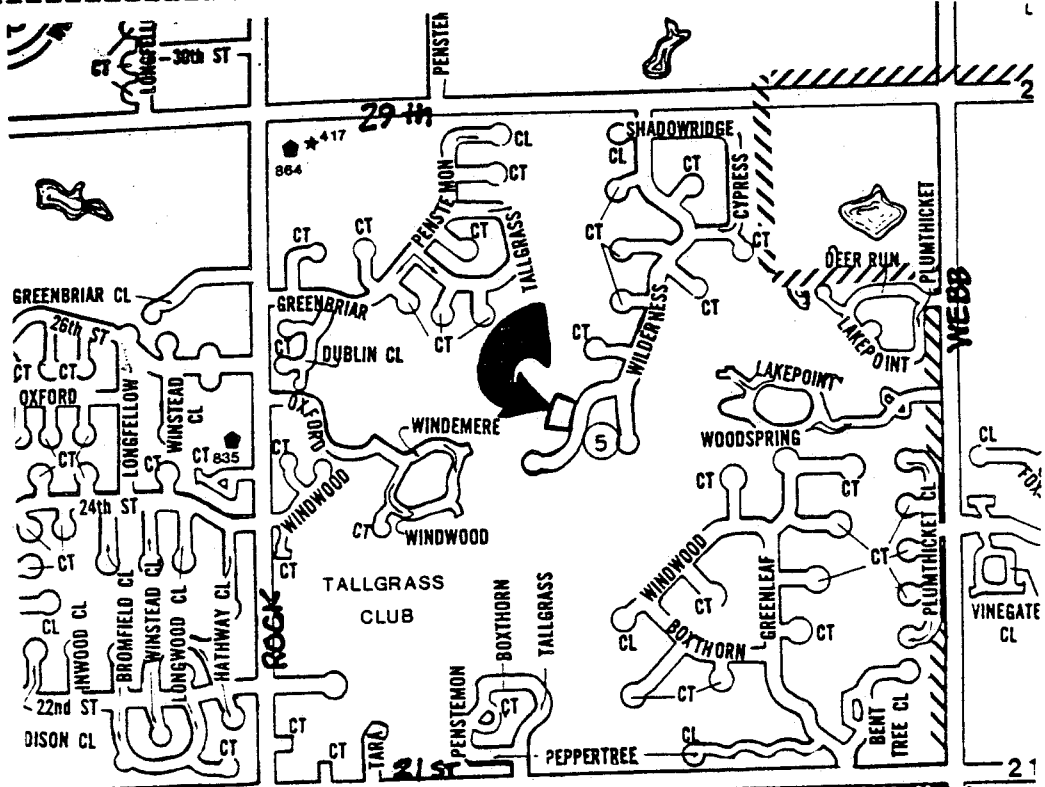
SITE SIZE: .74 Acres

NUMBER OF LOTS  
Residential: 2  
Office:  
Commercial:  
Industrial:  
Total: 2

MINIMUM LOT AREA: 15,379 sq. ft.

CURRENT ZONING: "AA" single-family

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the fifth final plat for an overall preliminary plat approved by the Subdivision Committee on May 12, 1983. This site is subject to the provisions of the Tallgrass Community Unit Plan (DP-96). The two lots being platted at this time involve an area originally excluded from the Wilderness 4th Addition, finalized, in March, 1988.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments and petitions (those associated with Wilderness 4th) may be amended.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. 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.
- E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. 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.
- H. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 City Council.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and if the minimum building pad elevations are correct?

**PROFESSIONAL  
ENGINEERING CONSULTANTS, PA**

1440 E. English  
WICHITA, KANSAS 67211

(316) 262-2691

TO Mike Lindebak, P.E.  
City Engineer

**LETTER OF TRANSMITTAL**

DATE	April 18, 1989	JOB NO.	36-89111-2051
ATTENTION	Vicky Huang		
RE:	Wilderness 5th Addn.		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS Listed below is the square footage of Lots 1 & 2, Block 1, Wilderness 5th Addn.

Lot 1 = 15,379 S.F.  
Lot 2 = 16,860 S.F.

Please advise of any outstanding special assessments against this unplatted tract.

COPY TO \_\_\_\_\_

SIGNED: Rich Linn

