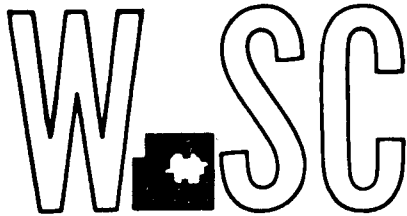


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 3, 1986

Mid-Kansas Engineering Consultants  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 86-63 - WILDERNESS 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the storm water sewer required by the platting of this property. This may be included in the street paving guarantee.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. Since Reserve A is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, 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.

C  
O  
P  
Y

- 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 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.
- H. The applicant shall submit a copy of the instrument which establishes the kaneb easement on this property.
- I. 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 and that street right-of-way may be dedicated across the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. In order to assist title insurance companies in determining building setback requirements, building setbacks shall be platted rather than referencing the provisions of the unrecorded Community Unit Plan. With this in mind, the final plat tracing shall indicate the platting of the following building setbacks:
  - 1. A 20-foot building setback from Wilderness Court on Lots 1 thru 7, Block 1.
  - 2. A 25-foot building setback from Wilderness on Lots 1 and 7, Block 1 and Lots 1 thru 3, Block 2.
- L. Reference in the platlor's text regarding building setbacks shall be omitted on the final plat tracing.
- M. On the final plat tracing, the Metropolitan Area Planning Commission signature block shall reference DAVID BAYOUTH as Vice-Chairman.
- N. Since the legal description for this plat references a tie point to the southeast corner of Lot 1, Block 2, Wilderness Second Addition, the final plat tracing shall label this lot corner on the face of this plat.
- O. On the final plat tracing, Wilderness Circle shall be relabeled Wilderness.
- P. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- Q. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.

- R. If a drainage easement exists on this property by virtue of a previously recorded separate instrument, it should be vacated by this plat. Appropriate language shall be added to the engineer's text.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. 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, July 10, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*FW*

Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Slawson Investment Corporation, 8100 E. 22nd Street N., #1900  
Wichita, KS 67226  
✓ Mike Lindebak, City Engineer

Proc - Sub July 7, '86

1. Union Equity Co-op Exchange. Vacation of St. R/W.  
No water problem.
2. Kansas Dept. of Transportation. Vacation of St. R/W.  
No existing water line in area. Replot of Vanderhoff  
will provide easement along Young St. For water and  
sanitary, will this need to be retained as utility easement?
3. Phillips Petroleum Company. Requests Vacation of Sewer easement.  
No water problem
4. Messiah Baptist Church Third Addition. Final Plat. Existing  
6" water main in Clark, existing 16" in Hillside. No water  
problem.
5. Wilderness Third Addition. Final plat. Item A, mains to be  
extended. Existing 8" in Wilderness at north edge of plat  
to be extended. No water problem.
6. Autumn Ridge. Preliminary Plat. Item A, mains to be  
extended. Existing 12" main in 119th St. West. No water  
problem.

City 7. Lakeland Estates. Final Plat. No city water available,  
no water problem.

8. Smithmoor First Addition. Final Plat. Item D, mains to  
be extended. 16" main in Harry to be extended in Harry  
to East line of Smithmoor, 8" Interior mains to be extended.  
No water problem

County 9. Sam & Judy Eberly. Dedicate St. R/W. No water problem.

10. Other matters.

S/D No.: 86-63 Name: WILDERNESS 3RD ADDITION

Preliminary Approved: 5/12/83  
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: South of 29th Street North, in an area west of Webb Road.  
Owner: Slawson Investment Corporation, 8100 E. 22nd Street N. #1900,  
Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Road #800,  
Wichita, KS 67226

1. Gross Acreage of Plat: 5.74 Acres
  2. Number of Lots:
    - Residential: 10
    - Office:
    - Commercial:
    - Industrial:
    - Total: 10
  3. Minimum Lot Area: 0.34 Acres
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

NOTE: This final plat represents the third final plat for an overall preliminary plat approved by the Subdivision Committee on May 12, 1983. This plat proposes the final platting of Lots 33 thru 35 and Lots 62 thru 68 of the overall preliminary. This property is subject to the provisions of the Tallgrass Community Unit Plan (DP-96).

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the proposed interior streets.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Since Reserve A is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, 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.
- 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 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.
- I. The applicant shall submit a copy of the instrument which establishes the kaneb 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 and that street right-of-way may be dedicated across 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.
- L. In order to assist title insurance companies in determining building setback requirements, building setbacks shall be platted rather than referencing the provisions of the unrecorded Community Unit Plan. With this in mind, the final plat tracing shall indicate the platting of the following building setbacks:
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- P. On the final plat tracing, Wilderness Circle shall be relabeled Wilderness.
- Q. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?