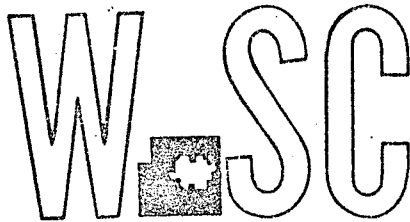
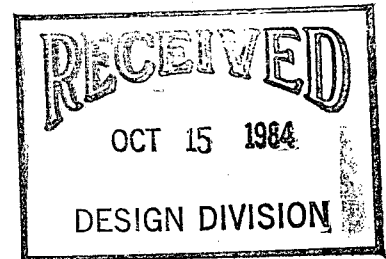


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 12, 1984

Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, KS 67306

Re: S/D 84-96 - Final Plat of Wilderness Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 11, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

NOTE: This property is subject to the provisions of the Tallgrass Revised Community Unit Plan (DP-96). Wilderness Second Addition is a portion of Parcel No. 6.

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of city water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted, including storm sewers.
- D. For lots located on 58-foot streets, there shall be submitted a covenant specifying that four off-street parking spaces per dwelling unit will be provided.
- E. The final plat tracing shall indicate a 20-foot utility easement on the northerly portion of Lot 25, Block 2. This easement is required as it is an extension of the platted 20-foot utility easement in adjacent Wilderness Addition.
- F. The final plat tracing shall indicate the platting of "complete access control" to 29th Street North from Lot 25, Block 2.
- G. The final plat tracing shall indicate 29th Street North as being adjacent to the north line of this plat. The amount of half-street right-of-way shall be indicated.

WICHITA—SEDGWICK COUNTY

Mid-Kansas Engineering Consultants, P.A.
Re: Final Plat of Wilderness Second Addition
October 12, 1984
Page 2

- H. The 20-foot rear-lot line utility easement shall be extended across Lot 8, Block 2, on the final plat tracing.
- I. On the final plat tracing, the street name Cypress shall be changed to 27th Street North. Cypress Court shall be relabeled Cypress Circle.
- J. On the final plat tracing, the MAPC signature block shall be corrected to read: "JAMES C. WILSON, CHAIRMAN."
- K. On the final plat tracing, the name of the County Clerk shall be corrected to read: "MICHAEL T. SAWYER, COUNTY CLERK."
- L. The applicant shall submit an avigational easement covering all of subject property and a restrictive noise covenant assuring adequate construction methods to reduce the noise hazard within habitable structures.
- M. Covenants shall be submitted which provide for the formation of a homeowners' association to own and maintain the reserves. The covenants shall specify when the association will be formed, when the reserves will be deeded to the association, and who is to own and maintain the reserves until that time.
- N. The final plat tracing shall indicate the Co-op Refinery Easement that encumbers this property. The appropriate recording information for the easement agreement shall also be indicated.
- O. The applicant shall submit a copy of the Co-op Refinery Easement which affects this property.
- P. Any raising, lowering, relocation or encasement of the pipeline required by development of this land will be without cost to the City of Wichita.
- Q. On the final plat tracing, the utility easement on the front of Lots 18 and 19, Block 2, shall be more adequately dimensioned.
- R. On the final plat tracing, the bearing shall be corrected for Lot 2, Block 2's west line and the distance shall be corrected for Lot 1, Block 1 and Reserve C's north line.
- S. The applicant shall guarantee any drainage improvements required by the platting of this property and shall obtain the off-site drainage easement needed to drain a portion of this plat into the lake to the south.

WICHITA—SEDGWICK COUNTY

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 84-96 - Final Plat of Wilderness Second Addition
October 12, 1984
Page 3

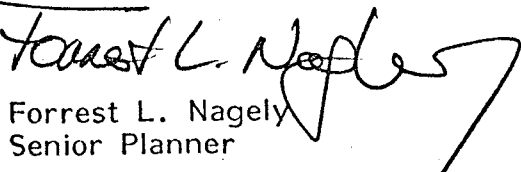
- T. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- U. The final plat tracing shall indicate all easements required by the drainage and sanitary sewer layout plan for this property. Prior to scheduling this plat for City Commission review, the applicant shall be certain all needed easements are shown and properly labeled on the final plat tracing.
- V. The final plat tracing shall indicate the following utility easements:
 - 1. A 10-foot easement between lots 18 and 19, Block 2.
 - 2. A 10-foot easement between lots 4, 5 and 3, Block 2.
- W. Closure computations shall be submitted with the final plat tracing.
- X. 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, October 18, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

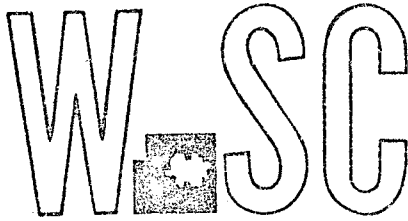
Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Tallgrass Company, 8100 East 22nd Street North, Bldg. #1900,
Wichita, KS 67226
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

October 18, 1984

Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, KS 67306

Re.: S/D 84-96 - Final Plat of Wilderness Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 18, 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 12, 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 platator.
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: Tallgrass Company, 8100 East 22nd Street North, Bldg. #1900,
Wichita, KS 67226

✓ Mike Lindebak, City Engineer



THE CITY OF WICHITA


OFFICE OF City Engineer

DATE November 26, 1984

TO Forrest Nagley, Senior Planner
FROM Chris Breitenstein, Civil Engineer III

SUBJECT Wilderness 2nd

Off-site drainage easements will not be required until
such time as construction plans are prepared.


Chris Breitenstein
Civil Engineer III

CB:gr

W I C H I T A - S E D G W I C K C O U N T Y
METROPOLITAN AREA PLANNING DEPARTMENT

To: Mike Lindebak, City Engineer

Date: November 14, 1984

From: Forrest L. Nagley, Senior Planner

Subject: Review of the final plat of Wilderness 2nd Addition.

On October 11, 1984, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for the final plat tracing to indicate all easements required by the drainage and sanitary sewer layout plans for the property. This requirement was stated in our follow-up letter dated October 12, 1984. Attached is a copy of the final plat tracing for your review.

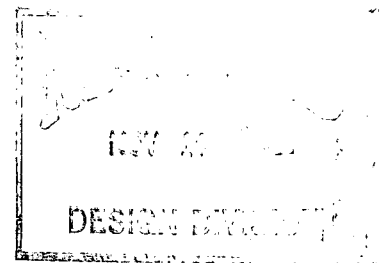
Please review this print and advise if it satisfies your requirements for this plat.


Forrest L. Nagley
Senior Planner

FLN/mlh

Attachment

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



S/D No.: 84-96 Name: Wilderness Second Addition

Preliminary Approved: 5/12/83
Scheduled S/D Meeting: 10/11/84

DESCRIPTION

General Location: South of 29th Street North in an area west of Webb Road.
Owner: Tallgrass Company, a partnership
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 19.62 Acres
 2. Number of Lots:
 - Residential: 33
 - Office:
 - Commercial:
 - Industrial:
 - Total: 33
 3. Minimum Lot Area: 15,400 Sq. Ft.
 4. Existing Zoning: AA as in C.U.P. DP-96
 5. Proposed Zoning: Same
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Tallgrass Revised Community Unit Plan (DP-96). Wilderness Second Addition is a portion of Parcel No. 6.

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of city water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted, including storm sewers.
- D. For lots located on 58-foot streets, there shall be submitted a covenant specifying that four off-street parking spaces per dwelling unit will be provided.
- E. The final plat tracing shall indicate a 20-foot utility easement on the northerly portion of Lot 25, Block 2. This easement is required as it is an extension of the platted 20-foot utility easement in adjacent Wilderness Addition.
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- G. The final plat tracing shall indicate 29th Street North as being adjacent to the north line of this plat. The amount of half-street right-of-way shall be indicated.
- H. The 20-foot rear-lot line utility easement shall be extended across Lot 8, Block 2, on the final plat tracing.
- I. On the final plat tracing, the street name Cypress shall be changed to 27th Street North. Cypress Court shall be relabeled Cypress Circle.
- J. On the final plat tracing, the MAPC signature block shall be corrected to read: "JAMES C. WILSON, CHAIRMAN."
- K. On the final plat tracing, the name of the County Clerk shall be corrected to read: "MICHAEL T. SAWYER, COUNTY CLERK."

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- N. The final plat tracing shall indicate the Co-op Refinery Easement that encumbers this property. The appropriate recording information for the easement agreement shall also be indicated.
- O. The applicant shall submit a copy of the Co-op Refinery Easement which affects this property.
- P. Any raising, lowering, relocation or encasement of the pipeline required by development of this land will be without cost to the City of Wichita.
- Q. On the final plat tracing, the utility easement on the front of Lots 18 and 19, Block 2, shall be more adequately dimensioned.
- R. On the final plat tracing, the bearing shall be corrected for Lot 2, Block 2's west line and the distance shall be corrected for Lot 1, Block 1 and Reserve C's north line.
- S. The City Engineer's representative shall be prepared to comment on the final drainage plan for this property and state what drainage improvements are required. Guarantees shall be submitted for any drainage improvements required.
- T. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- U. Closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the Board of City Commissioners.