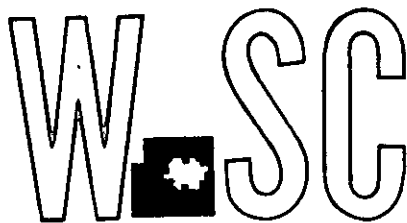
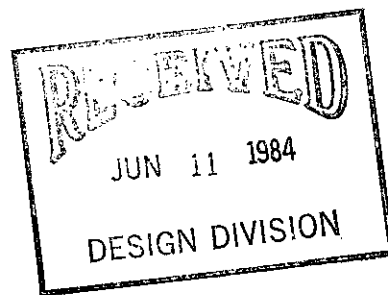


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 8, 1984

Mid-Kansas Engineering Consultants
240 North Rock Road, #130
Wichita, Kansas 67206

Re: S/D 84-49 - Final plat of Comotara Retirement Center Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 7, 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 the necessary drainage channel construction required by this plat as well as necessary storm sewers.
- B. The applicant shall guarantee the paving of the interior street including sidewalks on both sides of the street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed Lot.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Reserve "A" is being platted for the use of utilities, drainage, detention and retention of storm runoff, recreation and open space. Provisions shall be made for ownership and maintenance of the Reserve. The applicant shall submit a covenant which states who will own and maintain the Reserve. The covenant shall also give the City the authority to maintain the Reserve, and charge the cost of doing so to the owner(s), in the event the owner(s) fail to maintain the Reserve.
- F. The applicant shall submit an avigational easement and restrictive covenant for this property.
- G. That part of Reserve A adjacent to Rock Road is outside the boundaries of DP-73. Light commercial zoning has been approved

Mid-Kansas Engineering Consultants

June 8, 1984

Page 2

on approximately the east 340 feet of Reserve A subject to platting (Z-2325). The applicant shall, by letter, request that this area be retained as part of the "AA" zoning district.

- H. The applicant shall obtain those off-site drainage easements required by the drainage plan.
- 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.

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, June 14, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

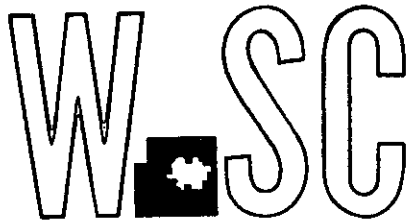


Forrest L. Nagley
Senior Planner

FLN:bh

cc: Woodlawn Development Company, c/o Landmark Communities, 3500
North Rock Road, #100, 67226
X 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 25, 1984

Bill G. Yung Design
8225 E. 35th Street North
Wichita, Ks. 67226

Re: S/D 84-49 - Preliminary plat of Comotara Retirement Center
Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 25, 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. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's office for review and approval.
- B. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the interior street including sidewalks on both sides of the street.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Reserve "A" is proposed to be platted for purposes of drainage, utilities, floodway, landscaping and recreational uses. Provision 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. On the final plat, the recording information of the KANEB Pipeline Easement shall be indicated. A copy of the pipeline easement

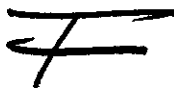
agreement shall be submitted to the Planning Department in order to determine if utilities may cross the easement and if a building setback from the easement is required.

- H. Any lowering, relocation or encasement of the KANEB pipeline necessitated by development of this plat shall be without cost to the City of Wichita.
- I. The final plat shall indicate Greenbriar Circle as the name of the proposed street.
- J. On the final plat, reference shall be made in the plat's text regarding who is to own and maintain the reserve.
- K. Unless all of Reserve A is intended to be platted as floodway, the final plat shall indicate the boundaries of the floodway. The standard "floodway language" shall be added to the plat's text.
- L. The applicant shall submit an avigational easement and associated restrictive covenant for this property.
- M. The part of Reserve A adjacent to Rock Road is outside the boundaries of DP-73. Light commercial zoning has been approved on approximately the east 340 feet of Reserve A subject to platting (Z-2325). The applicant shall, by letter, request that this area not be rezoned "LC" and be maintained as part of the "AA" zoning district.
- N. The associated Community Unit Plan requires 30-foot building setbacks from the south, west and north lines of these lots. The platting of the proposed 10-foot setbacks will require the applicant to seek an administrative adjustment to the Community Unit Plan.
- O. 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.
- P. 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,



Forrest L. Nagley
Junior Planner

Bill G. Yung Design
Page 2
May 25, 1984

cc: Woodlawn Development Company, c/o Landmark Communities, 3500
North Rock Road.
Mid-Kansas Engineering Consultants, P.A., 240 N. Rock Rd., #130,
67206

X Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF Construction & Maintenance

DATE July 8, 1986

TO F. E. Withrow, Jr., Chief Engineer of Water

FROM Larry D. Henry, P.E., Construction and Maintenance Engineer

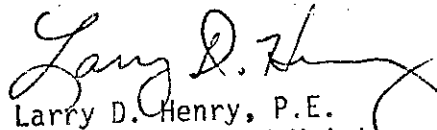
SUBJECT Fire Hydrants -
Comotara Retirement Center

In response to your July 1 memorandum, I would again request that you make the necessary adjustments to the fire hydrants immediately as addressed in my previous memo. The current elevations of the hydrants make them difficult to access and any delay in making the adjustments may affect fire protection in the area.

As you know, the project inspector is responsible for contractor workmanship and adherence to City specifications. This inspector is strongly dependent on the reliability of the line and grade established by the staking engineer. In this instance, the developer elected to use his own staking engineer, and any problems resulting from an error in his work should be remedied by him.

The contractor performed his work in accordance with the line and grade staked, and should not be required to remedy errors that were not his fault.

I remain convinced that you should immediately make the necessary hydrant adjustments, and let the developer and his engineer negotiate who is responsible for payment.



Larry D. Henry, P.E.
Construction and Maintenance Engineer

cc: Steve Lackey, P.E., Director of O & M
Mike Lindebak, City Engineer
Walt Campbell, Deputy Chief, Fire Department (Operations)



THE CITY OF WICHITA

OFFICE OF Water Department
Water Treatment Plant

DATE July 1, 1986

TO Larry D. Henry, P.E. - Construction and Maintenance Engineer

FROM F.E. Withrow, Jr. - Chief Engineer of Water

SUBJECT Fire Hydrants - Comotara
Retirement Center

Larry, as per your memo of June 24, 1986, we made contact with the developer, Keith Anderson and he does not feel that it is his responsibility to pay for the cost of adjusting the fire hydrants because Operations and Maintenance accepted the project as built.

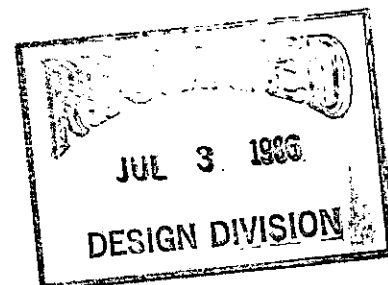
Since the developer feels that he should not pay because of Operations and Maintenance acceptance of the project, I feel that Operations and Maintenance should resolve the problem of who is to pay for the adjustment.

Larry, when it has been determined who is to be billed for the adjustment, an order to adjust the fire hydrants will be processed by the Water Department.

F. E. Withrow, Jr.
F.E. Withrow, Jr.
Chief Engineer of Water

FEW:mm

cc: Steve Lackey, P.E. - Director of Operations and Maintenance
Mike Lindebak - City Engineer ✓



[Handwritten signature]

28

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-48

Name: Comotara Retirement Center Addition

Preliminary Approved:

Scheduled S/D Meeting: 5-24-84

DESCRIPTION

General Location: West side of Rock Road in an area north of 26th St. North.

Owner: Woodlawn Development Co., c/o Landmark Communities.

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

1. Gross Acreage of Plat: 31.4 acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 350,000 sq. ft.
 4. Existing Zoning: AA under C.U.P.-D.P. 73
 5. Proposed Zoning: AA under C.U.P.-D.P. 73
-
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Community Unit Plan (DP-73). The development of apartments is planned for this site.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the interior street including sidewalks on both sides of the street.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Reserve "A" is proposed to be platted for purposes of drainage, utilities, floodway, landscaping and recreational uses. Provision 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. On the final plat, the recording information of the KANEB Pipeline Easement shall be indicated. A copy of the pipeline easement agreement shall be submitted to the Planning Department in order to determine if utilities may cross the easement and if a building setback from the easement is required.
- H. Any lowering, relocation or encasement of the KANEB pipeline necessitated by development of this plat shall be without cost to the City of Wichita.
- I. The final plat shall indicate Greenbriar Circle as the name of the proposed street.
- J. On the final plat, reference shall be made in the plat's text regarding who is to own and maintain the reserve.

(Over)

- K. Unless all of Reserve A is intended to be platted as floodway, the final plat shall indicate the boundaries of the floodway. The standard "floodway language" shall be added to the plat's text.
- L. The applicant shall submit an avigational easement and associated restrictive covenant for this property.
- M. The part of Reserve A adjacent to Rock Road is outside the boundaries of DP-73. Light commercial zoning has been approved on approximately the east 340 feet of Reserve A subject to platting (Z-2325). The applicant shall, by letter, request that this area not be rezoned "LC" and be maintained as part of the "AA" zoning district.
- N. The associated Community Unit Plan requires 30-foot building setbacks from the south, west and north lines of these lots. The platting of the proposed 10-foot setbacks will require the applicant to seek an administrative adjustment to the Community Unit Plan.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-49

Name: Comotara Retirement Center Addition

Preliminary Approved: 5-24-84

Scheduled S/D Meeting: 6-7-84

DESCRIPTION

General Location: West side of Rock Road in an area north of 26th St. North.

Owner: Woodlawn Development Co., c/o Landmark Communities.

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

1. Gross Acreage of Plat: 31.4 acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 350,000 sq. ft.
 4. Existing Zoning: AA under C.U.P. -D.P. 73
 5. Proposed Zoning: AA under C.U.P. -D.P. 73
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Community Unit Plan (DP-73). The development of apartments is planned for this site.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- SWS with street*
Petition for drainage
B. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- need SS account*
C. The applicant shall guarantee the paving of the interior street including sidewalks on both sides of the street.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed Lot 1.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Reserve "A" is being platted for the use of utilities, drainage, detention and retention of storm runoff, recreation and open space. Provisions shall be made for ownership and maintenance of the Reserve. The applicant shall submit a covenant which states who will own and maintain the Reserve. The covenant shall also give the City the authority to maintain the Reserve, and charge the cost of doing so to the owner(s), in the event the owner(s) fail to maintain the Reserve.
- G. The applicant shall submit an avigational easement and restrictive covenant for this property.
- H. That part of Reserve A adjacent to Rock Road is outside the boundaries of DP-73. Light commercial zoning has been approved on approximately the east 340 feet of Reserve A subject to platting (Z-2325). The applicant shall, by letter, request that this area be retained as part of the "AA" zoning district.
- 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.