

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE February 7, 1986


TO Forrest Nagley, Senior Planner

FROM Carl L. Gipson, Civil Engineer III

SUBJECT Final Plat of Fifth Addition to  
Cedar Ridge - S/D 85-109

Baughman Company is furnishing this office with square footage of the lots contained within this plat. This information may be used to satisfy Item A in your letter of January 3, 1986, to Baughman Company requiring the applicant to amend the paving petition for Beech Street adjacent to Lot 1, Block B.

Should you desire additional information please call.



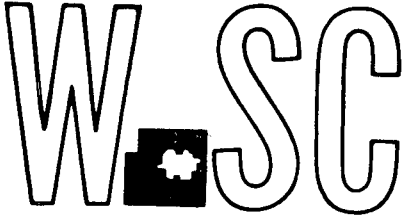
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Carl L. Gipson, P.E.  
Civil Engineer III

CLG:gf

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

January 9, 1986

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-109 - Final Plat of Fifth Addition to Cedar Ridge.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 1986, 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 January 3, 1986.

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 platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

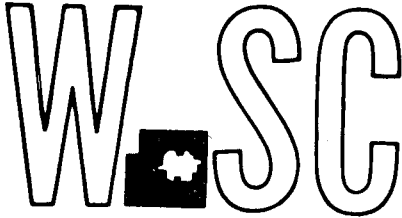
BRB:mlh

cc: Pembroke Company, Attn: Tim Buchanan, 260 N. Rock Road, Wichita,  
KS 67206

~~Mike~~ Lindebak, City Engineer

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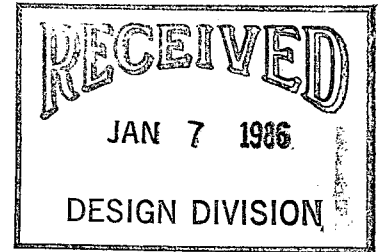
WICHITA—SEDGWICK COUNTY



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

January 3, 1986



Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-109 - Final Plat of Fifth Addition to Cedar Ridge.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 2, 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 amend the petition which provides for the paving of Beech Street adjacent to Lot 1, Block B.
- B. The applicant shall make satisfactory arrangements with the Water Department for relocation and/or removal of the water meters installed when this property was planned for development of duplexes.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1, Block A and Lot 1, Block B.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. Since the proposed "5-foot maintenance easement" is to be utilized for a 2.0-foot wide roof overhang, this purpose shall be so stated in the plat's text on the final plat tracing.
- G. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes for Lots 2-10, Block A and Lots 2-5, Block B. Also, Lot 20, Block A and Lot 5, Block B are required by the zoning text to observe a 6-foot side yard building setback from their east boundary lines.

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Baughman Company, P.A.

Re: S/D 85-109 - Final Plat of Fifth Addition to Cedar Ridge.

January 3, 1986

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- H. The Subdivision Committee recommended the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204 (D)(1).
- I. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- 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 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, January 9, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Pembroke Company, Attn: Tim Buchanan, 260 N. Rock Road, Wichita,  
KS 67206  
✓ Mike Lindebak, City Engineer  
F. E. Withrow, Water Department

January 3, 1986

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

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- B. The applicant shall make satisfactory arrangements with the Water Department for relocation and/or removal of the water meters installed when this property was planned for development of duplexes.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1, Block A and Lot 1, Block B.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. Since the proposed "5-foot maintenance easement" is to be utilized for a 2.0-foot wide roof overhang, this purpose shall be so stated in the platlor's text on the final plat tracing.
- G. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes for Lots 2-10, Block A and Lots 2-5, Block B. Also, Lot 20, Block A and Lot 5, Block B are required by the zoning text to observe a 6-foot side yard building setback from their east boundary lines.

Baughman Company, P.A.

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Enclosure

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KS 67206  
Mike Lindebak, City Engineer  
F. E. Withrow, Water Department

Pre-Sub Jan. 2, '86

1. Diamond Head. Vacation of Access Control at Central & Eisenhower. No water problem.
2. Wilbur Walker. Alley RTU Vacation. Private water line crosses alley. No water problem.
3. Ronald H. Groves. Vacation of access control. No water problem.
4. Ralph Vautravers. Utility Esmt. Vacation. No water problem.
5. Valley Center Pump Station. Final Plat. No city water available. No water problem.
6. Briarwood Estates 5th Addition. Final Plat. Item C, mains to be extended. No water problem.
7. Stockyards Industrial Park Addition. Preliminary plat. Item B, mains to be extended. Existing 8" and 20" mains in 21st St. N. Existing 8" main in 25th St. N. No water problem.
8. Hattrup Addition. Final Plat (Revised). No water problem.
9. Baugher Addition. Final Plat. Item A, mains to be extended. All lots proposed are now adjacent to city water mains, 26th St. N. and in Coolidge.
10. Vulcan-Vest Addition. Preliminary Plat. Item A, wells. No water problem.
11. Fifth Addition to Cedar Ridge. Final Plat. Existing main in Skinner ~~is~~. Services installed before replat. Services to be relocated, abandoned, or added shall be at the expense of the developer. Developers Engineer shall prepare a drawing, showing services that need to be left, relocated, added, etc., for the Water Dept. A cash deposit shall be given to the Water Dept. for the service work.

12. Porcells 10th Addition. Street name changes. Water Dept. to be notified as maps are being updated. No water problems.
13. Land Inventory Case:
  - Site 3 - 8" main in 13th is shown incorrectly. There is now a 6" main, shown and an 8" main. See attached. Part of 6" has been abandoned.
  - Site 4 - No water service at this time.
14. The Pines. Grant Utility Easement. No water problem.
15. Lillian L. Oliver. Grant Utility Esmt. No water problem.
16. USD 259. Dedicate Street R/W. No water problem.  
Note: Lot 19 Robson Heights has given additional St. R/W to total an existing 50 ft.
17. Other Matters.

- A. The applicant shall amend the petition which provides for the paving of Beech Street adjacent to Lot 1, Block B.
- B. The applicant shall make satisfactory arrangements with the Water Department for relocation and/or removal of the water meters installed when this property was planned for development of duplexes.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1, Block A and Lot 1, Block B.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. Since the proposed "5-foot maintenance easement" is to be utilized for a 2.0-foot wide roof overhang, this purpose shall be so stated in the plat's text on the final plat tracing.
- G. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes for Lots 2-10, Block A and Lots 2-5, Block B. Also, Lot 20, Block A and Lot 5, Block B are required by the zoning text to observe a 6-foot side yard building setback from their east boundary lines.
- H. The Subdivision Committee recommended the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204 (D)(1).
- I. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- 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 Board of City Commissioners.

S/D No.: 85-109 Name: FIFTH ADDITION TO CEDAR RIDGE

Preliminary Approved:  
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: West of Webb Road, on both sides of Skinner.  
Owner: Pembroke Company, Attn: Tim Buchanan, 260 N. Rock Rd., Wichita, KS 67206  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.06 Acres
  2. Number of Lots:
    - Residential: 15
    - Office:
    - Commercial:
    - Industrial:
    - Total: 15
  3. Minimum Lot Area: 5,259.78 Sq. Ft.
  4. Existing Zoning: "A"
  5. Proposed Zoning: "A"
- 

STAFF COMMENTS:

NOTE: This plat has an associated Board of Zoning Appeals Case (BZA 61-85) that proposes zero lot line development on the majority of the lots. Approval of the BZA case is subject to platting.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. If the proposed "5-foot maintenance easement" is to be utilized for a roof overhang, this purpose shall be so stated in the plattor's text on the final plat tracing.
- G. If the proposed "5-foot maintenance easement" is to be utilized for a roof overhang, the final plat tracing shall omit the platting of the "5-foot maintenance easement" within the 10-foot utility easement adjacent to the southeast line of Lot 3, Block A. Roof overhangs are not permitted within utility easements.
- H. Since this property is being platted for development of zero lot line homes, the final plat tracing shall indicate the platting of the required 12-foot side yard building setback needed to insure proper separation of the zero lot line homes for Lots 2-10, Block A and Lots 2-5, Block B. Also, Lot 20, Block A and Lot 5, Block B are required by the zoning text to observe a 6-foot side yard building setback from their east boundary lines.
- I. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204 (D)(1).
- J. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage improvements to be guaranteed with the platting of this property?

NOTE: This plat has been submitted in final form only.