



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

June 15, 1995

Baughman Company, P.A. S/D 95-21  
315 Ellis  
Wichita, KS 67211

Re: S/D 95-21 SPINNAKER COVES HOSKINSON ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 June 8, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: V.M.B.S. Development, L.L.C., 221 South Broadway - #302, Wichita, KS 67207  
Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220  
Mike Lindebak, City Engineer

of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as to who is to own and maintain the reserves.
- N. 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.
- O. The plat's text shall be corrected to delete reference to the "Chadsworth Commercial 2nd Addition".
- P. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the "marked" copy of the enclosed final plat.
- U. Prior to this plat being scheduled for City Council review, the applicant shall submit documentation on the location of the various easements noted in the platting binder. Any easements located within the perimeter of this plat must either be shown, or if a public easement covered by an acceptable public easement being granted by the plat. A Derby pipeline easement is also listed in the binder, but none is shown on the plat. If any such easement effects this site, this plat will be subject to the standard pipeline requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.
- X. As requested by the applicant, the final plat tracing may use the name "Spinnaker Coves Hoskinson Addition".

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

**STAFF REPORT**

(Final Plat Approved 6/8/95, Preliminary Plat Approved 5/18/95)

**CASE NUMBER:** S/D 95-21 SPINNAKER COVES HOSKINSON ADDITION

**OWNER/APPLICANT:** V.M.B.S. Development, L.L.C., 221 South Broadway - #302, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220  
and  
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** South of 13th Street North and west of the Big Ditch

**SITE SIZE:** 60 acres

**NUMBER OF LOTS**

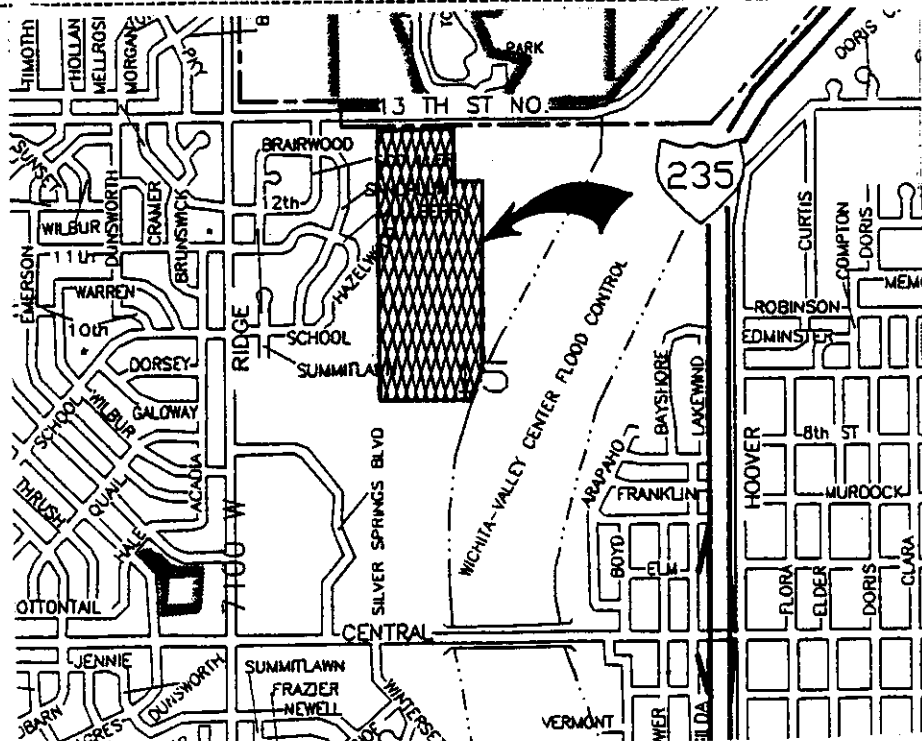
Residential: 79  
Office:  
Commercial:  
Industrial:  
Total: 79

**MINIMUM LOT AREA:** 12,600 sq. ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- 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. This guarantee shall also provide for any needed water line improvements along 13th Street North.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of proposed interior streets. This guarantee shall also provide for sidewalks along one side of North Shore Blvd. The possibility of a connecting street, between this plat and the land to the south shall also be provided by a contingent street stub. City Law shall also approve the language shown on the plat granting Reserve H for street purposes. That is, the applicant shall obtain approval from the Law Department on the creation of a Reserve for this street and the various conditions of the contingency.
- F. As indicated by Traffic Engineering, a decel/accel lane and a left-turn lane are warranted in 13th Street North and guarantees for any such improvements shall be provided.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, the cul-de-saced streets shall be named Circles, Boulevard shall be deleted from the cul-de-sacs and Ponderosa shall be used for the street stub along the plat's east line.
- I. Regardless of any street connections provided to/from this site, a means of emergency access shall be provided at this time. That is, an off-site means of access shall be obtained and an assurance provided that an appropriate driving surface will be installed and maintained in any such emergency access easement. Approval of an appropriate driving surface shall also be obtained from the Fire Department and a letter submitted to Planning indicating how such surface will be installed by the applicant.
- J. On the final plat tracing, complete access control to 13th Street North shall also be shown on the face of the plat.
- K. The platlor's text needs to indicate provisions shall be made for ownership and maintenance of the proposed reserves by the Homeowners' Associations. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the maintenance of the "parking strip" between this plat and the driving surface of 13th Street North.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost

**OFFICE COPY SPINNAKER COVERS ADDITION**  
**DO NOT REMOVE**

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/8/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-8-95

**FINAL PLAT**

State of Kansas) SS. Mr. Baughman Company, P.A., Surveyors in Sedgewick County, and state do hereby certify that we have surveyed and plotted SPINNAKER COVERS ADDITION, Wichita, Sedgewick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Part of the NW 1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgewick County, Kansas, described as beginning at a point on the north line of said NW 1/4, said point being 130 feet west of the N.E. Corner thereof; thence north westerly with the north line of said NW 1/4, 35 feet; thence south parallel with the north line of said NW 1/4, 30 feet; thence east parallel with the north line of said NW 1/4, 297 feet to the east line of said NW 1/4; thence south along the east line of said NW 1/4, 1502 feet to the north-south line of the Wichita-Valley Center Road Center as contained in Case # 31848; thence southwesterly along said road Center right-of-way, 458.55 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 465.14 feet to the westerly end of F.C.B.E. easement as filed in Case # 528, P.G. 286; thence westerly along the westerly line of said F.C.B.E. easement 286 feet to the north-south line of said NW 1/4; thence north 286 feet to the north-south line of said NW 1/4.

Existing public easements and dedications being located by virtue of K.S.A. 12-512(b). Baughman Company, P.A.

Gregory F. Swarms Surveyor

Know all men by these presents that we the undersigned, have caused the land described in the surveyors' plat to be surveyed and plotted as shown on the attached exhibits and sheets to be known as SPINNAKER COVERS ADDITION, Wichita, Sedgewick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Part of the NW 1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgewick County, Kansas, described as beginning at a point on the north line of said NW 1/4, said point being 130 feet west of the N.E. Corner thereof; thence north westerly with the north line of said NW 1/4, 35 feet; thence south parallel with the north line of said NW 1/4, 30 feet; thence east parallel with the north line of said NW 1/4, 297 feet to the east line of said NW 1/4; thence south along the east line of said NW 1/4, 1502 feet to the north-south line of the Wichita-Valley Center Road Center as contained in Case # 31848; thence southwesterly along said road Center right-of-way, 458.55 feet to the south line of said NW 1/4; thence west along the south line of said NW 1/4, 465.14 feet to the westerly end of F.C.B.E. easement as filed in Case # 528, P.G. 286; thence westerly along the westerly line of said F.C.B.E. easement 286 feet to the north-south line of said NW 1/4; thence north 286 feet to the north-south line of said NW 1/4.

Richard D. Hoshanson Verdo M. Hoshanson

State of Kansas) SS. The foregoing instrument acknowledged before me, this        day of       , 1995, by Richard D. Hoshanson and Verdo M. Hoshanson, husband and wife.

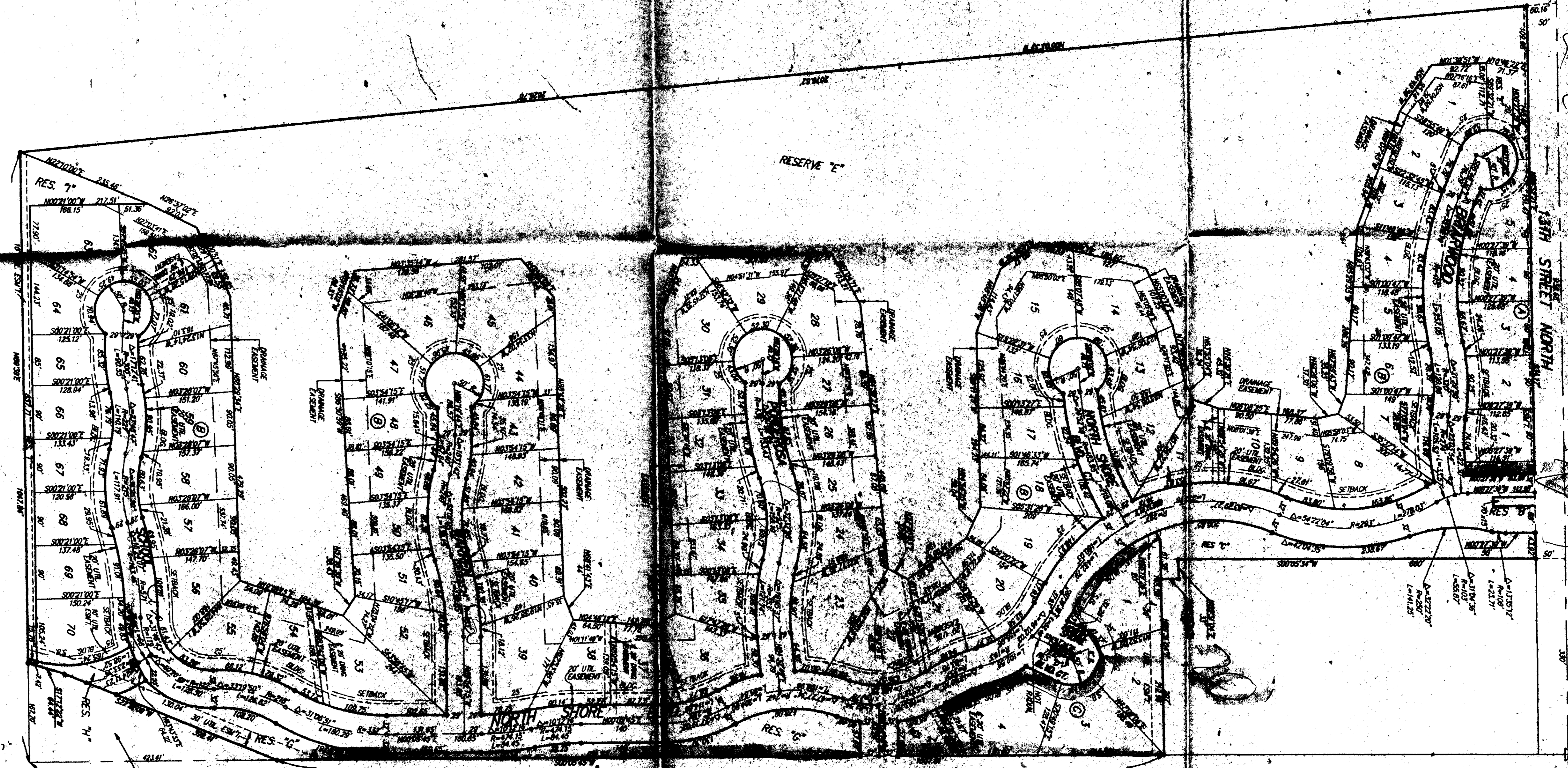
My App'l. Exp.        Notary Public

This plat of "SPINNAKER COVERS ADDITION", an addition to Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this        day of       , 1995.

John W. McCoy, Jr. Chairman  
 Martin S. Kraut Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this        day of       , 1995.

Bob Knight Mayor  
 Pat Burnett City Clerk



Entered transfer record this        day of       , 1995.

Sam E. Cracker-Spoon County Clerk

State of Kansas) SS. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this        day of       , 1995, at        and is duly recorded.

Ed Reas Deputy Register of Deeds

LOT	BLOCK	CITY DATA	ELEV.	N.S.L.
1-62	B	1272	126.3	

Minimum Building and Elevations for Lots 1-62 Block B City Data 1272 N.S.L. 126.3

1"=100'  
 - St. Vincent's Cir.  
 - 1/4 mile to SW corner  
 - 1/4 mile to NW corner  
 - 1/4 mile to SE corner  
 - 1/4 mile to NE corner  
 - 1/4 mile to SW corner  
 - 1/4 mile to NW corner  
 - 1/4 mile to SE corner  
 - 1/4 mile to NE corner