

PLAT NO. S/D 69-105 MAP NO. 5541

NAME SYS ADDITION

LOCATION On the west side of Hydraulic in an area
south of 49th Street South

ENGINEER K. O. Taylor

OWNER SYS Enterprises

APPLICATION FILED 12-1-69

SKETCH PLAT FILED 12-1-69

PRELIMINARY FILED 12-8-69

S/D ACTION 12-18-69 Approve

FINAL FILED 1-12-70

S/D ACTION 1-22-70 Approve

MAPC ACTION 1-29-70 Approve

BCC ACTION 3-31-70 Approve

RECORDED 4-23-70

REMARKS _____

ACTION

DATE

~~S/D COMMITTEE~~ ~~General Approval~~ 12-15-69

" ~~Special Approval~~ 1-22-70

M.A.P.C. ~~Approval~~ 1-22-70

" ~~B.C.C.~~ ~~Approval~~ 3-31-70

S/D 69-105 - SYS ADDITION - On the west side of Hydraulic in an area south of 49th Street South.
Taylor

Map No. 5541
Sec. No. 21
Twp. No. 28 S
Range 1 E

Subdivision Report and Progress

S/D No.: 69-105

Name: SYS ADDITION

General Location: On the west side of Hydraulic in an area south of 49th Street South.

Owner: SYS Enterprises % Al Smith
Address: 914 East Gilbert (11) Phone: FO 3-1291
Subdivider: SAME
Address: _____ Phone: _____
Engineer/Surveyor: K. O. Taylor
Address: 1542 South St. Francis Phone: AM 4-4072

Application Received 12-1-69
Conf. with Applicant 12-1-69
Sketch Plat Received 12-1-69
Present Zoning AA
Proposed Zoning G & LC
* * Letter of Intent None

FINAL PLAT RECEIVED 1-12-70
S/D Comm. Action 1-27-70 Approve
Dept. Report on Final 1-23-70
M.A.P.C. ACTION 1-29-70 Approve
Dept. Report on Final 1-31-70
Letter on Irons Received Not needed per Sub. Prop.
Title/Taxes Rec'd & Reviewed 3-11-70
Final Review 3-12-70
Referral to B.C.C. 3-26-70

PREL. PLAT RECEIVED 12-8-69
S/D Comm. Action 12-28-69 Approve

Dept. Report on Prel. 12-28-69

B.C.C. ACTION 3-31-70 Approve

TRACING PROGRESS:

Received 3-9-70
Released 4-2-70
Received _____
Released _____

Recorded 4-23-70

* Associated zone case: 2-1139, AA to G and LC.
Comments:

* * Called K. O. Taylor on 12-7-69 and authorized preparation and submission of a preliminary plat, subject to the following:
1) within plat the "G" and "LC" areas be one lot, OR redesign lot to extend out to Hydraulic along the south side of the commercial property at a minimum width of 60 feet.
2) indicate a 35-foot building setback on lots 1 and 2 from the front line of Hydraulic Avenue.
3) submit along with the preliminary plat, 25 copies of the applicant's Main Home Preliminary Development Plan.

4-1-70 Called K. O. Taylor to pick up tracing for recording

5/26/9-105

JH
4/24/70

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

SYS ADDITION

ADDITION was

filed for record on April 23, 1970

R-2 2-11
Book 77
vh

John Hale

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	69-105	Name	SYS ADDITION	
Application Filed:	12-1-69	Sketch Filed:	12-1-69	
Preliminary Plat Filed:	12-8-69	Approved by S/D:	12-18-69	
Final Plat Filed:	1-12-70	Approved by S/D:	1-22-70	
Approved by Metropolitan Area Planning Commission:			1-29-70	

DESCRIPTION

General Location: West side of Hydraulic in an area
south of 49th Street South

Surveyor or Engineer: K. O. Taylor
Owner: SYS Enterprises
Address: 914 East Gilbert

1. Gross Acreage of Plat	<u>21.78</u>	5. Lineal Feet of New Streets:	
2. Number of Lots:		a. <u>50</u> R/W <u>173.4</u> ft.	
Residential	<u> </u>	b. <u> </u> R/W <u> </u> ft.	
Commercial	<u>1</u>	c. <u> </u> R/W <u> </u> ft.	
Industrial	<u> </u>	d. <u> </u> R/W <u> </u> ft.	
Other	<u>1</u>	e. <u> </u> R/W <u> </u> ft.	
Total Number of Lots:	<u>2</u>	TOTAL <u>173.4</u> ft.	
3. Minimum Lot Frontage:	<u>173.4</u> ft.	6. Existing Zoning:	<u>"AA"</u>
4. Minimum Lot Area	<u>43,347</u> sq.ft.		

Petitions have been submitted guaranteeing the extension of sanitary sewer, and for the construction of a sidewalk on the west side of Hydraulic. The applicant has also submitted a "certificate" certifying the petitions.

Planning Commission Recommendation:

KRATZER moved and JACKSON seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Associated Zone Case: Z-1139 - "AA" to "G", approved by the City Commission on October 14, 1969, subject to platting.

Vote of Planning Commission: Unanimous

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be paid by the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

JAMES F. RICHEY
ATTORNEY AT LAW

800 BEACON BUILDING - WICHITA, KANSAS 67202

March 6, 1970

Metropolitan Area Planning Commission
Wichita, Kansas

Gentlemen:

Pursuant to the request of A. A. Smith, I have examined the abstract of title to the following described real property, to-wit:

The North 40 acres of the North Half of the Southeast Quarter of Section 21, Township 28, Range 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at the Southeast corner of the said North 40 acres; thence North 488.8 feet; thence West 208.7 feet; thence South 179.4 feet; thence West 208.7 feet; thence South 104.4 feet; thence West 7.6 feet; thence South 205 feet; thence East 425 feet to beginning, except part deeded to Kansas Turnpike Authority.

As a means of such examination, we have used an abstract last certified to on February 11, 1970, at 7:00 A.M., by the Fidelity Title Company, Inc., containing 63 entries, together with pertinent court proceedings, and subject to the correctness thereof, find title vested in:

A. A. Smith, as to an undivided one-half interest; Philip W. Smith, as to an undivided one-fourth interest; and Richard Young, as to an undivided one-fourth interest;

subject to the following:

1. Taxes for 1969 and prior years are shown as paid.
2. There are no mortgages, judgments or liens of record. The abstract will not show outstanding liens of record for recent labor or material installations, and said owners can verify if there are any.

*Rep. Dir.
MAPS
Rec'd. 3-11-70
JF*

3. At Entry No. 58 of the abstract is shown a deed to the Kansas Turnpike Authority, which is the part being excepted in the above description. You should satisfy yourself, preferably by survey, as to the boundary lines of the herein title holders and the Kansas Turnpike Authority.

4. At Entry No. 59 and recorded in Book 357 of Miscellaneous, at page 227, filed November 19, 1955, there is a right of way easement granted by the Kansas Turnpike Authority to the Kansas Gas and Electric Company.

REQUIREMENT: You should satisfy yourself that this easement will not interfere with the submitted plat concerning the above described property.

5. At Entry No. 54 there appears a right of way agreement recorded in Book 280 of Miscellaneous, at page 205, which is granted for right of way 825WV for Sedgwick County, State of Kansas.

REQUIREMENT: You should satisfy yourself that the submitted plat will not in any way be in conflict with this right of way.

6. At Entry No. 63 of the abstract is shown a deed from Roezella Wilson, where, in fact, the correct spelling should be Roe Zella Wilson, and the signature on the recorded deed appears to be Roe Zella Wilson. At Entry No. 62 there appears a deed from Guy E. Wilson, Sr. as one of the grantors. There is no indication of the marital status of Guy E. Wilson, Sr. At Entry No. 61 there appears a warranty deed from Lillie Wilson to Guy E. Wilson, Sr. and various other grantees. There is no indication as to the marital status of Lillie Wilson.

REQUIREMENT: A properly drawn and executed affidavit should be recorded and shown of record, indicating that Roe Zella Wilson is the wife of Glenn E. Wilson, and that they are two of the grantors in the deed shown at Entry No. 63, and that she did, in fact, sign the deed recorded in Book 1469 of Deeds, at page 238, "Roe Zella Wilson."

REQUIREMENT: The above affidavit also should state the marital status of Guy E. Wilson, Sr., the grantor in the warranty deed shown at Entry No. 62, recorded in Book 1379 of Deeds, at page 46.

Metropolitan Area Planning Commission
March 6, 1970
Page 3

REQUIREMENT: The affidavit should show the marital status of Lillie Wilson, the grantor in the warranty deed shown at Entry No. 61, and recorded in Book 1203 of Deeds, at page 373.

This opinion is based upon the correctness of the abstract and the title furnished.

Respectfully submitted,

James F. Richey

JAMES F. RICHEY

JFR:mw

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, S.Y.S. Enterprises, owner and plat-
tor of SYS Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas;

1. Sanitary sewer lateral
2. SIDEWALK - Adjacent to the west side of Hydraulic Avenue.

→
→
→
→
→

As a result of the above-mentioned petitions for im-
provements, lots within SYS Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 20th day of February, 1972.



<u>[Signature]</u>	<u>Artie C. Smith</u>
<u>[Signature]</u>	<u>Linda K. Smith</u>
<u>[Signature]</u>	<u>Judy D. Young</u>

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 20th day of February,
1972, before me, a notary public in and for said County and State,
came ~~Richard D. Young, Philip W. Smith and~~ Artie C. Smith, Linda K. Smith and
~~Richard D. Young, Philip W. Smith and~~ to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

[Signature]
Notary Public, **BILLIE L. RAY**

My Commission Expires:
March 24, 1973

3-10-70

Robert Feldner, Superintendent of Central
Inspection Division of the Department of Public Works
John D. Gist, Planner III

Mobile Home Preliminary Development Plan (associated with a
current plat, S/D 69-105 - SYS ADDITION, generally located on
the west side of Hydraulic in an area south of 49th Street South)

The attached mobile home preliminary development plan has
been considered and approved by the Subdivision Committee
of the Metropolitan Area Planning Commission at their regu-
lar meeting on January 8, 1970. This is in accordance with
the procedure described in Title 26 of the Code of the City
of Wichita, which indicates that when platting is involved
and when the plan is approved by the Subdivision Committee,
it shall constitute approval by the Director of Planning.

The review and Committee's approval was primarily concerned
with physical design elements of the plan such as interior
circulation, relationship and function of open space areas
to the mobile homes, etc. Approval of the preliminary plan
is not to be construed as approval of the technical and engin-
eering requirements of the applicant's final development
plan, that is to be submitted to your office for approval
which is required when making application for a mobile home
park license. Said final plan, however, should remain rea-
sonably consistent with the approved preliminary develop-
ment plan, or the preliminary should again be submitted to
the Director of Planning for reapproval.

If you have any questions concerning this matter, please
contact our office.

JDG:vjp

Attachment

cc: SYS Enterprises % Al Smith
914 East Gilbert 67211

K. O. Taylor
1542 South St. Francis 67211

January 30, 1970

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 69-105 - Final Plat
of SYS ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on January 29, 1970, 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 23, 1970.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1969 and prior years have been paid in full.
5. Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

→ Not needed per amendment
to Sub. Regulations

Page 2 - Mr. K. O. Taylor
January 30, 1970

If you have any questions concerning this matter, please call
our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber

cc: SYS Enterprises
% Al Smith
914 East Gilbert
Wichita, Kansas 67211

January 23, 1970

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 69-105 - Final Plat of
SYS ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 22, 1970, the above captioned plat was considered. The action of the Committee was to recommend that the plat and the applicant's mobile home preliminary development plan be approved, subject to:

1. *OK* The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Hydraulic; the total estimated construction cost to be in the amount of \$520. *→ petitioned*
2. *OK* The applicant shall petition for sanitary sewer to serve subject property.
3. *✓* The mobile home park proposed for Lot 2 shall be served by underground installations of both telephone and electric service.
4. *✓* The applicant's final development plan which is to be submitted with an application for a Park License to the Office of Central Inspection, shall meet all applicable requirements of Titles 26 and 28 of the Code of the City of Wichita, and shall remain reasonably consistent with the approved preliminary plan. In preparing the final plan, the applicant's engineer shall coordinate the installation of all necessary

Page 2 - S/D 69-105
Mr. K. O. Taylor
January 23, 1970

utilities and their corresponding easements involving the Gas Service Company, Kansas Gas and Electric and Southwestern Bell Telephone companies, and the Wichita Water Department along with the Wichita Fire Department. Said final plan shall indicate all interior park roadways as 50-foot firelane and utility easements to accommodate the placement of the facilities of the above mentioned companies and department.

5. A copy of the applicant's drainage and grading plan required in the final development plan in Sections VIII and XI of the Code of the City of Wichita, shall be furnished to the Engineering and Maintenance Divisions of the Department of Public Works.
6. Recording within 30 days after approval by the Board of City Commissioners.

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 29, 1970, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp
Enclosure
cc: SYS Enterprises
% Al Smith
914 East Gilbert
Wichita, Kansas 67211

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-105 Name SYS ADDITION
Date Application Rec'd. 12-1-69 Preliminary Approval 12-18-69
Scheduled S/D Meeting 1-22-70

DESCRIPTION

General Location On the west side of Hydraulic in an area south of
49th Street South.

Owner SYS Enterprises % Al Smith
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>21.78</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>173.4</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>173.4</u> ft. |
| 3. Minimum Lot Frontage <u>173.4</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>43,347</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita (in near future)</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Hydraulic; the total estimated construction cost to be in the amount of \$520.
2. The applicant shall petition for sanitary sewer to serve subject property.
3. The mobile home park proposed for Lot 2 shall be served by underground installations of both telephone and electric service.
4. It is recommended that three copies of the mobile home preliminary development plan be required to be resubmitted, amended as follows:
 - a) Delete the sidewalks indicated along the rear of the mobile home spaces and the accompanying notes regarding the sidewalk alternate. The alternate does not meet the requirement of Title 26 or what is felt to be the intent of the City Commission in requiring sidewalks, and they should be shown on the plan adjacent to both sides of each park roadway.
 - b) Required perimeter setbacks should be indicated from public rights-of-way and property lines.
5. The applicant's final development plan which is to be submitted with an application for a Park License to the Office of Central Inspection, shall meet all applicable requirements of Titles 26 and 28 of the Code of the City of Wichita, and shall remain reasonably consistent with the approved preliminary plan. In preparing the final plan, the applicant's engineer shall coordinate the installation of all necessary utilities involving the Gas Service Company, Kansas Gas and Electric

and Southwestern Bell Telephone companies, and the Wichita Water Department along with the Wichita Fire Department. Said final plan shall indicate all interior park roadways as 50-foot firelane and utility easements to accommodate the placement of the facilities of the above mentioned companies and department.

6. A copy of the applicant's drainage and grading plan required in the final development plan in Sections VIII and XI of Title 26 of the Code of the City of Wichita, shall be furnished to the Engineering and Maintenance Divisions of the Department of Public Works.
7. Recording within 30 days after approval by the Board of City Commissioners.

December 23, 1969

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 69-105 - Preliminary Plat of
SYS ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 18, 1969, 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:

- OK* Indicating "access control except 1 opening per lot" adjacent to the west line of Hydraulic Avenue, with the proper notations both on the face of the plat and in the plat's text. It was also requested that the applicant and his engineer work with the Traffic Engineering Division of the Department of Public Works, relative to modifying the design of the proposed entrance and exit serving subject property.
- OK* Indicating a 10-foot utility easement around the perimeter of the plat on the north, west and south, as marked on the engineer's copy of the preliminary plat.
- P 3.* The dimension for the ^{*OK*} east line of the plat adjacent to Hydraulic is indicated as 173.39 feet. This does not correspond to the dimension of 179.33 feet indicated on the mobile home development plan. It was also requested that the applicant's engineer contact the Planning Department regarding the dimensions indicated adjacent to the Turnpike right-of-way.
- 4.* The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Hydraulic; the total estimated construction cost to be in the amount of ~~\$445.~~ \$520. @ \$3/ft.

Page 2 - S/D 69-105
Mr. K. O. Taylor
December 23, 1969

5. The applicant shall petition for sanitary sewer to serve subject property.
6. The mobile home park proposed for Lot 2 shall be served by underground installations of both telephone and electric service.
7. The applicant's Mobile Home Preliminary Development Plan was approved by the Subdivision Committee. Said plan shall now be supplemented or added to, so as to contain all information outlined in the "Mobile Home Preliminary Development Plan Procedure" which has been furnished to the applicant's engineer. Three (3) copies of said amended preliminary, should then be submitted to the Planning Department along with the submission of the final plat.
8. The applicant's final development plan which is to be submitted with an application for a Park License to the Office of Central Inspection, shall meet all applicable requirements of Titles 26 and 28 of the Code of the City of Wichita, and shall remain reasonably consistent with the approved preliminary plan. In preparing the final plan, the applicant's engineer shall coordinate the installation of all necessary utilities involving the Gas Service Company, Kansas Gas and Electric and Southwestern Bell Telephone companies, and the Wichita Water Department along with the Wichita Fire Department. Said final plan shall indicate all interior park roadways as 50-foot firelane and utility easements to accommodate the placement of the facilities of the above mentioned companies and department.
9. A copy of the applicant's drainage and grading plan required in the final development plan in Sections VIII and XI of Title 26 of the Code of the City of Wichita, shall be furnished to the Engineering and Maintenance Divisions of the Department of Public Works.
10. Requirements for a final plat (see pages 20 - 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Page 3 - S/D 69-105
Mr. K. O. Taylor
December 23, 1969

It was also pointed out that the applicant will need to make satisfactory arrangements with the Wichita Water Department for the actual distribution of water to serve the mobile home park at the time it is developed. Said distribution shall be in accordance with the requirements of the Water Department and Fire Department of the City of Wichita, as required in Section XIV of Title 26.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Planner III

JDG:vjp

Enclosure

cc: SYS Enterprises
% Al Smith
914 East Gilbert
Wichita, Kansas 67211

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-105 Name SYS ADDITION
Date Application Rec'd. 12-1-69 Preliminary Approval _____
Scheduled S/D Meeting 12-18-69

DESCRIPTION

General Location On the west side of Hydraulic in an area south of
49th Street South

Owner SYS Enterprises % Al Smith
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

- | | |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>21.78</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>173.4</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>173.4</u> ft. |
| 3. Minimum Lot Frontage <u>173.4</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>43,347</u> sq.ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita (in near future)</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. The associated zone case Z-1139 AA to G & LC has been approved by the Board of City Commissioners subject to platting, as recommended by the Planning Commission.
2. The applicant's Preliminary Mobile Home Development Plan indicates that Lot 1 of the preliminary plat is intended to be developed commercially. The plan proposes that the access to the mobile home park and to Lot 1 will be served jointly by two 20 foot divided drives. Therefore, the appropriate access controls to Hydraulic Avenue shall be discussed at the Subdivision Committee meeting.
3. The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Hydraulic; the total estimated construction cost to be in the amount of \$445.
4. The applicant shall petition for sanitary sewer to serve subject property.
5. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve subject property.
6. The dimension for the east line of the plat adjacent to Hydraulic is indicated as 173.39 feet. This does not correspond to the dimension of 179.33 feet indicated on the mobile home development plan.
7. In regard to the applicant's Mobile Home Preliminary Development Plan, the Planning Department is of the opinion that the plan meets the basic requirements for a mobile home park layout as required by Title 26 of the City Code. It is recommended that the plan be expanded to provide the information requested in a procedural outline for such plans, which is to be discussed at the Subdivision Committee's meeting on December 18, 1969. Three copies of the plan containing such information could then

T9-303

(over)

FORM 27-21

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>Dist</i>	<i>65.00</i>
<i>SYS Gnd.</i>	

Name

Address

Type

Due Date

Comments:

Date

By

12-8-69

[Signature]

Map No.: 5541
Section No.: 21
Twp. No.: 28S
Range: 1E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SYS Addition

General Location: West Side Hydraulic between 51st St. & 53rd St. South

Name of Property Owner: SYS Enterprises % Al Smith

Address: 914 East Gilbert Phone: FO 3-1291

Name of Subdivider: Same Phone: _____

Address: _____

Name of Agent/Surveyor: R.O. Taylor Phone: AM 4-4072

Address: 1542 S. St. Francis

Date of Application: Nov. 22, 1969

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 21.78
2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other 1Total Number of Lots 2
3. Minimum Lot Frontage 173.4 ft.
4. Minimum Lot Area 43,347 ft.
5. Existing Zoning A-A
6. Proposed Zoning G+LC
7. Lineal Feet of New Streets:
 - a. 50 R/W 173.4 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 173.4 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (in near future)
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: S. Y. S. Enterprises

by [Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received [Signature]
Date 12-1-69
Fee Submitted none

T9-301B (10-68)



PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-105 Name SYS ADDITION
Date Application Rec'd. 12-1-69 Preliminary Approval _____
Scheduled S/D Meeting 12-18-69

DESCRIPTION

General Location On the west side of Hydraulic in an area south of
49th Street South
Owner SYS Enterprises % Al Smith
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone AM 4-4072

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>21.78</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>173.4</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>173.4</u> ft. |
| 3. Minimum Lot Frontage <u>173.4</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>43,347</u> sq.ft. | streets? <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita (in near future)</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. The associated zone case Z-1139 AA to G & LC has been approved by the Board of City Commissioners subject to platting, as recommended by the Planning Commission.
2. The applicant's Preliminary Mobile Home Development Plan indicates that Lot 1 of the preliminary plat is intended to be developed commercially. The plan proposes that the access to the mobile home park and to Lot 1 will be served jointly by two 20 foot divided drives. Therefore, the appropriate access controls to Hydraulic Avenue shall be discussed at the Subdivision Committee meeting.
3. The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Hydraulic; the total estimated construction cost to be in the amount of \$445.
4. The applicant shall petition for sanitary sewer to serve subject property.
5. The applicant shall contact the Water Department and make satisfactory arrangements for the extension of City water to serve subject property.
6. The dimension for the east line of the plat adjacent to Hydraulic is indicated as 173.39 feet. This does not correspond to the dimension of 179.33 feet indicated on the mobile home development plan.
7. In regard to the applicant's Mobile Home Preliminary Development Plan, the Planning Department is of the opinion that the plan meets the basic requirements for a mobile home park layout as required by Title 26 of the City Code. It is recommended that the plan be expanded to provide the information requested in a procedural outline for such plans, which is to be discussed at the Subdivision Committee's meeting on December 18, 1969. Three copies of the plan containing such information could then

be submitted to the Planning Department along with the final plat.

The applicant's final development plan which is to be submitted with an application for a Park License to the Office of Central Inspection, shall meet all applicable requirements of Title 26 and 28 of the Code of the City of Wichita, and shall remain reasonably consistent with the approved preliminary plan.

8. 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.
9. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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SYS
Addition

62.19

0 S
0 S
0 S
2 S
90 S
16 S
30 S

89 B0
43 B0
30 B0
3 B0

53 S
7 S
30 S

36 B0
36 B0
0 B0
1 B0

230 S
5 S
26 S

13 B0
29 B0
26 B0
4 B0

76 S
50 S
1 S

89 B0
40 B0
33 B0
1 B0

89 S
40 S
33 S

0 B0
0 B0
0 B0
3 B0

1720.40

155.38

550.87

1756.28

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30 S
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1720.4 S

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1 S
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1756.2516995 a0

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89 S
40 S
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1.4144750 A0
249.9960000 a0

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