

PLAT NO. S/D 79-17 MAP NO. 5951

NAME FANTASEA

LOCATION: North of 32nd St. North, in an area
east of Woodlawn Avenue

ENGINEER VanDoren-Hazard-Stallings &
Bill G. Yung Design

OWNER Wichita Development Company, et al

APPLICATION FILED 2-12-79

SKETCH PLAT FILED _____

PRELIMINARY FILED 2-12-79

S/D ACTION 2-22-79 approve

FINAL FILED 4-9-79

S/D ACTION 4-19-79 approve

MAPC ACTION 4-26-79 Approved

BCC ACTION 6-5-79 Approved

RECORDED 6/14/79

REMARKS Supersedes 5/878-27 Cottonwood
Village Two

Assoc. Z-2109

S/D 79-17 - FANTASEA - North of
32nd Street North, in an area
east of Woodlawn Avenue, by Van
Doren-Hazard-Stallings.

POSTED
2-14-79
[Signature]

ACTION

	DATE
S/D COMMITTEE (Prelim) Approved	2-23-79
S/D (final) approved	4-19-79
M.A.P.C. Approved	4-28-79
B.C.C./B.C.C.T. Approved	6-5-79

Map No. 5951
Sec. 31
Twp. 27S
Range 2E

Subdivision Report and Progress
S/D No.: 79-17

Name: FANTASEA

General Location: North of 32nd St. North, in an area east of Woodlawn Avenue.

Owner: Wichita Development Company
Address: 2225 Hathway Circle, Wichita Zip Code: 67226 Phone: 686-7451

Subdivider: Comotara Properties Inc.
Address: 2225 Hathway Circle, Wichita Zip Code: 67226 Phone: 686-7451

Engineer/Surveyor: VanDoren-Hazard-Stallings, 260 N. Rock Rd., Suite 250, 67206
Address: Bill G. Yung Design, 1355 N. Waco, 67203 Zip Code: _____ Phone: 1) 686-7303
2) 264-0676

Present Zoning: "AA"
Proposed Zoning: C & R5 with CUP
Assoc. Zone Case: _____

M.A.P.C. ACTION: 4-26-79 Approved
Advisory Letter: 4-26-79

APPLICATION RECEIVED: 2-12-79

Closure Data Submitted: _____
Title/Taxes Rec'd. and
Reviewed: 5-23-79
Final Review: 5-25-79
Referral to B.C.C.: 5-29-79

SKETCH PLAT RECEIVED: _____
Letter of Intent: _____

PREL. PLAT RECEIVED: 2-12-79
S/D Comm. Action: 2-22-79 approve

B.C.C. ACTION: 6-5-79 Approved

Advisory Letter: _____

Tracing Received: 5-24-79
Released for Recording: _____
Plat Recorded: 6/14/79

FINAL PLAT RECEIVED: 4-9-79
S/D Comm. Action: 4-19-79 approve

Advisory Letter: 4-20-79

Comments:

6-5-79 Sidewalk not required.

T9-302 (2)

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

FANTASEA ADDITION was

filed for record on June 14, 1979

James J. McClinton
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

September 19, 1979

Donald C. Gisick, City Clerk
Louise Olivarez, Senior Planner

Release of letter of credit associated with
S/D 79-17 Fantasea Addition

We have received word from the City Engineer's office (and the County Engineer's office) that the temporary decel lane and guartrail on the east side of Woodlawn adjacent to Fantasea Park have been satisfactorily completed. The irrevocable letter of credit which the Board of City Commissioners "received and filed" on June 5, 1979, may be released. This letter of credit was issued by Kansas State Bank and Trust Company for the account of First Park Investment Co., Inc. in the amount of \$1,500.00.

If you have any questions regarding release of this letter of credit, please call.

Louise Olivarez
Senior Planner

cc: Mr. Larry Reynolds
300 W. Douglas, Suite 42, 67202

LD:el

September 19, 1979

Mr. Larry Reynolds
Trinity Associates, Inc.
300 West Douglas, Suite 42
Wichita, Kansas 67202

Re: Return of cash guarantee for major
entrance at Fantasea Park

Dear Mr. Reynolds:

The City Engineer's office has informed me that the major entrance to Fantasea Park has been satisfactorily constructed. Therefore, I am returning your guarantee (check for \$1250.00) which was submitted at the time of platting.

I have also instructed the City Clerk to release your letter of credit which guaranteed the temporary decel lane and guardrail. You or the bank will need to request of the City Clerk, in writing, that the letter of credit be returned.

Sincerely,

Louise Olivarez
Senior Planner

LO:el
Enclosure

Larry Reynolds
267-7145

OK

7-14 Lindbak said

Called 9-13-79 to ask
for release of his \$1500
letter of credit and his
\$1250 check (Faulster).
Mike Lindbak will have
a city inspector check the
major entrance work (1250)
and he asked me to get
County OK for guardrail (1500).
I called Joe Freeman and
he will have a County inspector
check the guard rail.
Call Larry Reynolds when
I have the OK to release
his guarantees

OK from Joe Freeman
7-18-79

June 21, 1979

Donald C. Gleick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2109 - Zone Change "AA" to "R-5" and "C"; and
S/D 79-17 - FANTASEA

At the regular meeting of the Board of City Commissioners on April 24, 1979, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on June 5, 1979.

This is to advise you that the final plat of Fantasea was recorded with the Register of Deeds on June 14, 1979 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el



COMOTARA

June 8, 1979



Mr. R. W. Linn, City Engineer
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Mr. Linn:

Comotara Properties, Inc. will build a 4.1 acre lake within the floodway limits of Fantasea Addition. The lake, dam and all appurtenances will be built to the plans and specifications provided by the State Board of Water Resources.

This lake, like others within Comotara, is being built to conform to our own policy of zero increased runoff.

Sincerely,

Philip M. Snodgrass
Vice President of Operations

PMS:co



IT'S EXACTLY WHAT YOU HAVE BEEN LOOKING FOR . . .

COMOTARA PROPERTIES, INC. / 2225 HATHWAY CIRCLE, WICHITA, KANSAS 67226 / (316) 686-7451

This letter requested by Linn in lieu of a ^{monetary} guarantee.

June 8, 1979

Mr. Robert R. Fox
Wichita Development Company
2225 Hathway Circle
Wichita, Kansas 67226

Re: Sidewalk guarantee for Fantasea Addition

Dear Mr. Fox:

In accordance with the current City Commission policy on sidewalks, only one side of collector streets will need to have sidewalks. It has been determined that the south side of 32nd Street North is the side which will have the walk. Therefore, we are returning to you the acknowledgment for sidewalks on the north side of 32nd which was submitted with the plat of Fantasea.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:bh

Encl.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-17 Name Fantasea
Application & Sketch Filed: 2-12-79
Preliminary Plat Filed: 2-12-79 Approved by S/D: 2-22-79
Final Plat Filed: 4-9-79 Approved by S/D: 4-19-79
Approved by Metropolitan Area Planning Commission: 4-26-79

DESCRIPTION

General Location: North of 32nd St. North in an area east of Woodlawn.

Surveyor or Engineer: Van Doren-Hazard-Stallings
Owner: Wichita Development Company (Robert L. Fox)
Address: 2225 Hathway Circle

- | | | |
|---------------------------------------|---------------------------|-------------------------|
| 1. Gross Acreage of Plat <u>35.5</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Woodlawn</u> | No. Openings <u>One</u> |
| Residential <u>1</u> | St. <u>32nd St. North</u> | No. Openings <u>Two</u> |
| Commercial <u>1</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>Yes</u> | Water <u>Yes</u> |
| Total Number of Lots: <u>2</u> | Sidewalk <u>Yes</u> | Drainage <u>Yes</u> |
| 3. Minimum Lot Area: <u>5.0</u> Acres | Sewer <u>Yes</u> | Other _____ |
| 4. Existing Zoning <u>AA</u> | | |
| 5. Special Problems Discussed _____ | | |

Valid petitions have been submitted guaranteeing the extension of City water, sanitary sewer, paving of 32nd Street, and construction of a permanent decel lane on Woodlawn. A certificate has been submitted certifying the petitions. An acknowledgement has been filed for sidewalks on the north side of 32nd Street. A letter of credit in the amount of \$1,500.00 has been submitted guaranteeing the construction of a temporary decel lane on Woodlawn.

PLANNING COMMISSION RECOMMENDATION:

That this plat be approved subject to:

- A. Obtaining approval from the City Engineer's office of a site drainage plan. *approved 6-7-79 according to Mike*
- B. Guaranteeing drainage improvements, if any, required for an approved drainage plan. *NONE required according to Mike Lindelak*
- C. Guaranteeing construction of a major entrance on Woodlawn. *4 PM 6-7-79*
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

MAPC Action: May moved, Bayouth seconded and it carried unanimously. (Jones and Taylor were absent).

NOTE: Associated zone case Z-2109, "AA" to "R-5" and "C" has been approved subject to platting.

ACTION: Receive and file the letter of credit; accept the petitions and instruct the Director of Law to prepare the necessary resolutions and instruct the City Clerk to file the certificate and sidewalk acknowledgement with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission; authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat for recording until the drainage plan has been approved and drainage guarantees, if any, have been submitted AND a satisfactory guarantee for construction of the major entrance has been submitted. *\$1250.00 Check submitted 5-30-79*

IRREVOCABLE LETTER OF CREDIT
KANSAS STATE BANK AND TRUST COMPANY
123. N. Market, Wichita, Kansas 67202
(Name and address of bank)

Date: May 24, 1979

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ \$1,500.00 for the account of First Park Investment Co., Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before April 26, 1981 (6)
(Insert date two years from MAPC approval of plat)

1. Decel Lane and Guardrail
- 2.
- 3.

in Eutasea, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Kansas
State Bank and Trust Company, Credit No. 052479, dated May 24, 1979.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before June 26, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

KANSAS STATE BANK AND TRUST COMPANY
(Name of bank)

By: W. Dentell, Pres.
(Authorized signature)

(CORPORATE SEAL)

CERTIFICATE

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

We, Wichita Development Company, owner and plat-
tor of Fantasea 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. Paving
2. ~~Doeg~~ *yes*
3. Water
4. Sanitary Sewer
- 5.
- 6.
- 7.

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

Signed this 23rd day of May, 1977.

Robert R. Fox
Robert R. Fox, Attorney in fact for
Wichita Development Company

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

Be it remembered that on this 23rd day of May, 1977, before
me, a notary public in and for said County and State, came Robert R. Fox
to me personally known to be the same person who executed the fore-going instrument
of writing and duly acknowledge the execution of same.

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

Charles P. Jones
Notary Public

My Appointment Expires:

My Appointment Expires May 17, 1981



ACKNOWLEDGEMENT

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

We, Wichita Development Company, owner of
(give name of proposed plat, if appropriate) Fantasea

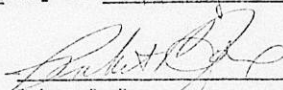
do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. North Side Thirty Second Street North
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions thereof within _____

_____ Addition.

Signed this 23rd day of May, 19 79.



Robert R. Fox
Attorney in fact for
Wichita Development Company

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

Be it remembered that on this 23rd day of May, 19 79, before me, a notary public in and for said County and State, came Robert R. Fox, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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

Constance R.

Notary Public

My Appointment Expires:
My Appointment Expires May 17, 1981



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Frank R. ...
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered^d by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1978 Taxes Paid, in the amount of \$1,609.94; assessed with other property. Key #PY-178.
9. Right of way to Kansas Gas and Electric Company for transmission lines over the East 150 feet of captioned property as created by instrument dated January 13, 1960, filed March 28, 1960, in Book Misc. 460, Page 87.
10. Right of Way for highway over the East 10 feet of the West 50 feet of the Southwest Quarter as created by instrument dated December 21, 1967, filed December 21, 1967, in Book Misc. 612, Page 317.
11. Easement to Kansas Gas and Electric Company for underground electric circuits over the West 100 feet of the East 125 feet of captioned property as created by instrument dated November 29, 1972, filed December 1, 1972, on Film 40, Page 947.
12. Consolidated Mortgage dated March 5, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 5, 1973, in Book 50, Page 723. (With other property)
13. Supplemental First Mortgage dated May 4, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed May 4, 1973, in Book 57, Page 1437. (With other property).

(See Added Page)

ADDED PAGE

(Schedule B continued)

FORM 3147R-4-67

Policy Number _____
Owners

Policy Number _____
Loan

14. Second Supplemental First Mortgage dated August 13, 1973, executed by Comotara, Inc., to First National City Bank, filed November 1, 1973, in Book 80, Page 323. (With other property)
15. Mortgage dated October 15, 1973, executed by Wichita Land Company, to First National City Bank, filed December 7, 1973, in Book 83, Page 1281. (With other property).
16. Second Mortgage dated March 2, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 2, 1973, in Book 50, Page 342. (With other property).
17. It is noted for informational purposes only and not as an exception to title which will appear in our policy when issued, that captioned property may become subject to special assessments for sewers as evidenced by Ordinances filed on Film 67, Page 329, and Film 74, Page 708. The payment of said specials have been delayed by an Ordinance filed October 31, 1974, on Film 121, Page 797.
18. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.

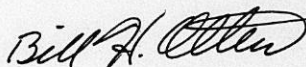
THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 24, 1979

TO Jack H. Galbraith, Chief Planner-Current Plans
FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Fantasea Addition

The plattors of Fantasea Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about June 5, 1979.



Bill H. Otten, Chief Engineer
Water Engineering Division

BHO:sd

April 26, 1979

Van Doren-Hazard-Stallings
260 N. Rock Road
Suite 250
Wichita, Ks. 67206

Re: S/D 79-17 - Final plat of Fantasea

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 26, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee subject to the conditions stated in our letter of April 20, 1979.

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:

- 5-24 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 5-23 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.
- 5-23 3. Certification that all taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Junior Planner

LO:bh

cc: Wichita Dev. Co., 2225 Hathway Circle, 67226

April 20, 1979

Van Doren-Hazard-Stallings
260 N. Rock Road
Suite 250
Wichita, Ks. 67206

Re: S/D 79-17 - Final plat of Fantasea

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 19, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The lot labeled as a "reserve and floodway" on the plat should be labeled as a Reseve. The use of the reserve for floodway drainage, etc., is spelled out in the plattor's text. The floodway notation should be referenced on the Reserve with arrows.
- OK B. The mayor's name shall be changed to read: Tony Casado.
- OK C. The applicant shall guarantee the construction of an accel-decel lane and major entrance on Woodlawn. ^{\$ 1250⁰⁰ cash for major entrance}
- OK 5-30 D. Letter of credit \$1,500 for temporary decel lane. Petition for permanent. Approval of the plat is subject to the approval by the City Engineer's office of the submitted drainage plan for subject property. Additional drainage information as requested by Max Greene shall be submitted to the Flood Control Office.
- OK E. Complete access control adjacent to 32nd Street, shall be indicated on Lot 1 and with the appropriate wording in the plattor's text. Access control except for one opening adjacent to Woodlawn shall be indicated on Lot 1. Access control except for two openings adjacent to 32nd Street shall be indicated on Lot 2.
- OK F. The applicant shall submit a landscape plan to the Planning Department (and a copy to Max Greene of the Flood Control Office) for review and approval. *Bob Young has approved and has delivered a copy to Max)*

Van Doren-Hazard-Stallings
Page 2
4-20-79

- G. The applicant shall guarantee all drainage improvements required by the plat.
- OK* H. The applicant shall guarantee the extension of sanitary sewer to serve subject property. *petition*
- OK* I. The applicant shall guarantee the extension of City water to serve subject property. *petition*
- OK* J. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat. *petition*
- S-23ek* A sidewalk is required on the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- L. 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. 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, April 26, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: Wichita Development Co., 2225 Hathway Circle, 67226
Dean Sellers, Assistant City Engineer

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-17 Name Fantasea
Date Application Rec'd. 2-12-79 Preliminary Approval 2-22-79
Scheduled S/D Meeting 4-19-79

DESCRIPTION

General Location North of 32nd St. North, in an area east of Woodlawn

Owner Wichita Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings, 260 N. Rock Road
Address Suite 250, Wichita, Ks. Phone 686-7303

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>34.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70'</u> R/W <u>680</u> ft. |
| Residential <u>1</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> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>680</u> ft. |
| 3. Minimum Lot Frontage <u>325</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5.9 acres</u> 5.6 | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>C and R-5 with C.U.P.</u> | |
| 6. Proposed Zoning <u> </u> | |
9. Public Water Supply Yes (Yes-No), Name
10. Public Sanitary Sewers Yes (Yes-No), Name
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Yes: Three-Mile Area

STAFF COMMENTS:

- A. The lot labeled as a "reserve and floodway" on the plat should be labeled as a Reserve. The use of the reserve for floodway drainage, etc., is spelled out in the plat's text. The floodway notation should be referenced on the Reserve with arrows.
- B. The mayor's name shall be changed to read: Tony Casado.
- C. The applicant shall guarantee the construction of an accel-decel lane and major entrance on Woodlawn.
- D. Approval of the plat is subject to the approval by the City Engineer's office of the submitted drainage plan for subject property.
- E. Complete access control adjacent to 32nd Street, shall be indicated on Lot 1 and with the appropriate wording in the plat's text. Access control except for one opening adjacent to Woodlawn shall be indicated on Lot 1. Access control except for two openings adjacent to 32nd Street shall be indicated on Lot 2.
- F. The applicant shall contact the Gas Service Company relative to some easements needed on the plat.
- G. The applicant shall contact the Water Department regarding the location of an existing water line on subject property.
- H. The applicant shall guarantee all drainage improvements required by the plat.
- I. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- J. The applicant shall guarantee the extension of City water to serve subject property.

T9-303

(Over)

- K. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- L. A sidewalks is required at the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

*Need guarantee for steel lane
and major entrance*

February 26, 1979

Bill G. Yung Design
1355 N. Waco
Wichita, Kansas 67203

Re: S/D 79-17 - Preliminary plat of Fantasea

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 22, 1979, 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. Approval of the plat is subject to the approval of the associated cases Z-2109, "AA" to "C" and "R-5" and the Commercial Community Unit Plan, DP-95.
- B. No final plat shall be submitted until the associated zone case and C.U.P. have been approved by the Planning Commission.
- C. A drainage plan shall be submitted to the City Engineer for approval prior to submission of a final plat.
- D. The applicant shall contact the Gas Service Company relative to some easements needed on the plat.
- E. The applicant shall contact the Water Department regarding the location of an existing water line on subject property.
- F. The applicant shall guarantee all drainage improvements required by the plat.
- G. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- H. The applicant shall guarantee the extension of City water to serve subject property.
- I. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.

Bill G. Yung Design
2-26-79
Page 2

- J. A sidewalk is required at the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:dh

cc: Wichita Development Company, 2225Hathway Circle, 67226
Comotara Properties, Inc., 2225 Hathway Circle, 67226
Van Doren-Hazard-Stallings, 260 N. Rock Rd, Suite 250, 67206
Dean Sellers, Assistant City Engineer

Preliminary Plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-17 Name Fantasea
Date Application Rec'd. 2-12-79 Preliminary Approval _____
Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location North of 32nd St. North, in an area east of Woodlawn Avenue

Owner Wichita Development Company

Surveyor/Engineer Van Doren-Hazard-Stallings, 260 N. Rock Rd. Suite 260, 67206

Address Bill C. Wang, Design, 1355 N. Waco, 67203 Phone (716) 686-7303
~~(214) 264-8676~~

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>34.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70'</u> R/W <u>680</u> ft. |
| Residential <u>1</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> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>680</u> ft. |
| 3. Minimum Lot Frontage <u>325</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>5.9 acres</u> 精. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C and R-5 with C.U.P.</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>N/A</u> | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ (Yes-No) | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated cases Z-2109, "AA" to "C" and "R-5" and the Commercial Community Unit Plan, DP-95.
- B. No final plat shall be submitted until the associated zone case and C.U.P. have been approved by the Planning Commission.
- C. The applicant shall guarantee all drainage improvements required by the plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- E. The applicant shall guarantee the extension of City water to serve subject property.
- F. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- G. A sidewalk is required at the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5951
Section No.: 31
Twp. No.: 27S
Range: 2E

S/D No. 79-17

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Fantasea

General Location: North of 32nd Street North ^{in an area east of} off Woodlawn Avenue

Name of Property Owner: Wichita Development Company
Address: 2225 Hathway Circle, Wichita, Kansas 67226 Phone: 686-7451
Name of Subdivider: Comotara Properties Inc.
Address: 2225 Hathway Circle, Wichita, Kansas 67226 Phone: 686-7451
Name of Agent/Surveyor: Bill G. Yung Design ^{W. Van Doren - Hazard - Stallings - 3141 East 20th St. - 67206}
Address: 1355 N. Waco, Wichita, Kansas 67203 Phone: 264-0676
Date of Application: February 8, 1979

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 34.7
- Number of Lots:
 - Residential 1
 - Commercial 1
 - Industrial _____
 - Other _____Total Number of Lots 1
- Minimum Lot Frontage 325 ft.
- Minimum Lot Area 5.9 acres ~~xxx~~
- Existing Zoning AA
- Proposed Zoning C & R5 with C.U.P.
- Lineal Feet of New Streets:
 - a. 70' R/W 680' ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 680 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name _____
- Public Sanitary Sewers Yes (Yes-No), Name _____
- Health Department Approval (where applicable) N/A (Yes-No)
- City of Wichita Yes 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: [Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by [Signature]
Date 2/12/79
Fee Submitted 153.00

FORM 29-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
53.00	
Public Works Department	
Parlor	
NAME	Wichita Development Inc
ADDRESS	222 West 10th St
FUND	10-2000-000
COMMENTS	1000-010
DATE	1-12-70
BY	Carl Hendy