

PLAT NO. S/D 79-53 MAP NO. 5342
NAME SOUTH LAKE 2ND ADDITION

LOCATION: South of MacArthur, in an area west
of Seneca

ENGINEER Baughman Company

OWNER Davis Properties by Melvin L. Davis

APPLICATION FILED 4-23-79

SKETCH PLAT FILED _____

PRELIMINARY FILED 4-23-79

S/D ACTION 5-3-79 approve

FINAL FILED _____

S/D ACTION 5-31-79 approve

MAPC ACTION 6-7-79 Approved

BCC ACTION _____

RECORDED _____

REMARKS Associated case DP-91

Closed "Failure to Plat"

S/D 79-53 - SOUTH LAKE 2ND ADD'N.
South of MacArthur, in an area
West of Seneca. Baughman Company

ACTION

POSTED
4/25/79
DATE

5-3-79

Approved

S/D COMMITTEE

5-3-79

Approved

S/D General

6-7-79

Approved

M.A.P.C.

R.C.C./B.E.C. _____

*Associated Zone Case and
"U F closed"
"Failure to Plot"*

"Closed"

March 24, 1982.

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DP-Southlake Village II and Z-2093 "AA" to "R-5" -
request for platting time extension

We are in receipt of a letter from Mel Davis requesting an extension of the platting time limit requirement of the above-captioned cases to March 19, 1983. The City Commission approved the C.U.P. and zone change on January 2, 1979, subject to platting Phase One within one year and platting the balance of the site within three years. A preliminary plat for the entire site was approved by the Subdivision Committee on May 3, 1979. The Metropolitan Area Planning Commission approved a final plat of Phase One on June 7, 1979. There has been no activity on the C.U.P., zone case or plat since that time. Due to several staff changes during 1979, we did not notify Mr. Davis that the platting time limit was going to expire in 1980. During our review of open files the past few months, we discovered that the platting time limit had expired.

Based upon our review of the case files and Mr. Davis' letter, I would recommend that the platting time limit for Phase One be extended to June 18, 1982, and that the platting time limit for the balance of the site be extended to September 20, 1982. I would also recommend that the publication of any ordinance establishing zoning on this site be withheld until the entire site is platted in order to protect the integrity of the C.U.P. If the platting of Phase One is not completed by June 18, 1982, I would recommend that the case files be marked "denied, failure to plat."

In accordance with MAPC Policy Statement #5, you may grant extensions of up to one year without formal action by the governing body. If you have any questions, please call.

RS
Robert A. Lakin
Director of Planning

APPROVED:

E. H. Denton, City Manager
RAS:AC:hb
cc: Mel Davis, 4141 S. Seneca, 67217
Bill Korber, 330 Laura, 67211

March 3, 1982

Melvin Davis
4141 South Seneca
Wichita, Kansas 67211

Re: DP-91 - Southlake Village II
Residential C.U.P. and I-2093 -
"AA"to"R-3". Generally located
at the southeast corner of Clarence
and McArthur Road; S/D 79-53 -
South Lake 2nd Addition.

Dear Mr. Davis:

We have recently been reviewing our files to see which cases are no longer active and could be closed. Approval of DP-91 and I-2093 subject to "platting of phase one . . . within one year and the balance within three years from the date of approval by the City Commission; or the application be considered denied and closed." It has been over three years since the cases were approved (January 2, 1979). Therefore, we are marking the C.U.P. and zone case "denied and closed, failure to plat". Additionally, the plat file will be closed.

If you have any questions, please call.

Sincerely,

Arthur B. Chambers, AICP
Senior Planner

ADC:el

cc: Bill Korber, 339 Laura, Wichita, Kansas 67211

June 7, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 79-53 - Final plat of South Lake 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, June 7, 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 June 1, 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:

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 taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Davis Properties - Melvin L. Davis, c/o South Lake Village,
4141 S. Seneca, 67217

South Lake 2nd

EASEMENT

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, DAVIS CORPORATION, a corporation, does hereby grant, convey and warrant to CITIES SERVICE GAS COMPANY, a Delaware corporation with an office in Oklahoma City, Oklahoma, its successors and assigns, a right-of-way to lay, relay, construct, reconstruct, operate, protect, maintain, inspect, alter, repair, reclaim, replace and remove a pipeline for the transportation of gas, oil, petroleum, or any of its products, water and other substances, and appurtenances as may be necessary or convenient for such operations in, through, under and across the following real estate in Sedgwick County, State of Kansas, to wit:

The Northeast Quarter (NE/4) of Section 18, Township 28 South, Range 1 East, except Vilm Gardens; also Lots 4 and 5, Vilm Gardens.

The easement provided for herein is to be in, through, under and across a strip of land sixty feet (60') in width, extending 20 feet North and West and 40 feet South and East of the following described line: Beginning at a point 1265 feet South of the Northeast Corner of the Northeast Quarter (NE/4) of Section 18, Township 28 South, Range 1 East, Sedgwick County, Kansas; thence West 305 feet; thence South 205 feet; thence West 1800 feet;

together with the right of ingress and egress at convenient points for such purposes; together with all rights necessary for the convenient enjoyment of the privileges herein granted. To have and to hold the same unto said Grantee, its successors and assigns, until said easement be exercised, and so long as any pipeline or appurtenance thereto installed hereunder is used or remains thereon.

EXECUTED this 31st day of October, 1968.

DAVIS CORPORATION

By

W. J. Davis
President

Attest:

Secretary

received
5-31-79

June 1, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-53 - Final plat - South Lake 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 31, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A 15--foot easement west of the existing northsouth sewer line is requested by the City Engineer and shall be shown on the final plat tracing.
- B. As required by the C.U.P., a major entrance drive shall be constructed at the MacArthur Road entrance to Lot 1. A guarantee for this major entrance construction is a requirement of plat approval. The actual construction will be required prior to the issuance of occupancy permits.
- C. As required by the C.U.P., the applicant shall guarantee the construction of a temporary and a permanent deceleration lane on MacArthur west of the major entrance. The deceleration lane shall be constructed on a temporary basis until such time as MacArthur Road is improved to arterial standards. The permanent deceleration lane shall be installed when MacArthur is improved.

OK B.
6-4-79

The applicant has submitted a document stating that paving is permitted over the pipeline and that any casing or other protection of the pipeline which is desired will be at the expense of Cities Service Oil Company. In addition to this, the applicant shall provide documentation that the 60--foot easement width, as shown on the plat, is sufficient and that no building setback restriction from this easement is required by Cities Service Oil Company.

Baughman Company
Page 2
June 1, 1979

- E. The applicant shall guarantee the extension of sanitary sewer to serve the property.
- F. The applicant shall guarantee the extension of City water to serve the property.
- G. All utilities, including electric and telephone, shall be installed underground.
- H. The applicant shall submit a Homeowners' Association Agreement which contains provisions for the maintenance of all common private open areas, parking areas, private drives, etc., if the dwelling units proposed will be individually owned.
- I. A site circulation plan for each phase of construction shall be submitted for approval by the Director of Planning prior to the issuance of building permits.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: Davis Properties - Melvin L. Davis, c/o South Lake Village,
4141 S. Seneca, 67217
Dean Sellers, Assistant City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-53 Name South Lake 2nd Addition
Date Application Rec'd. 4-23-79 Preliminary Approval 5-3-79
Scheduled S/D Meeting 5-31-79

DESCRIPTION

General Location South of MacArthur, in an area west of Seneca

Owner Davis Properties
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>14.24</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> 1 | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </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> </u> 1 | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> 82 ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> </u> 620,202 sq. ft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u> </u> AA | |
| 6. Proposed Zoning <u> </u> R-5 with CUP (DP-91) | |
| 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</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the drainage plan which has been submitted and state what, if any, drainage improvement guarantees will be needed.
- B. As required by the C.U.P., a major entrance drive shall be constructed at the MacArthur Road entrance to Lot 1. A guarantee for this major entrance construction is a requirement of plat approval. The actual construction will be required prior to the issuance of occupancy permits.
- C. As required by the C.U.P., the applicant shall guarantee the construction of a temporary and a permanent deceleration lane on MacArthur west of the major entrance. The deceleration lane shall be constructed on a temporary basis until such time as MacArthur Road is improved to arterial standards. The permanent deceleration lane shall be installed when MacArthur is improved.
- D. The applicant has submitted a document stating that paving is permitted over the pipeline and that any casing or other protection of the pipeline which is desired will be at the expense of Cities Service Oil Company. In addition to this, the applicant shall provide documentation that the 60-foot easement width, as shown on the plat, is sufficient and that no building setback restriction from this easement is required by Cities Service Oil Company.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the property.
- F. The applicant shall guarantee the extension of City water to serve the property.
- G. All utilities, including electric and telephone, shall be installed underground.

(Over)

- H. The applicant shall submit a Homeowners' Association Agreement which contains provisions for the maintenance of all common private open areas, parking areas, private drives, etc., if the dwelling units proposed will be individually owned.
- I. A site circulation plan for each phase of construction shall be submitted for approval by the Director of Planning prior to the issuance of building permits.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SOCD-COHS-5 (Rev 11/77)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: May 3, 1979

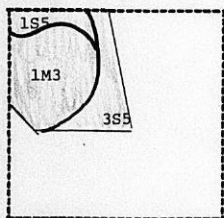
PROPERTY NAME: SOUTH LAKE 2ND ADDITION

LOCATION: South of McArthur and west of Seneca

MAILED TO: Baughman Company
330 Laura
Wichita, Kansas 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



18 Scale: 4" equals 1 mile

NE 1/4 18-28-1E

<u>Symbol</u>	<u>Class</u>	<u>Soil</u>	<u>SOILS LEGEND</u>	<u>Brief Description</u>	<u>Hydro Group</u>
1M3	I-1	Naron sandy loam		Deep, nearly level and gently sloping, well drained soils on bottomlands and terraces. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid. <u>Prime agricultural land.</u>	B
185	I-1	Canadian fine sandy loam		Same narrative as above.	B
3S5	IIIw-1	Waldeck fine sandy loam		Moderately deep over sands, nearly level, somewhat poorly drained soils of the floodplains and low terraces. Runoff is slow and available water capacity is low and moderately rapid. Watertable fluctuates between 2 and 5 feet from the surface. <u>Prime agricultural land.</u>	C

SCCD-CONS-5 (con't)
RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>Symbol</u>	<u>Class</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
1M3	I-1	Naron sandy loam	Dwellings	Slight	
			Lawns	Moderate	Too sandy

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land, by seeding and mulching or by mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.
5. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
6. Stabilize each lot within 60 days after work starts on home or other building construction.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

MAPD received 5-3-79

RIGHT OF WAY AGREEMENT

For and in consideration of the sum of Ten and More Dollars (\$10.00) paid by Cities Service Oil Company, a corporation, hereinafter called GRANTEE, the receipt and sufficiency whereof are hereby acknowledged, We, _____

Davis Corporation hereinafter called GRANTOR, whether one or more, do hereby grant and convey to GRANTEE, its successors and assigns, a right of way and easement for the right, privilege and authority to construct, lay, install, operate, inspect, maintain, repair and remove a pipe line for the transportation of oil, gas, condensate, distillate or water, or combinations or products of any one or more of said substances, together with cathodic and other protective equipment, useful in the use, operation and maintenance of said pipe line, on or through that certain land situated in Sedgwick County, State of Kansas, to-wit:

The Northeast Quarter (NE/4) of Section 18, Township 28 South, Range 1 East, except Vilm Gardens, Also Lots Four (4) and Five (5), Vilm Gardens. Also the North Half of the North Half of the Southeast Quarter (N/2 N/2 SE/4), Section 18, Township 28 South, Range 1 East, except beginning at the Northeast Corner of the Southeast Quarter (SE/4) of Section 18, thence South 659.7 feet to the Southeast Corner of the North Half of the North Half of said Southeast Quarter Section (N/2 N/2 SE/4); thence West on South line 1282 feet to center of ditch; thence Northeast along center of said ditch 230 feet; thence North along said ditch 430 feet to North line of said Southeast Quarter (SE/4) thence East on North line of said Southeast Quarter (SE/4), 1150 feet to beginning, Sedgwick County, Kansas. Subject, however, to the presently existing Cities Service Gas Company right of way.

The pipe line provided for herein shall not exceed six (6) inches inside diameter and shall be constructed within the presently existing Cities Service Gas Company right of way across the above described land, route of such right of way is as shown in Red on the attached plot plan, Exhibit A of this agreement, and said six (6) inch pipe line shall be constructed and laid parallel to and not more than twenty five (25) feet to either side of the presently existing Cities Service Gas Company pipe line across the above described land. No appurtenances shall be constructed above ground level except normal markers at property lines or public road crossings.

The top of the pipe line shall be buried a depth of not less than forty eight (48) inches below normal ground level and the pipe line ditch shall be compacted when backfilled and the right of way leveled and restored to its normal condition and such backfilling and leveling shall be performed to the satisfaction of the GRANTOR(S).

If the pipe line provided for herein is used to transport natural gas, GRANTORS shall have the privilege of using said natural gas for domestic purposes.

GRANTEE shall have the right to ingress and egress to and from said pipe line over and across said land with the right to use existing roads, for each and all of said purposes.

To have and to hold the same unto GRANTEE, its successors and assigns, until said right of way or easement or any one or more of said rights or privileges are used or exercised, and for so long thereafter as any one or more of said rights or privileges are exercised or said line installed hereunder is used or remains thereon.

GRANTEE shall pay for damages to crops, fences, timber, paving, livestock and other personal property of GRANTOR caused by GRANTEE in constructing, repairing, operating or removing said line. If the amount of damages be not agreed on, it shall be determined by a panel of three persons, one appointed by GRANTOR, one by GRANTEE, and the third by the two so appointed, and the determination of amount by the three, or any two thereof, shall be final and conclusive.

This agreement and the right of way and easement and rights and privileges granted hereby, or any line laid or constructed hereunder, may be assigned or conveyed by GRANTEE, its successors and assigns, in whole or in part, or an undivided interest, vesting in any such assignee any and all rights, interests and estates so assigned by leaving in GRANTEE, its successors or assigns, all rights, interests and estates not assigned but reserved, and the same may be owned, exercised or operated, either jointly or separately, as the assignment may provide.



GRANTEE represents that it has permission from Cities Service Gas Company to lay such pipe line in the presently existing Cities Service Gas Company right of way.

GRANTOR reserves the right to the full use and enjoyment of said premises except as the same may be necessary for the purposes herein granted, provided that GRANTEE shall not erect over said line of GRANTEE any improvements, lake or ponds of a nature such as to interfere with the rights hereby granted.

GRANTEE herewith specifically grants to GRANTOR the right to pave the surface of the ground above said pipe line with concrete, asphalt or other material, and if GRANTEE shall desire to case or otherwise protect said pipe line, the expense of such casing or other protection shall be borne solely by GRANTEE. If, in the future, the GRANTOR wishes to install sub-surface utility lines, and one or more such lines would intersect precisely at the pipe line of GRANTEE, GRANTEE herewith grants the right to GRANTOR to raise or lower such pipe line, at GRANTOR'S sole expense, so as to avoid such intersection. GRANTEE furthermore agrees not to oppose any efforts by GRANTOR to change the zoning of the ground above described.

This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS THE EXECUTION HEREOF THIS 13th DAY OF August, 1968.
DAVIS CORPORATION

Laurence Davis
Secretary

By Makine Davis
President

W. T. Singley
W. T. Singley
CFS Agent for Cities Service Oil Company

STATE OF Kansas)
COUNTY OF Redwood) ss ACKNOWLEDGMENT FOR CORPORATION

Be it remembered that on this 15th day of August, 1968,
before me, the undersigned, a Notary Public, duly commissioned, in and for the
county and state aforesaid, came Makine Davis

, president of Davis Corp

a corporation of the State of Delaware, personally known to me
to be such officer, and to be the same person who executed as such officer the fore-
going instrument of writing in behalf of said corporation, and she duly acknowledged
the execution of the same for herself and for said corporation for the uses and purposes
therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the
day and year last above written.

My commission expires 10-17-68

Mary Aegi Green
Notary Public

May 4, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-53 - Preliminary plat of South Lake 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1978, 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. In accordance with the requirements of the approved CUP, DP-91, the applicant's engineer shall submit an overall drainage plan for subject property to the City Engineer for approval. A letter obtained from the City Engineer approving said plan shall be submitted to the Planning Department prior to submission of a final plat.
- B. The applicant shall guarantee all drainage improvements required with the plat.
- C. ✓ A minimum pad of 89 City Datum shall be shown on the face of the plat and referenced in the plat's text.
- D. The applicant shall contact the Cities Service Gas Company relative to providing an appropriate easement and building setback on the plat for said company's gas line crossing the south side of the plat. The applicant shall also obtain a letter from said company stating whether or not they will permit paving over their gas line. A copy of said letter shall be submitted to the Planning Department. 5-3-79
- E. The applicant's engineer shall submit a site circulation plan to the Planning Department for review and approval prior to issuance of any building permits.
- F. The applicant shall guarantee the construction of a temporary and a permanent decel lane adjacent to the south side of MacArthur.

Baughman Company
5-4-79
Page 2

- G. The applicant shall guarantee the construction of 2 of the 3 permitted access points to major entrance standards as required on the approved C.U.P.
- H. The applicant shall submit a Homeowners' Association Agreement which contains provisions for the maintenance of all common private open areas, parking areas, private drives, etc., if the dwelling units proposed will be individually owned.
- I. ^{NO} Any raising, lowering, relocation, or encasement of the Cities Service Gas line crossing subject property as a result of required improvements on this plat shall be at the sole expense of the applicant. *See agreement submitted 5-3*
- J. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- K. All utilities including electric and telephone shall be installed underground.
- L. 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.
- M. 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,

Louise Olivarez
Junior Planner

LO:bb

cc: Davis Properties by Melvin L. Davis, 4141 S. Seneca, 67217
Dean Sellers, Assistant City Engineer

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-53 Name South Lake 2nd Addition
Date Application Rec'd. 4-23-79 Preliminary Approval _____
Scheduled S/D Meeting 5-3-79

DESCRIPTION

General Location South of MacArthur, in an area west of Seneca.

Owner Davis Properties
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>43.5</u> <u>14.24</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1210</u> ft. |
| Residential <u>3</u> <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>40</u> <u>42</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>392,600.0</u> square ft. <u>620,202</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-5 with CUP (DP-91)</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</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Associates cases Z-2093, "AA" to "R-5" and DP-91 Residential Community Unit Plan for townhouses and garden apartments, have been approved by the Board of City Commissioners subject to platting.
- B. In accordance with the requirements of the approved CUP, DP-91, the applicant's engineer shall submit an overall drainage plan for subject property to the City Engineer for approval. A letter obtained from the City Engineer approving said plan shall be submitted to the Planning Department prior to submission of a final plat.
- C. The applicant shall guarantee all drainage improvements required with the plat.
- D. The applicant shall contact the Cities Service Gas Company relative to providing an appropriate easement and building setback on the plat for said company's gas line crossing the south side of the plat. The applicant shall also obtain a letter from said company stating whether or not they will permit paving over their gas line. A copy of said letter shall be submitted to the Planning Department.
- E. The applicant's engineer shall submit a site circulation plan to the Planning Department for review and approval prior to issuance of any building permits.
- F. The applicant shall guarantee the construction of a temporary and a permanent decel lane adjacent to the south side of MacArthur.
- G. The applicant shall guarantee the construction of 2 of the 3 permitted access points to major entrance standards as required on the approved C.U.P.

T9-303

(Over)

- H. The applicant shall submit a Homeowners' Association Agreement which contains provisions for the maintenance of all common private open areas, parking areas, private drives, etc., if the dwelling units proposed will be individually owned.
- I. Any raising, lowering, relocation, or encasement of the Cities Service Gas line crossing subject property as a result of required improvements on this plat shall be at the sole expense of the applicant.
- J. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- K. All utilities including electric and telephone shall be installed underground.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SOUTH LAKE 2ND ADDITION
General Location: WEST OF SENECA ON SOUTH SIDE
OF MAC ARTHUR
Name of Property Owner: DAVIS PROPERTIES BY MELVIN C. DAVIS
Address: 7/8 SOUTH LAKE VILLAGE 4141 S. SENECA Phone: 522-4895
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: BALIGHMAN COMPANY
Address: 330 LAURA Phone: 262-7271
Date of Application: MAY 24, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 14.24 ACRES
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 82' ft.
4. Minimum Lot Area 620, 201.8 sq. ft.
5. Existing Zoning _____
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 90 R/W 80' ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers Yes (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (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 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: _____

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

Received by _____
Date _____
Fee Submitted _____

Map No.: 5342
Section No.: 18
Twp. No.: 28-S
Range: 1-E

S/D No. 79-53

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: SOUTH LAKE 2ND ADDITION

General Location: WEST OF SENECA ON SOUTH SIDE
OF THE ARTHUR South of West Arthur in an area
West of Seneca

Name of Property Owner: DAVIS PROPERTIES by MELVIN L. DAVIS

Address: 30 South Lake Village 414 S. Seneca Phone: 522-4855

Name of Subdivider: _____ Phone: _____

Name of Agent/Surveyor: BALIGHMAN COMPANY

Address: 330 LAURA Phone: 262-7271

Date of Application: APRIL 18 1979

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SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 43.5 Acres
2. Number of Lots:
 - Residential 3
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 40 ft.
4. Minimum Lot Area 392,600.0 sq. ft.
5. Existing Zoning AA with C.V.P.
6. Proposed Zoning R-5 with C.V.P. (DP-91)(2-2073)
7. Lineal Feet of New Streets:
 - a. 50 R/W 1210 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ 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
11. Health Department Approval (where applicable) _____ (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 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: Melvin L. Davis

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

Received by X.D.
Date 4-23-79
Fee Submitted 56.00

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.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY