

PLAT NO. S/D 80-1 MAP NO. 1980 B.x3  
4747

NAME OAK CLIFF ESTATES

LOCATION: Northwest corner of Maple and Maize Road

ENGINEER P.E.C. (Gary Wiley)

OWNER Inland Investment Company, Inc.

APPLICATION FILED 1-4-80

SKETCH PLAT FILED 1-4-80

PRELIMINARY FILED 2-22-80

S/D ACTION 3-6-80 - approve

FINAL FILED 6-13-80

S/D ACTION 6-26-80 approve

MAPC ACTION 7-3-80 approve

BCC ACTION 8-12-80 approved

RECORDED 8/21/80

REMARKS DP-104 Z-2228

S/D 80-1 - OAK CLIFF ESTATES -  
Northwest corner of Maple & Maize  
Road. By P.E.C. (Gary Wiley)

DATE

S/D COMMITTEE (Prelim) approve	3-6-80
S/D final approve	6-26-80
M.A.P.C. approve	7-3-80
B.C.C./B.C.C.-C. Approved	8-12-80

80-1  
4747  
see  
7-20-104  
S/D  
SEA NOTED  
C. J. Deers  
Department



August 10, 1982

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Release of letters of credit associated with Northwest Village Addition and Oak Cliff Estates (Credit Numbers 770, 747 and 749).

The letters of credit guaranteeing construction of major entrances for the above-referenced plats may be released. They are no longer required as an administrative adjustment has been granted on the associated Community Unit Plans which provides for construction of the major entrances at the time of site development.

The original letters of credit are to be returned to the bank with their copy of this memorandum.

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Fourth National Bank and Trust Co., Attention: Marilyn B. Pauly,  
or Tom Boaz, 100 N. Broadway, Wichita, Kansas 67202

Inland Investment Co., Attention: Larry Chambers, 200 Douglas  
Building, Wichita, Kansas, 67202

Mike Lindebak, City Engineering

Oak Cliff Estates File  
Northwest Village File  
DP-104 File  
DP-106 File

July 16, 1982

Inland Investment Company, Inc.  
Attention: Larry Chambers  
200 Douglas Bldg.  
Wichita, Kansas 67202

Re: Letter of Credit guaranteeing the construction of major entrances to 13th Street North and Tyler Road on Lot 4, Northwest Village Addition, (Credit Number 770).

and

Letters of credit guaranteeing the construction of major entrances to Maple and Maisie Road on Lots 2 and 3, Block 20, Oak Cliff Estates (Credit Number 747 and 749).

Dear Mr. Chambers:

We are in receipt of your July 13, 1982, letter outlining Inland Investments Company's desire to obtain the release of the above-referenced letters of credit and pursue an alternate method for assuring that the required major entrances will be constructed. Since the time frame for development of the affected lots is unknown, and further, since those portions of the required major entrances within public rights-of-way were included as part of the associated deceleration lane petitions, we agree that an alternate method for assuring the construction of the private property portions of the entrances should be worked out.

I have talked this matter over with senior staff and it is our opinion that the most appropriate way to proceed is to administratively adjust the associated Community Unit Plans to include an additional provision which ties construction of the major entrances to parcel development. The exact wording of the provisions will be worked out at a later date.

If it is acceptable to Inland Development, we will view your July 13, 1982, letter as a request for the above-described administrative adjustment. We will begin the administrative adjustment process after we receive verification from you that this is the way Inland Investment wishes to proceed. Once the administrative adjustment has been made, I will instruct the City Clerk to release the subject letters of credit.

Should you have any questions about this matter, please call me at 268-4421.

Inland Investment Company, Inc.  
Attention: Larry Chambers  
July 16, 1962  
Page 2

I am looking forward to hearing from you regarding this matter.

Sincerely,

Ferrest L. Nagley  
Junior Planner

FLN:bbh

- cc: Mike Lindabak, City Engineering
- DP-104 File
- ✓ Oak Cliff Estates File
- Northwest Village File
- DP-106 File
- Marilyn B. Pauly, 4th National Bank, 100 N. Broadway, 67202

INLAND INVESTMENT CO., INC.  
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202  
316 / 263-3201

July 13, 1982

RECEIVED

JUL 14 1982  
METROPOLITAN PLANNING  
ROUTE  Nagley  
 \_\_\_\_\_

Mr. Forrest L. Nagley  
Junior Planner  
Metropolitan Area Planning Department  
455 North Main  
Wichita, KS 67202

Dear Mr. Nagley:

We are in receipt of your letters of July 1 and 2, 1982 regarding the expiration of letters of credit guaranteeing the construction of major entrances to Lots in Northwest Village Addition and Oak Cliff Estates.

Pursuant to our previous telephone conversation I am writing this letter to request permission for an alternative approach to renewing the referenced letters of credit. It is my understanding that the present policy of the Planning Department is to not require letter of credit guarantees at the time of platting for construction of major entrances onto private property. At the time our above-mentioned properties were platted (approximately two years ago) we were required under provisions of the applicable Community Unit Plans to guarantee construction of the major entrances by means of the letter of credit. Since present policy is not to require the letter of credit guarantees for the private property portion of major entrances, I would like to offer the alternative approach of making the construction of the major entrances a requirement for issuance of an occupancy permit. The logic being that the major entrances will be built in conjunction with the development of the affected Lots. I would be happy to write a letter to Planning and Central Inspection stating that we agree, in return for release of the letters of credit, to have construction of the major entrances be made a condition for issuance of an occupancy permit. If you have any other suggestions for an alternative to the letters of credit, I would like to discuss them with you.

I might add that the letters of credit referred to in this letter total approximately \$35,000 which amount impacts upon our line of credit with our bank. Thus, it would be beneficial for us if we can devise an alternative approach which would replace the need for the letters of credit. Since the time frame for development of these properties is unknown, a method for tying the construction of the major entrances to an occupancy permit would also relieve Planning from the burden of monitoring the renewal of letters of credit.

I look forward to hearing from you on this matter.

Very truly yours,

*Larry A. Chambers*

Larry A. Chambers, President

LAC:dmf

cc: Marilyn B. Pauly, Fourth National Bank

July 2, 1982

Inland Investment Co., Inc.  
200 Douglas Bldg.  
104 S. Broadway  
Wichita, Kansas 67202

Re: Letter of credit guaranteeing the construction of a major entrance to Maple Street from Lot 3, Block 20 (Credit Number 749) and letter of credit guaranteeing the construction of major entrances to Maize Road and Maple Street from Lot 2, Block 20 (Credit Number 747), both in Oak Cliff Estates

Gentlemen:

Your letters of credit from Fourth National Bank and Trust Company in the combined amounts of \$18,000 have matured. The subject letters of credit reference a completion date of July 3, 1982. A recent field check of the property has indicated that the required major entrances have not been constructed. Since no development has occurred on either of the subject lots, we can authorize a two-year extension of time to complete the work provided an amendment to your letter of credit is submitted which references the following:

Letter of Credit #749

1. New dollar amount of \$7,080 (provides for 18% inflationary cost increase);
2. A new completion or default date of July 3, 1984;
3. A new expiration or negotiation date of September 15, 1984.

Letter of Credit #747

1. New dollar amount of \$14,160 (provides for 18% inflationary cost increase);
2. A new completion or default date of July 3, 1984;
3. A new expiration or negotiation date of September 15, 1984.

Inland Investment Co., Inc.  
Page 2  
July 2, 1982

Please have these amendments prepared by the bank and submitted to me as soon as possible. Action on your part is imperative if you wish to avoid collection on your existing letters of credit. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Marilyn B. Pauly, Assistant Vice-President, 100 N. Broadway,  
67202  
Mike Lindebak, Project Development Engineer, City Engineering

May 20, 1981

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

Release of letter of credit associated with Oak Cliff Estates

On August 12, 1980, the Board of City Commissioners received and filed a \$6,000.00 letter of credit issued by the Fourth National Bank for the account of Inland Investment Co., Inc. (Credit No. 748). This letter of credit guaranteed construction of a major driveway entrance to serve Lot 4, Block 20, Oak Cliff Estates.

On April 21, 1981, the Board of City Commissioners approved the plat of Oak Cliff Estates 2nd Addition which replatted Lot 4, Block 20 of the 1st Addition. The replat makes the major driveway entrance unnecessary. Therefore, the letter of credit may be released at the request of the bank or the purchaser.

If you have any questions about this matter, please call.

Louise Olivarez  
Senior Planner

LO:bh

cc: Inland Investment Co., Inc., Atten: Larry Chambers, 200 Douglas  
Bldg., 104 S. Broadway, 67202  
Fourth National Bank and Trust Co., Atten: Marilyn B. Pauly,  
Assistant Vice President, 100 N. Broadway, 67202

August 29, 1980

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-2228 - Zone Change from the "AA"&"LC" to "A", "R-6" &"LC"; and  
S/D 80-1 - Oak Cliff Estates

At the regular meeting of the Board of City Commissioners on June 5, 1980, the above captioned request for zone change was considered and approved, subject to platting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on August 12, 1980.

This is to advise you that the final plat of Oak Cliff Estates was recorded with the Register of Deeds on August 21, 1980 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-1                      Name Oak Cliff Estates  
Application & Sketch Filed: 1-4-80  
Preliminary Plat Filed: 2-22-80                      Approved by S/D: 3-6-80  
Final Plat Filed: 6-13-80                      Approved by S/D: 6-26-80  
Approved by Metropolitan Area Planning Commission: 7-3-80

DESCRIPTION

General Location: Northwest corner of Maple and Maize

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Inland Investment Co., Inc.  
Address: 200 Douglas Bldg., 104 S. Broadway, 67202

- |   |                       |                            |
|---|-----------------------|----------------------------|
| 1. Gross Acreage of Plat <u>150</u>           | 6. Access Control     |                            |
| 2. Number of Lots                             | St. <u>Maple</u>      | No. Openings <u>5 or 6</u> |
| Residential <u>354</u>                        | St. <u>Maize</u>      | No. Openings <u>4 or 5</u> |
| Commercial <u>3</u>                           | St. _____             | No. Openings _____         |
| Industrial _____                              | 7. Req'd Improvements |                            |
| Other _____                                   | St. Paving <u>X</u>   | Water <u>X</u>             |
| Total Number of Lots: <u>357</u>              | Sidewalk <u>X</u>     | Drainage <u>X</u>          |
| 3. Minimum Lot Area: <u>9,600 square feet</u> | Sewer <u>X</u>        | Other _____                |
| 4. Existing Zoning: <u>AA and LC</u>          |                       |                            |
| 5. Special Problems Discussed: _____          |                       |                            |

Associated zone case Z-2228 requesting "AA" and "LC" to "A", "R-6", and "LC" and associated C.U.P. #DP-104 have been approved subject to platting. The applicant has submitted 100% petitions for the following improvements: water, storm sewers, sanitary sewers, street paving including sidewalks as required, and decel lanes on Maple and on Maize adjacent to the commercial and multi-family lots. These decel petitions include the construction of those portions of the major entrances which are within public street right-of-way. The portions of the major entrances on private property are guaranteed by three letters of credit. A certificate confirming the petitions has been submitted for recording. An avigational easement and restrictive noise covenant as well as a parking covenant calling for 4 off-street parking spaces per dwelling unit for lots on 58 foot streets have also been submitted.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded and it carried unanimously. Hennessy was absent.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; receive and file the letters of credit; accept the avigational easement; instruct the City Clerk to file the certificate, avigational easement, restrictive noise covenant and restrictive parking covenant with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

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

We, Inland Investment Co., Inc., owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_

Oak Cliff Estates

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 Sewers
2. Storm Water Sewers
3. Asphaltic Street Paving with Sidewalks on Required Streets
4. Water
5. Deceleration Lanes & Major Entrances
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Oak Cliff  
Estates Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 17th day of July, 19 80.

Inland Investment Co., Inc.

Larry A. Chambers  
Larry A. Chambers Vice-President

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

Be it remembered that on this 17th day of July,  
19 80, before me, a notary public in and for said County and State,  
came Larry A. Chambers, Vice President of Inland Investment Co., Inc.  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same, for and on  
behalf of the corporation.

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

Gretchen H. Jones  
Notary Public  
Gretchen H. Jones

My Commission Expires:  
November 7, 1983

T9-207



IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Tr. Co., Wichita  
Wichita, Kansas  
(NAME OF BANK)

DATE: July 28, 1980

CITY OF WICHITA  
STATE OF 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 \$ 12,000.00 for the account of Inland 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 July 3, 1982 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Two major driveway entrances to serve Lot 2, Block 20.
- 2.
- 3.

in Oak Cliff Estates a subdivision located in The City of Wichita, State of 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 Fourth National Bank & Trust Co., Wichita, Credit No. 747 dated July 28, 1980.  
(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 presentation 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 September 15, 1982  
(insert a date at least 60 days after the date on line 6)

Very truly yours,  
Fourth National Bank & Tr. Co., Wichita  
Wichita, Kansas  
(Name of Bank)

(CORPORATE SEAL)

BY: Marilyn B. Pauly  
(Authorized signature)  
Marilyn B. Pauly, Asst. Vice President

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Tr. Co., Wichita  
Wichita, Kansas

(NAME OF BANK)

DATE: July 28, 1980

CITY OF WICHITA  
STATE OF 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 \$ 6,000.00 for the account of Inland 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 July 3, 1982 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Major driveway entrance to serve Lot 3, Block 20
- 2.
- 3.

in Oak Cliff Estates a subdivision located in The City of Wichita, State of 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 Fourth National Bank & Trust Co., Wichita, Kansas, Credit No. 749 dated July 28, 1980.  
(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 September 15, 1982  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Fourth National Bank & Tr. Co., Wichita  
Wichita, Kansas  
(Name of Bank)

(CORPORATE SEAL)

BY:

  
(Authorized signature)  
Marilyn B. Pauly, Asst. Vice President

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Tr. Co., Wichita  
Wichita, Kansas

(NAME OF BANK)

DATE: July 28, 1980

CITY OF WICHITA  
STATE OF 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 \$ 6,000.00 for the account of Inland 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 July 3, 1982

(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Major driveway entrance to serve Lot 4, Block 20
- 2.
- 3.

in Oak Cliff Estates a subdivision

*Released 5/20/81 -> because of replat on Oak Cliff Estates 2nd Addition.*

located in The City of Wichita, State of 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 Fourth National Bank & Trust Co., Wichita

Wichita, Kansas, Credit No. 748 dated July 28, 1980  
(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 presentation 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 September 15, 1982

(insert a date at least 60 days after the date on line 6)

Very truly yours,

Fourth National Bank & Tr. Co., Wichita  
Wichita, Kansas  
(Name of Bank)

(CORPORATE SEAL)

BY:

*Marilyn D. Pauly*  
Authorized Signature  
Marilyn D. Pauly, Asst. Vice President



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Oak Cliff Estate ADDITION

THIS DECLARATION made this 17th day of July, 1980 by Inland Investment Co., Inc., hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Block 20, Oak Cliff Estates Addition to Wichita, Kansas, which property is located near Mid-Continent Airport and is accordingly subject to considerable noise from the operation of aircraft, and is exposed at times to aircraft noise which may infringe upon a resident's enjoyment of property and may, depending upon the degree of accoustical treatment of the dwelling, affect his health and/or well being, and

WHEREAS, the City of Wichita in connection with approval of the plat of said addition considers it to be in the public interest to require any buildings constructed on said addition to be designed and constructed giving proper consideration to noise pollution in the area:

NOW THEREFORE, Grantor, hereby declares that Block 20, Oak Cliff Estates Addition, shall be and the same is subjected to the following restrictive covenant, to-wit:

Any building constructed on the premises shall be so designed and constructed as to minimize noise pollution in any such structure, giving due consideration to the use for which such structure is designed and built. This covenant is for the benefit of said property and shall run with the land and shall inure to the benefit of and pass with said property and shall apply to and bind the successors in interest and any owner thereof.

EXECUTED the date and year first above written.

Inland Investment Co., Inc.

Larry A. Chambers  
Larry A. Chambers Vice-President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid came Inland Investment Co., Inc.

by Larry A. Chambers Vice-President

to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof, for and on behalf of the corporation.

Dated at Wichita, Kansas, this 17th day of July, 1980.



Gretchen H. Jones  
Notary Public  
Gretchen H. Jones

(SMAL)

(My Appointment expires November 7, 1983)

RESTRICTIVE COVENANT

THIS DECLARATION made this 24<sup>th</sup> day of July, 1980,  
by Inland Investment Co., Inc. hereinafter called Declarant,

WITNESSETH

WHEREAS, Declarant is owner of:  
Oak Cliff Estates, Wichita, Sedgwick County, Kansas

and

WHEREAS, the undersigned wishes to plat said property as Oak Cliff Estates, Wichita, Sedgwick County, Kansas and whereas it is required in connection therewith that restrictions involving parking be placed of record:

NOW, THEREFORE, Declarant hereby declares and covenants that each of the following lots as platted by the plat of Oak Cliff Estates, Wichita, Sedgwick County, Kansas will provide four (4) off-street parking spaces per dwelling unit:

Lots 21 - 29, Block 3  
Lots 12 - 21, Block 4  
Lots 6 - 13, Block 7  
Lots 1 - 8, Block 8  
Lots 14 - 25, Block 9  
Lots 1 - 6, Block 10  
Lots 1 - 19, Block 11  
Lots 5 - 9, Block 12  
Lots 1 - 10 and 25 - 30, Block 13  
Lots 1 - 12, Block 14  
Lots 3 - 22, Block 15  
Lots 1 - 16, Block 16  
Lots 1 - 30, Block 17  
Lots 1 - 9, Block 19

This covenant is binding on the owner, their heirs or successors or assigns and is a covenant running with the land and is binding on all successors in title to the above described property.

EXECUTED the day and year first above written.

Inland Investment Co., Inc.

Larry A. Chambers  
Larry A. Chambers, Vice-President

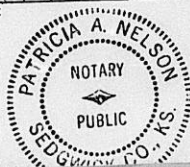
State of Kansas)  
Sedgwick County)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Inland Investment Co., Inc., by Larry A. Chambers, Vice-President, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 24<sup>th</sup> day of July, 1980.

Patricia A. Nelson  
Notary Public

(My Commission expires January 20, 1984)



# 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 B. Hinkle*  
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 by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number	Effective Date	
289683	July 18, 1980 at 7:00 A.M.	
1. Owners Policy to be issued:	ALTA Form B - 1970 (Amended 10-17-70)	Amount: For Platting
Proposed Insured:		

Loan Policy to be issued:	ALTA Form 1970 (Amended 10-17-70)	Amount:
Proposed Insured:		

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Inland Investment Co., Inc. (Subject to Item No. 17 of Schedule B)

3. The land referred to in this Commitment is described as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 19, Township 27 South, Range 1 West of the Sixth Principal Meridian; thence bearing North 0°04'07" East along the West line of said Southeast Quarter, same line also being the East line of Westlink Village Eighteenth Addition, a distance of 2646.16 feet to the Northwest corner of said Southeast Quarter; thence bearing South 89°45'19" East along the North line of said Southeast Quarter, also being the South line of Westlink Seventeen Addition, a distance of 2153.51 feet; thence bearing South 0°10'34" West a distance of 238.83 feet; thence bearing South 89°44'17" East a distance of 328.78 feet; thence bearing South 57°29'34" East a distance of 187.15 feet to a point on the East line of said Southeast Quarter; thence bearing South 0°04'42" West along the East line of said Southeast Quarter a distance of 754.67 feet; thence bearing North 89°55'18" West a distance of 488.00 feet; thence bearing South 0°04'42" West a distance of 384.72 feet; thence bearing South 89°55'18" East a distance of 488.00 feet to a point on the East line of said Southeast Quarter; thence bearing South 0°04'42" West along the East line of said Southeast Quarter a distance of 1156.66 feet to the Southeast corner of said Southeast Quarter; thence bearing North 90°00'00" West along the South line of said Southeast Quarter a distance of 1319.70 feet; thence bearing North 0°04'25" East a distance of 208.70 feet; thence bearing North 89°59'48" West a distance of 334.24 feet; thence bearing South 0°04'29" East a distance of 208.72 feet to a point on the South line of said Southeast Quarter; thence bearing North 90°00'00" West along the South line of said Southeast Quarter a distance of 986.00 feet to the point of beginning. Also, Lot 5, Block 2, of Western Sky Village, being a part of the above legal description.

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): Taxes for year 1979 \$22.68 paid. (Key #DE-228-4)  
Taxes for year 1979 \$805.90 paid. (Key #DE-228)  
Taxes for year 1979 \$32.51 paid. (Key #DE-8051)  
Taxes for year 1979 \$383.29 paid. (Key #DE-8051-1)
9. Building setback lines over the South 15 feet and the East 30 feet of Lot 5, Block 2, Western Sky Village as established by the plat of said subdivision.
10. Utility easement established by the recorded plat over the North 5 feet and the West 8 feet of Lot 5, Block 2, Western Sky Village.
11. Utility easements established on Film 404, Page 634; and Film 402, Page 54, over a portion of subject property.
12. Sewer utility easement and temporary construction easement to the City of Wichita over portions of captioned property as established by instrument filed on Film 391, Page 466.
13. Easement to the Gas Service Company for pipeline purposes over beginning at a point 30 feet West and 50 feet North of the Southeast corner of the Southeast Quarter of Section 19, Township 27 South, Range 1 West; thence West parallel with the South line of said Southeast Quarter 919.75 feet; thence South 20 feet to a point 949.75 feet West and 30 feet North of said Southeast corner; thence East 919.75 feet parallel with the South line of said Southeast Quarter; thence North 20 feet to point of beginning, as established by instrument filed in Book Misc. 362, Page 485.
14. Roadway easement over the South 30 feet and the East 40 feet of subject property as established in Book Misc. 545, Page 8.

(See Added Page)

*with map  
r.o.w.*

(Schedule continued)

Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

15. Covenants and restrictions contained in Warranty Deed executed by Dugan Investment, Inc., a corporation, to Inland Investment Co., Inc., a corporation filed December 5, 1979, on Film 398, Page 1251, which provides that Grantee, its successors and assigns, shall not build for a period of 30 years other than single-family dwellings on the Northeast Quarter of the Southeast Quarter of captioned property.
16. Mortgage dated December 5, 1979, executed by Inland Investment Company, Inc., a Kansas corporation, to The Fourth National Bank and Trust Company, Wichita, filed December 6, 1979, on Film 398, Page 1401, which states that it secures a debt in the principal sum of \$4,000,000.00, over a portion of subject property.
17. File Quit Claim Deed from Paul V. Dugan and Rosemary Dugan, husband and wife, to Inland Investment Co., Inc.

8-1-80  
Gary Wiley  
said this is  
being filed

INLAND INVESTMENT CO., INC.  
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202  
316 / 263-3201

RECEIVED

JUL 18 1980

METROPOLITAN PLANNING  
ROUTE  Louise  
 \_\_\_\_\_

July 17, 1980

Mr. Robert Blevins  
Kansas Gas and Electric Co.  
P. O. Box 208  
Wichita, Kansas 67201

Re: S/D 80-1- Final plat of Oak Cliff Estates

Dear Mr. Blevins:

One of the requirements for approval of the above referenced plat was for us to make arrangements with K. G. & E. regarding an existing overhead electric line in Block 20 of this plat. The existing line is presently servicing a single-family residence located at the southwest corner of Block 20. At the present time we desire to continue the existing service to this house; however, we understand and agree that at such time as we no longer desire service to this house, we will notify K. G. & E. to remove the overhead electric line, and such removal shall be at our expense.

Should you have any questions regarding the above, please contact myself or Gary Wiley with Professional Engineering Consultants.

Very truly yours,

*Larry A. Chambers*

Larry A. Chambers  
Vice President

LAC:ghj

cc: Louise Olivarez  
Gary Wiley

RECEIVED

JUL 17 1980

METROPOLITAN PLANNING

ROUTE

xxxxx 268-4391

July 15, 1980

Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Attn: Ms. Chris Breunenstahl

Subject: Oak Cliff Estates - Final Drainage Plan

Dear Chris:

Upon review of subject plat, the following comments are offered:

- 1) The previous submittal received June 19 indicated the southwest section of the plat as being Floodway, the last submittal shows Floodway and drainage easement with no separation. If this is the proposal Lot 1 - 3 should be designated Floodway, Lots 4 - 14 Drainage Easements, all being within Block 18.
- 2) Based upon the drainage pattern it may be desirable to extend the 40' drainage easement mentioned in Item 1 into Lot 15 of Block 18.
- 3) To change the minimum pad elevations of Lot 2 - 15 of Block 18 to a value of 1334 will require verification that the levee has been constructed around the lake in Westlink Village 18th to the elevation of 1335.
- 4) To protect the toe of the levee indicated in Item 3 will require construction of a swale within the 40' drainage easement. Information on same should be submitted for record.
- 5) Submittal of the supporting calculations including the new drainage area discharge values, etc. should be submitted for approval with the proposed storm sewer outfall in Maple.
- 6) Submittal of information on the proposed channel work within the Floodway at the southwest corner should be provided based upon the flows from Westlink Village 18th, proposed flows from Oak Cliff Estates and the restriction caused by the existing 4x4 RCBC in Maple.

Chris Brennenstuhl

-2-

July 15, 1980

- 7) Due to the proximity of the proposed catch basins to the cul-de-sacs off Prescott, it is suggested that they be positioned off the cul-de-sacs to accept drainage from same rather than rely on the drainage making 90° turns.

If there are any questions, please advise.

Yours truly,

Paul Johnston,  
Acting Director  
Flood Control and Landfill Division

PJ/glm

cc: Oak Cliff Estates Addn. Plat File  
Westlink Village 18th Addn. Plat File  
Phil Dietrich/Sedgwick County Engineer's Office  
Louise Olivarez/MAPD ✓  
Steve Lackey/City Engineering Office

# MEMO



TO: Dean Sellers  
Acting City Engineer  
City Hall - 7th Floor  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 30-79283-1120  
PROJECT: Oak Cliff Estates  
DATE: July 3, 1980

ATTN: Steve Lackey

## COPIES TO:

Paul Johnston

Louise Olivarez

Phil Dietrich

Dick Linn

FROM: Chris Brennenstuhl

REFERENCE: Final Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

As per our meeting yesterday concerning the Oak Cliff Estates Drainage Plan at which the following persons were present:

City of Wichita

PEC

Steve Lackey  
Mike Lindebak  
Dick Linn  
Chris Brennenstuhl  
Kristen Hart

we are today delivering the final copies of the revised drainage plan along with the plan and profile and the cross-sections of the proposed storm sewer which will serve the southeast portion of the Oak Cliff Estates and the future urban arterial.

At yesterday's meeting discussion covered the following topics.

1. Calculation of the 100-year flow for future conditions with both Maple and Maize reconstructed to an urban arterial standard was less than the maximum capacity of the proposed storm sewer system as submitted yesterday. Therefore the open-ditch system will be needed only until such time as the suburban road section is reconstructed to the preliminary design as submitted today. Additional utility easements are being added to the plat to avoid constructing the sanitary sewer within street right-of-way.
2. Because the storm sewer along Maple is sized larger than would be required to serve the immediate needs of Oak Cliff Estates in order to accommodate future arterial improvements, part of the costs of construction and utility relocation will be the responsibility of the City of Wichita.



# MEMO

TO: Dean Sellers  
Acting City Engineer  
City Hall - 7th Floor  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 30-79283-1120  
PROJECT: Oak Cliff Estates

COPIES TO:

ATTN: Steve Lackey

DATE: July 2, 1980

Paul Johnston

Louise Olivarez ✓

Phil Dietrich

Dick Linn

FROM: Chris Brennenstuhl

REFERENCE: Drainage Plan - Revised Storm Sewer

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The following is a summary of a meeting held on June 19, 1980, in your offices.  
Present at that meeting were:

City of Wichita  
Flood Control  
Sedgwick County  
PEC

Steve Lackey  
Louise Olivarez  
Paul Johnston  
Phil Dietrich  
Dick Linn  
Chris Brennenstuhl  
Kristen Hart

1. Total existing right-of-way plus drainage easement along Maple west of Maize Road is 125 feet (75' north and 50' south).
2. Several existing utilities may present obstacles to installation of proposed storm sewer; relocation is feasible if necessary.
3. Assurance is needed that an alignment is possible for a system that would be adaptable to future use at such time as Maple is reconstructed as an urban arterial. While it may be preferred to install the proposed storm sewer within the existing, paved section such an alignment would be contrary to previous and present county policy; it may be possible, however, for the City of Wichita to annex this area if such an alignment is the only feasible option. As a portion of assuring adaptability to future use, also needed is an evaluation of the routing of runoff from the 100-year frequency storm.
4. Minimum pad elevations are required in the following areas:
  - a. The tier of lots adjacent to the drainage easement and floodway in the southwest corner (1334.0 MSL)
  - b. All lots within the FEMA flood plain in the northeast corner.
5. Due to existing utilities within the west ditch of Maize, additional utility easements shall be added to the plat in the southeast area with the developer responsible for any utility relocation needed.

Transmitted today is the following addition information:

1. Alignment of proposed storm sewer
2. Cross-sections of proposed storm sewer
3. Calculations of proposed storm sewer under the following conditions:

Page 2  
Memo 7-2-80  
Dean Sellers

- a. Full development with urban arterial section.
- b. Proposed development with open ditch section.

Also, minimum pad elevations are shown on the Final Plat as follows:

Block 18	Lot 1	1335.0
	Lots 2 thru 10	1336.0
	Lots 11 thru 15	1337.0
Block 2	Lots 15 thru 24	1326.0

These will be revised to the following:

Block 18	Lots 1 thru 15	1334.0
Block 2	Lots 15 thru 24	1326.0
Block 9	Lots 12 thru 15	1326.0
Block 10	Lots 1 thru 6	1326.0
Block 11	Lots 9 thru 12	1326.0

July 3, 1980

Gary Wiley  
Professional Engineering Consultants  
Land Development Division  
355 Ellis  
Wichita, Ks. 67211

Re: S/D 80-1 Final plat of Oak Cliff Estates

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 3, the above-captioned plat was considered. The action of the Commission was to recommend approval of the plat subject to the conditions stated in our letter of June 26, 1980. The access control notations on the plat tracing should be revised to show the reduced number of access points to Maple and to Maize as approved on the City Commission on July 1, 1980, when they approved the revised C.U.P.

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 1979 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh  
cc: Inland Inv. Co., Inc., 200 Douglas Bldg., 104 S. Broadway, 67202

June 26, 1980

Gary Wiley  
Professional Engineering Consultants  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 80-1 - Final plat of Oak Cliff Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 26, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- petitions*
- A. The applicant shall guarantee all drainage improvements required by the platting of this property including on-site storm sewers as well as a large storm sewer from this site to the Cowskin Creek.
- petitions*
- B. Approval of this final plat shall be subject to approval of the applicant's associated zone case (Z-2228) requesting "AA" and "LC" to "R-6", "A" and "LC". *BCC approved 7-1-80*
- petitions*
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- petitions*
- D. The applicant shall guarantee the extension of City water to serve all lots being platted.
- petitions*
- E. The applicant shall submit an avigational easement covering all of Block 20 and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- petitions*
- F. The applicant shall guarantee the following roadway improvements:
1. Paving of all interior streets;
  2. Construction of a continuous deceleration lane adjacent to the proposed light commercial development on both Maize Road and Maple;

Gary Wiley, P.E.C.  
June 27 1980  
Page 2

*petitions and  
letters of  
credit*

3. Construction of four major entrances to serve the proposed multiple-family and commercial development.

*included  
in petitions  
for street  
parking*

- G. For the proposed multiple-family development on Lot 4, Block 20, if it is proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc. *proposed for rental*
- H. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
  - 1. Both sides of Douglas/1st Street (collector);
  - 2. Both sides of Parkdale north of 1st Street (collector);
  - 3. East side of Lark between Douglas and Maple (multi-family)
- I. The diagonal street connecting Douglas and First shall be labeled as Karren.
- J. The final plat tracing shall indicate a 35-foot building setback from Maple and from Maize on Lot 1, Block 20.
- K. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- L. The platators' text shall be revised to state that maintenance of the floodway shall be the responsibility of the owners of the lots on which the floodway is located, not the responsibility of all lot owners in the subdivision.
- M. A 10-foot utility easement shall be added between Lots 8 & 9, Block 20.
- N. The applicant shall make satisfactory arrangements with K.G.&E. for removal of an existing overhead electric line in Block 20. *Kevin called with OK 7-22-80*
- O. 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, July 3, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Gary Wiley, P.E.C.  
June 27, 1980  
Page 3

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Inland Inv. Co., Inc. 200 Douglas Bldg., 104 S. Broadway, 67202  
Dean Sellers, Acting City Engineer  
Paul Johnston, Flood Control

THE CITY OF WICHITA

OFFICE OF ENGINEERING

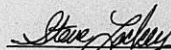
DATE JUNE 17, 1980

TO JACK GALBRAITH, CHIEF PLANNER - PLANNING DEPARTMENT

FROM STEVE LACKEY, DESIGN CHIEF ENGINEER

SUBJECT OAK CLIFF ESTATES

The applicant has submitted a final drainage plan for this site and it has been approved by our office.

  
Steve Lackey, P.E.  
Design Chief Engineer

SL/d1a

RECEIVED

JUN 17 1980

METROPOLITAN PLANNING

ROUTE

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-1 Name Oak Cliff Estates  
Date Application Rec'd. 1-4-80 Preliminary Approval 3-6-80  
Scheduled S/D Meeting 6-26-80

DESCRIPTION

General Location Northwest corner of Maple and Maize Rd.

Owner Inland Investment Co., Inc.  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 E. English, 67211 Phone 262-2691

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>150+</u>  | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:  | a. <u>50'</u> R/W <u>8650</u> ft.                           |
| Residential <u>354</u>  | b. <u>84'</u> R/W <u>7110</u> ft.                           |
| Commercial <u>3</u>   | c. <u>66'</u> R/W <u>4950</u> ft.                           |
| Industrial _____  | d. _____ R/W _____ ft.                                      |
| Other _____   | e. _____ R/W _____ ft.                                      |
| Total Number of Lots <u>357</u>   | TOTAL <u>20710</u> ft.                                      |
| 3. Minimum Lot Frontage <u>65' at setback</u>                               | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>9600+ square feet</u>                                |   |
| 5. Existing Zoning <u>R-1 and LC</u>  |   |
| 6. Proposed Zoning <u>AA, LC and R-6</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) <u>N/A</u> (Yes-No)       |   |
| 12. city of Wichita <u>X</u> : Three-Mile Area _____                        |   |

STAFF COMMENTS:

- A. The representatives from City Engineering and Flood Control should be prepared to comment on the status of the applicant's drainage plan. If the plan has not been approved, it is recommended that this plat be deferred two weeks.
- B. Approval of this final plat shall be subject to approval of the applicant's associated zone case (Z-2228) requesting "AA" and "LC" to "R-6", "A", and "LC".
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- D. The applicant shall submit an avigational easement covering all of Block 20 and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- E. The applicant shall guarantee the following roadway improvements:
1. Paving of all interior streets;
  2. Construction of a continuous deceleration lane adjacent to the proposed light commercial development on both Maize Road and Maple;
  3. Construction of four major entrances to serve the proposed multiple family and commercial development.
- F. For the proposed multiple family development on Lot 4, Block 20, if is proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.

(Over)

- G. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
1. Both sides of Douglas/1st Street (collector);
  2. Both sides of Parkdale north of 1st Street (collector);
  3. East side of Lark between Douglas and Maple (multiple family zoning).
- H. The final plat tracing shall indicate a 35-foot building setback from Maple and Maize Rd on Lot 1, Block 20.
- I. The applicant shall guarantee all drainage improvements required by this plat.
- J. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- K. The plattors' text shall be revised to state that maintenance of the floodway shall be the responsibility of the owners of the lots on which the floodway is located, not the responsibility of all lot owners in the subdivision.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

# MEMO



TO: Steve Lackey  
Design Chief Engineer  
City Hall - Seventh Floor  
455 N. Main  
Wichita, KS 67202

PROJECT NO. 30-79283-1120

PROJECT: Oak Cliff Estates

COPIES TO:

ATTN:

DATE: May 6, 1980

Paul Johnston

FROM: Chris Brennenstuhl

Phil Dietrich

REFERENCE: Drainage Plan and calculations

Louise Olivarez

Dick Linn

Gary Wiley

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith are the Drainage Plan and supportive calculations for Oak Cliff Estates. The Final Plat of Oak Cliff Estates will be filed with MAPD on <sup>30</sup>May 16 for hearing by the MAPC Subdivision Committee on <sup>June 12</sup>May 29. Please contact either myself or Dick Linn and Gary Wiley should any additional information be needed in your review of this plan.

March 11, 1980

Professional Engineering Consultants  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 80-1 - Preliminary plat of Oak Cliff Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1980, 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. The applicant shall submit a final drainage plan to City Engineering and the Flood Control office for review and approval prior to submitting a final plat.
- B. No final plat shall be submitted until the associated Community Unit Plan and zone case have been approved.  
*C.C. 2-2-80 7-1-80*
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- D. The applicant shall submit an avigational easement and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- E. The applicant shall guarantee the following roadway improvements:
  1. Paving of all interior streets.
  2. Construction of a decel lane for both Maple Street and Maize Road. If the associated C.U.P. requires a third continuous deceleration lane on these streets adjacent to the proposed commercial area, the applicant shall guarantee these improvements and they shall be indicated on the final plat.

3. Construction of those major entrances to serve the proposed multiple family and commercial development as required by the approved C.U.P.
- F. For the proposed multiple family developments (Lots 4 and 5, Block 20), if it is proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- G. Prior to filing a final plat, the applicant shall contact City Public Works regarding appropriate street names.
- H. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
  1. Both sides of Douglas/1st Street (collector).
  2. Both sides of Parkdale (collector).
  3. East side of Stony Point between Douglas and Maple (multiple family zoning).
- I. Building setbacks for Lots 1-5, Block 20 shall be per the building setback requirements of the associated Community Unit Plan.
- J. Access control from Lots 1-5, Block 20 to adjacent streets shall be per the access control requirements of the associated Community Unit Plan.
- K. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- L. The applicant shall guarantee all drainage improvements required by this plat.
- M. The final plat shall indicate the easements requested by K.G. and E. and Cablevision. They are shown on the "marked" preliminary plat.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 6 of the MAPC Subdivision Regulations.
- O. 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.

P.E.C.  
3-11-80  
Page 3

Sincerely,

Forrest L. Magley  
Junior Planner

FLN:bb

cc: Inland Investment Co., Inc. 200 Douglas Bldg., 104 S. Broadway  
67202  
Dean Sellers, Assistant City Engineer  
Paul Johnston, Flood Control



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
**DEPARTMENT OF PUBLIC WORKS**

1015 STILLWELL  
WICHITA, KANSAS 67213

PHONE 266-7801

JOE D. FREEMAN, P.E.  
ACTING COUNTY ENGINEER

March 7, 1980

Vern M. Laing  
200 W. Douglas  
Suite 430  
Wichita, KS 67202

RE: S 660 ft. of the E 726 ft. NE $\frac{1}{4}$  Sec. 19, T27S, R1W  
Beg. 390 ft. N of SE Cor.: S 390 ft.; W 726 ft.;  
N 270 ft.; NE 735.85 ft. to beg.

Dear Mr. Laing:

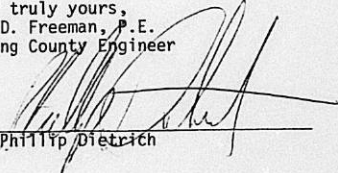
Enclosed you will find a copy of the Flood Hazard Map with the above described property outlined in red. As you will note, portions of the property lie within the Flood Hazard Area.

It would appear that because of the close proximity of the Cowskin Creek, potential access problems, and any development of the property would require platting, we would advise you to obtain the services of a Licensed Professional Engineer to assist you in these matters.

As you are aware, the area immediately South of your property is being platted as "Oak Cliff Estates", and we would further advise you to contact the developer's engineer as to the possibility of coordinating access through this development.

If you should have any questions regarding the above items, please feel free to contact this office.

Very truly yours,  
Joe D. Freeman, P.E.  
Acting County Engineer

By:   
Phillip Dietrich

cc: Louise Olivarez, M.A.P.D.

Enclosure



# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

## RECEIVED

MAR 6 1980  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

March 5, 1980

Professional Engineering  
Consultants  
1440 East English  
Wichita, KS 67211

Attention: Chris Brennenstuhl, P.E.

Re: Drainage Plan; Oak Cliff Estates

Dear Ms. Brennenstuhl:

Thank you for the copy of your drainage calculations and the drainage concept plan for the subject plat. We have completed the review of the material submitted and feel that additional information will favor immediate approval of the drainage concept plan - one of the important formalities of preliminary plat approval. We desire the following information:

1. The capacity of the 7' x 3' box under Maize Road approximately 450 feet north of Maple Avenue is uncertain. According to the Flood Control Division, the capacity of the structure is approximately 133 cfs. The capacity of the channel downstream from this box is approximately 178 cfs. However, the runoff from the southeast drainage basin of the plat should be restricted to 115 cfs during 100 year storm conditions, see Item 3 below. The two year frequency (residential) plus the five year frequency (commercial) flow into the ditch should be determined, the proposed storm sewer along the north line of Maple and east line of Maize should be appropriately designed so the downstream channel through The Dell and The Maple Gardens areas is not overloaded. A detention facility to store the additional runoff should be provided at a convenient location for this southeast drainage basin.
2. The storm water sewer in Maple Avenue should be located along the proposed future north curb of Maple Avenue with junction boxes of design similar to Type I-A curb inlets with closed tops which can be adjusted as inlets in the future.
3. No information about the structure under drive, approximately 100 feet north of Maple Avenue, has been submitted. We also need information about the structure under Maple Avenue with the ditch along north line of Maple Avenue with the ditch through The Dell area. We think that the capacity of this structure is approximately 115 cfs.

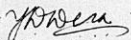
Professional Engineering Consultants  
Attention: Chm Brennenstuhl  
March 5, 1980  
Page 2

4. The Northeast drainage area drains directly into the Cowskin Creek. A floodway of sufficient width should be designated. Please submit calculations to substantiate the width of the floodway. It may not be a bad idea to provide some kind of a detention facility for this Northeast drainage basin (like what was provided for the drainage of Westlink Village 17th Addition). As you are aware, Cowskin Creek presently floods The Dell area during even the minor storm conditions.
5. We would appreciate your providing outfall elevations of the three storm water sewer systems draining the three drainage basins. Also, please provide the proposed or existing flowline elevations of the creek, and channels where these storm water sewer systems discharge.
6. The 100 year frequency flow in the channel along the south line of the plat at the southwest corner should be maintained at approximately 120 cfs.
7. Sufficient improvement of this channel should be guaranteed to ensure adequate capacity and sufficient detention storage if necessary to provide safe passage of the probable maximum flood through the channel and over the Maple Avenue, assuring that the structure can flow only 120 cfs.
8. All lots along the right bank of this channel are to be filled to the minimum elevation of 1336.0 feet, U.S.G.S. Datum (148.6 feet City). The minimum top of curb elevation of the street in front of these lots should be at least 1336.0 feet U.S.G.S. Datum.
9. Please provide information about all existing and proposed, if applicable, utilities and drainage in the vicinity of the plat.

A detailed review of the storm sewer systems will be made prior to the time of final plat submission to the Subdivision Committee.

Please feel free to call me at (316) 268-4235 if you have any questions. Hoping to hear from you at your earliest convenience.

Very truly yours,

  
Yash D. Desai  
Drainage Chief Engineer

YDD:gf

cc: Jack Galbraith, Planning Department ✓  
Paul Johnston, Flood Control  
Thrumen Smith, Developer

RECEIVED

MAR 7 1980

METROPOLITAN PLANNING  
ROUTE

XXXXXX 268-4591

March 5, 1980

Professional Engineering Consultants  
1440 E. English  
Wichita, Kansas 67211

Attn: Chris Brennenstuhl

Subject: Oak Cliff Estates Addn. - Drainage Concept

Dear Mr Brennenstuhl:

Reference is made to the Drainage Concept plan for subject Addition submitted to this office February 20, 1980. I have reviewed the plan and due to existing drainage problems occurring just east and southeast of subject plat in areas known as Maple Gardens and The Dell, the following comments are submitted pertaining to the drainage of subject plat.

- 1) Due to existing elevations at the intersection of Maize Road and Maple, same would be topped prior to utilizing the available capacity of the 7'x3' RCBC in Maize just north of Maple. Based upon these elevations, it appears that the box structure could pass only 133 cfs versus the 210 cfs being proposed.
- 2) The construction of the Maple Gardens ditch was not completed as designed - to drain directly east to the Cowskin Creek. Obstructions by way of constructed manholes from the Southwest Interceptor sewer existed within the proposed drainageway. This necessitated the regrading of the channel to drain south across Maple by way of an existing 48" pipe which had been placed to drain the opposite direction.

Based upon the difficulties experienced in the past when an attempt was made to construct the channel north of Maple, it might be expected that similar problems will present themselves in any proposed construction. The situation merits close consideration.

- 3) Recent field shots provided by the County on the existing ditch east of Maize, north of Maple indicates a capacity of 178 cfs.
- 4) It appears that the 48" pipe crossing Maple east of Maize has a capacity of 115 cfs.

March 5, 1980

- 5) Drainage is presently hindered from flowing east to Cowskin on the north side of Maple by means of the constructed berms and weirs associated with an existing pond.
- 6) Considering the existing problems it is recommended that the majority of the drainage be directed north to Cowskin Creek and/or detention be provided.
- 7) Minimum pad elevation exists for Lots 1 - 13, Block 18.
- 8) The northeasterly section, Lots 22 - 24; Block 2; Lots 1 - 6; Block 10; Lots 13 - 14, Block 9 and other portions are located within the flood plain. Same should be classified as Floodway Reserve.
- 9) Minimum pad elevation will be required for lots adjacent to the flood plain.
- 10) An additional 40 acres is being drained into a proposed conveyance system or channel leaving Westlink Village 18th Addn. by way of a 4x4' RCBC crossing Maple. Previously the flow leaving Westlink Village 18th Addn. was not addressed or designed to pick up this additional area. Need to analyze what affect this additional runoff may have on Hidden Lakes just south of same. Need information on conveyance and backwater calculations.
- 11) Need drawing or schematic showing boundary areas of sub-basins called out in page 7 of calculations submitted February 22nd for southeast area.
- 12) Information was not provided for the drainage system indicated on the westerly section and the flows involved with same. Request submittal of same.
- 13) Unable to follow drainage calculations due to several inlets being unmarked. Request marking of appropriate nodes.
- 14) Need information on length, slope and flow line of Q2 storm sewer going east. As mentioned previously, problems may be experienced.

The items most likely to affect the layout of the preliminary plat would be the northeastern section where a floodway reserve should be provided and any area which might be required for detention.

Yours truly,

Paul Johnston, Acting Director  
Flood Control and Landfill Division

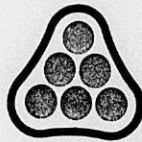
FJ/glm

cc: Yash Desai  
Phil Dietrich  
Louise Olyaran  
Oak Cliff Estates Addn. Plat File

**DIRECTORS**

C. O. KNOP, P.E.  
R. B. PEUGH, P.E.  
C. J. FREUND, P.E.  
W. H. KELTNER, P.E.  
R. D. FLETCHER, P.E.  
F. D. MIDDLETON, JR., P.E.  
K. R. HORNER, P.E.  
D. E. MALTBIE, P.E.  
M. D. SCHOMAKER, P.E.

*Lewis*



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**

PROFESSIONAL ASSOCIATION



February 22, 1980

Mr. Dean Sellers, P.E.  
Acting City Engineer  
City Hall - Seventh Floor  
455 N. Main  
Wichita, Kansas 67202

RE: Oak Cliff Estates - Drainage Concept  
PEC File No. 30-79283-1120

Dear Mr. Sellers:

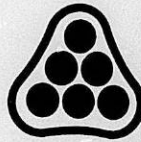
Enclosed please find the drainage concept and supportive calculations for Oak Cliff Estates, proposed addition to Wichita, which is located at the northwest corner of Maple Street and Maize Road. The preliminary plat of this addition will be filed with MAPD on Friday, February 22, 1980, to be scheduled for hearing at the March 6, 1980, meeting of the MAPC - Subdivision Committee.

The calculations enclosed pertain to the southeast portion of the plat and are submitted at this time at the request of the Flood Control Office and the Sedgwick Department of Public Works to assure that the proposed commercial and multi-family usage in this area will not generate runoff in excess of the downstream channel capacity.

At the time Maple Gardens was platted, the Flood Control Office determined the capacity of the existing 7'x3' RCBC on Maize Road to be 210 c.f.s without overtopping the roadway. The open-channel system of Maple Gardens was then designed on the assumption that no more than 210 c.f.s. would enter that system from west of Maize Road (that area now proposed as Oak Cliff Estates).

To attempt to limit the flow rate from the southeast portion of Oak Cliff Estates to an amount not in excess of the previously established maximum of 210 c.f.s., the proposed street grades have been designed so as to drain as much area as possible to the existing natural channels in the southwest and northeast areas of the plat. Also, a storm sewer system is proposed which will convey the two-year frequency runoff from the residential areas and the five-year frequency runoff from the commercial area directly to Cowskin Creek. This storm sewer system is proposed to be installed along the north side of Maple Street within the 75 feet granted on Maple Gardens Addition for road right-of-way and drainage easement.

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

Page 2  
Feb. 22, 1980  
PEC File No. 30-79283-1120  
Mr. Dean Sellers

Should any clarification of the drainage concept be needed or if additional data is necessary, please contact the undersigned.

Cordially,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Chris Brennenstuhl, P.E.  
Project Manager

Enclosure

cc: Phil Dietrich  
Paul Johnston  
Yash Desai  
Mike Lindebak  
Louise Olivarez

1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-1 Name Oak Cliff Estates  
Date Application Rec'd. 1-4-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location Northwest corner of Maple and Maize Road

Owner Inland Investment Co., Inc.  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 E. English Phone 262-2691

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>150±</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>58'</u> R/W <u>8650</u> ft.   |
| Residential <u>349</u>  | b. <u>64'</u> R/W <u>7110</u> ft.   |
| Commercial <u>3</u>   | c. <u>66'</u> R/W <u>4950</u> ft.   |
| Industrial _____  | d. _____ R/W _____ ft.  |
| Other _____   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>352</u>   | TOTAL <u>20710</u> ft.  |
| 3. Minimum Lot Frontage <u>65'</u> at setback <u>fk.</u>                        | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>9600+</u> square ft.                                     |   |
| 5. Existing Zoning <u>R-1 and LC</u>  |   |
| 6. Proposed Zoning <u>"AA", "LC", "R-6"</u>                                     |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>         |   |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>      |   |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)           |   |
| 12. City of Wichita <input checked="" type="checkbox"/> : Three-Mile Area _____ |   |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- B. A Community Unit Plan shall be submitted for the proposed commercial area. The applicant's engineer has advised that in addition to filing a C.U.P. for the proposed commercial area, present plans involve including the proposed multiple family area also in the required C.U.P. No final plat shall be submitted until the associated C.U.P. has been approved.
- C. A major concern of Planning Department staff is the amount and configuration of the proposed light commercial zoning. (Lots 1, 2, and 3, Block 20). Staff cannot support commercial zoning directly across the street from the Rolling Hills Country Club condominiums, nor can we support 15-plus acres of commercial zoning at this location.
- D. The applicant has filed an associated zone case requesting "AA" and "LC" to "RB", "R-6", "A" and "LC". Approval of this preliminary plat should be subject to the approval of the associated zone case.
- E. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- G. The applicant shall guarantee the following roadway improvements:
- T9-303<sup>1</sup>. Paving of all interior streets.

(Over)

2. Construction of a decel lane for both Maple Street and Maize Road. If the associated C.U.P. requires a third continuous deceleration lane on these streets adjacent to the proposed commercial area, the applicant shall guarantee these improvements and they shall be indicated on the final plat.
  3. Construction of those major entrances to serve the proposed multiple family and commercial development as required by the approved C.U.P.
- H. For the proposed multiple family developments (Lots 4 and 5, Block 20), if it is proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- I. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
1. Both sides of Douglas/1st Street (collector).
  2. Both sides of Parkdale (collector).
  3. East side of Stony Point between Douglas and Maple (multiple family zoning).
- J. Building setbacks for Lots 1-5, Block 20 shall be per the building setback requirements of the associated Community Unit Plan.
- K. Access control from Lots 1-5, Block 20 to adjacent streets shall be per the access control requirements of the associated Community Unit Plan. However, in this regard, the following access controls are recommended:
1. "Access control except 1 opening" across the east line of Lot 3, Block 20 to Maize Road.
  2. For the north line of Lot 3, Block 20 to Douglas Avenue:
    - a. East 40 feet - "Complete Access Control."
    - b. West 100 feet of the east 140 feet - "Access control except for 1 opening."
    - c. Remaining frontage to Douglas - "Complete access control."
  3. "Access control except 1 opening" across the south line of Lot 5, Block 20 to Maple Street.
  4. "Access Control except 1 opening" across the south line of Lot 2, Block 20 to Maple Street.
  5. "Access control except 1 opening" across the east line of Lot 2, Block 20 to Maize Road.
  6. For the south line of Lot 1, Block 20 to Maple Street:
    - a. East 40 feet - "Complete access control."
    - b. Remaining frontage to Maple - "Access control except for 1 opening."
  7. For the east line of Lot 1, Block 20 to Maize Road:
    - a. South 40 feet - "Complete access control."
    - b. Remaining frontage to Maize - "Access control except for 1 opening."

(Continued)

- L. North of the northeast corner of this plat is an ownership which has its access to Maize Road interrupted by the Cowskin Creek. The Committee, Advisory Board members and the applicant's engineer should be prepared to discuss the feasibility of providing access for this ownership through either this plat or through Westlink 17 to the west.
- M. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- N. 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.
- O. 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: \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Oak Cliff Estates

General Location: North/West Corner of Maple and Maize Road

Name of Property Owner: Inland Investment Company, Inc.  
Address: 200 Douglas Building Phone: 263-3201

Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Agent/Surveyor: Professional Engineering Consultants (Gary Wiley)  
Address: 1440 E. English Phone: 262-2691

Date of Application: 1-4-80

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 150±
- 2. Number of Lots:
  - Residential 342 349
  - Commercial 2 3
  - Industrial 0
  - Other 0
- Total Number of Lots 344 352
- 3. Minimum Lot Frontage 65' at Setback ft.
- 4. Minimum Lot Area 9600 sq ft
- 5. Existing Zoning R-1 & LC
- 6. Proposed Zoning "AA", "LC", R-6

- 7. Lineal Feet of New Streets:
  - a. 58' R/W 8650 ft.
  - b. 64' R/W 7110 ft.
  - c. 66' R/W 4950 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 20710 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) N/A (Yes-No)
- 12. City of Wichita Three-Mile Area  
Proposed

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, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by FCN  
Date 2/22/80  
Fee Submitted 1,102.00

January 28, 1980

Mr. Verne M. Laing  
200 W. Douglas, Suite 430  
Wichita, Kansas 67202

Dear Mr. Laing:

Recently you asked me to keep you advised of proposed platting in the southeast quarter of Section 19, Township 27, Range 1 West (west of Maize Road, North of Maple). We have received a sketch plat known as Oak Cliff Estates which encompasses most of this quarter section of land. The platator's engineer is Gary Wiley of Professional Engineering Consultants, 1440 E. English, Phone 262-2691. We have advised Mr. Wiley of your concern for access to Mr. A. L. Bradshaw's property. Perhaps you would like to contact Mr. Wiley and discuss this matter with him.

We have one copy of the proposed plat in our files which you are welcome to examine in our office any time. If you have any questions, please call me at 262-4406.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc: Gary Wiley, Professional Engineering Consultants  
1440 E. English  
Wichita, Kansas 67211

January 25, 1980

Mr. Gary Wiley  
Professional Engineering Consultants  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 80-1 - Sketch plat of Oak Cliff Estates

Dear Gary:

We have reviewed the above-referenced sketch plat with other departments and would like to offer the following comments:

- A. Drainage seems to be the issue of major concern to both County Engineering and Flood Control. (I have received no comments from City Engineering). Phil Dietrich and Paul Johnston both advise that some amount of on-site detention may be necessary because existing developments downstream cannot accommodate increased runoff from this site. Several areas may need to be designated as "floodway" with minimum pad requirements on lots adjacent to the floodways. Phil commented that the southeast corner has extreme drainage problems which will be compounded by development of commercial uses. He also advised that there is a large telephone conduit in the west ditch of Maize Road. I have enclosed a copy of Paul's written comments for your files.
- B. A major concern of our department is the amount and configuration of light commercial zoning proposed. As we mentioned several weeks ago at a meeting in Jack Galbraith's office, we cannot support commercial zoning directly across the street from the Rolling Hills Country Club condominiums, nor can we support that great amount of commercial zoning at this location.
- C. The request for annexation of this property will be considered by the City Commission on January 29, 1980. If annexed, a community unit plan will be required for a commercial area in excess of six acres.

Mr. Gary Wiley  
January 25, 1980  
Page 2

- D. There exists an unplatted tract of ground immediately north of the Dugan home (Key #DE-226-3A) which is owned by A. L. Bradshaw and which has access to a street only by crossing the creek and exiting to Maize Road at the north end of the bridge. Mr. Bradshaw's attorney, Verne Laing, has on several occasions expressed to us his concern over the limited access to Mr. Bradshaw's property. Consideration must be given to providing access for Mr. Bradshaw from the south so that his property does not become inaccessible. I will write Mr. Laing and ask him to contact you if his client is still interested in obtaining access to his property from the south.
- E. Also in regard to access for adjacent properties, we notice that the driveway for Lot 5, Block 2, Western Sky Village, is being included in your Oak Cliff Estates plat. Have you notified the lot owner of this problem? We think it advisable that you do so. According to the County records, the owner is Raymond Mertes, P.O. Box 9002. The phone directory lists his address as 251 Duganridge. Perhaps when most of the plat of Western Sky Village was vacated in 1959, the west half of Duganridge reverted to the owner of Lot 5, Block 2. Please make sure that this portion of vacated Duganridge is owned by Inland Investment before including it in the proposed plat.
- F. Traffic Engineering has recommended access controls as noted on the enclosed "marked copy" of the sketch plat.
- G. Street names should be shown on the preliminary plat. Please contact Roberta Mendenhall in City Public Works prior to submitting your preliminary plat.
- H. A drainage concept plan shall be submitted to City Engineering prior to or at the time of submission of the preliminary plat.
- I. Portions of this plat are within the flight path of Mid Continent Airport and will require submission of the standard avigational easement and restrictive covenant.
- J. The easement for the new sanitary sewer line which parallels Maple should be shown on the preliminary plat.
- K. Requirements of a preliminary plat (see 5-302 of Sub-division Regulations).

If you have any questions or wish to discuss this plat with us, please call.

Sincerely,

Louise Olivarez  
Senior Planner  
LO:hh

cc: Inland Inv., c/o  
Thurman Smith, 200  
Douglas Bldg., 104  
S. Broadway, 67202

**THE CITY OF WICHITA**

**OFFICE OF** Flood Control and Landfill Div. **DATE** January 21, 1980

**TO** Louise Olivarez, Sr. Planner, MAPD

**FROM** Paul Johnston

**SUBJECT** - Oak Cliff Estates - Sketch Plat

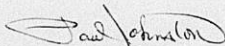
Reference is made to the Sketch Plat for subject Addition submitted to this office for review. Upon initial review and as discussed previously on 1/11/80, following are my comments:

- 1) A requirement will exist for the northeasterly section and southwesterly corner of the plat to be designated as a Floodway Reserve with provisions made for maintenance of same. Contact should be made with the Flood Control section to work this out.
- 2) Due to the Floodway areas mentioned in Item 1, some redesign appears necessary.
- 3) The ponding area in Westlink Village 18th Addition, located at the southwesterly edge of this plat, has a minimum pad elevation of 1335 established for all lots surrounding it with the exception of the most southerly. A similar requirement will exist for this plat.
- 4) Minimum pad elevations will be required for the northeasterly section and portions of the southeasterly section due to the Floodway and existing drainage structures and drainageways downstream.
- 5) To handle the generated runoff due to development, it appears that some detention may be necessary.
- 6) The nomenclature of the plat should be corrected from Westlink 18th Addn. to Westlink Village 18th Addition.
- 7) Approximately 1/5 of the proposed plat will be draining southwesterly toward the pond in Westlink Village 18th Addition. A method should be presented for handling same.
- 8) Any additional flow running south from the southwesterly edge of the plat must pass through Miles Hidden Lakes Estates. It may be necessary to show that the existing lakes, dams and drainage easements can convey and not unduly affect same.
- 9) If not detained, any additional flow generated going east must pass through Maple Gardens, the Dell and the townhouses at Rolling Hills Country Club Estates 4th Addition. Drainage problems already exist in these areas which would have to be addressed.

Louise Olivarez  
Subject: Oak Cliff Estates - Sketch Plat  
January 21, 1980  
Pg. 2

- 10) The exception noted in the northeast corner of the plat contains a home and tennis court which will be within the Floodway. The owner should be made aware of this.

As indicated there are many drainage problems associated with subject plat which require attention. If further questions exist, please advise.



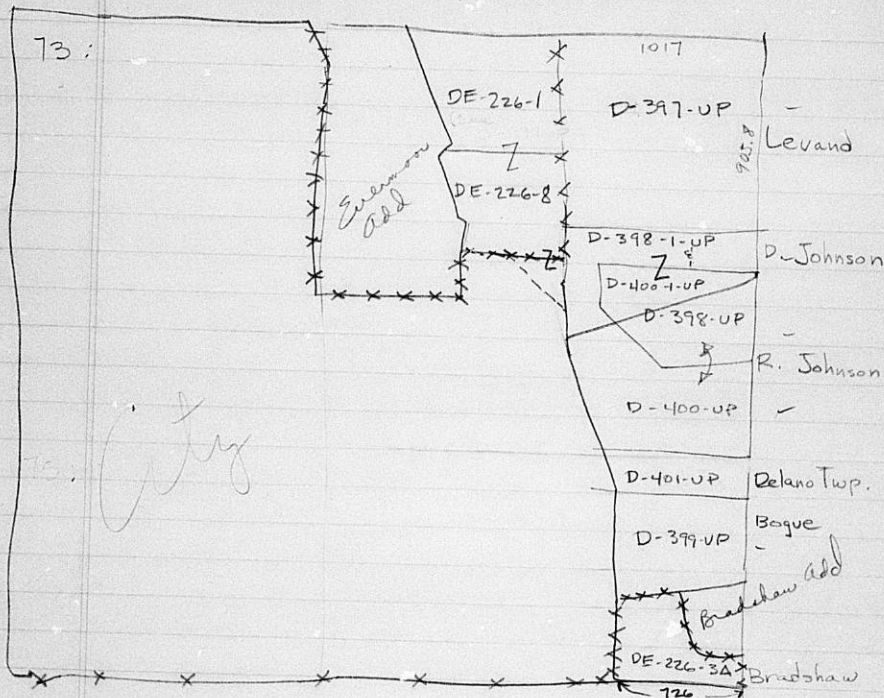
Paul Johnston,  
Flood Control Engineer  
Flood Control and Landfill Division

PJ/glm

cc: Yash Desai  
Phil Dietrich  
Oak Cliff Estates Addn. Plat File  
Miles Hidden Lakes Estates Addn. Plat File  
Maple Gardens Addn. Plat File  
Rolling Hills Courty Club Estate 4th Addn. Plat File  
The Dell Addn. Plat File

DE 73  
DE 75

Western Sky Village  
6-16-59



D-397-UP : Leonard A. Levand et al Box 2134 67201

D-398-UP: W. Russell Johnson et al 515 N. Maize 67212

D-400-1-UP; D-398-1-UP W. David Johnson et al 517 N. Maize

D-399-UP : Richard J. Bogue et al 537 Hidden Valley 67209

D-400-UP W. Russell Johnson et al

D-401-UP Delano Twp. 401 N. Maize

DE-226-3A A L Bradshaw et al 6501 Maple

DE-226-1 Christian Church 10725 W Central 67212

DE-226-8 Christian Church "

DE 75

436.45

239.3'

DE-228-5

436.45'

x  
238  
v

Dugan

DE-228-4

Dugan Inv.

DE-228

Inland Inv.  
% Larry Kambas

DE-228-3  
DE-228-1A

DE-228-2  
125' 208'

lot 5 Blk 2  
Wentworth  
Raymond Mertes  
P.O. 9002  
Shy Village

- DE-228-4 : Dugan Investment 1400 KSBIT
- DE-228-5 : Paul Dugan 257 N Maple 67212
- DE-228-2 : John Shumaker et ux 10810 W. Maple 67209
- DE-228-3 > Leo W. Kraus 10920 Maple
- DE-228-1A

Map No.: 4747  
Section No.: 19  
Twp. No.: 27  
Range: 1W

S/D No. 80-1

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Oak Cliff Estates

General Location: North/West Corner of Maple and Maize Road

Name of Property Owner: Inland Investment Company, Inc.  
Address: 200 Douglas Building Phone: 263-3201

Name of Subdivider: Same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Agent/Surveyor: Professional Engineering Consultants (Gary Wiley)  
Address: 1440 E. English Phone: 262-2691  
Date of Application: 1-4-80

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 150±
- 2. Number of Lots:
  - Residential 342
  - Commercial 2
  - Industrial 0
  - Other 0Total Number of Lots 344
- 3. Minimum Lot Frontage 65' at Setback ft.
- 4. Minimum Lot Area 9600 ± ft.
- 5. Existing Zoning R-1 & LC
- 6. Proposed Zoning "AA", "LC", R-6

- 7. Lineal Feet of New Streets:
  - a. 58' R/W 8650 ft.
  - b. 64' R/W 7110 ft.
  - c. 66' R/W 4950 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 20710 ft.

8. Sidewalk adjacent to all streets? yes X 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) N/A (Yes-No)
- 12. City of Wichita Three-Mile Area  
Proposed

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: Inland Investment Co, Inc.  
By Sherman W. Smith

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

Received by L.O.  
Date 1-4-80  
Fee Submitted None  
(Sketch)