

PLAT. NO. S/D 81-21 MAP NO. 4747

NAME OAK CLIFF ESTATES 2ND ADDITION

LOCATION: South side of Douglas in an area west of  
Maize Road.

ENGINEER Professional Engineering Consultants, P.A. (G. Wiley)

OWNER Inland Investment Co., Inc. (Thurman W. Smith)

APPLICATION FILED 2-20-81

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 2-20-81

S/D ACTION 3-5-81 approve

FINAL FILED 3-6-81

S/D ACTION 3-19-81 approve

MAPC ACTION 3-26-81 approve

BCC ACTION 4-21-81 Approved

RECORDED 5/15/81

REMARKS \_\_\_\_\_

S/D 81-21 -OAK CLIFF ESTATES 2nd  
ADDITION-South side of Douglas, in  
an area west of Maize Road. P.E.C.  
P.A. (Gary Wiley)

*POSTED*  
*2-25-81*

**ACTION**

	DATE
S/D COMMITTEE (prelim) <i>approve</i>	<i>3-5-81</i>
S/D (final) <i>approve</i>	<i>3-11-81</i>
M.A.P.C. <i>approve</i>	<i>3-26-81</i>
B.C.C./B.C.C. <i>Approved</i>	<i>4-21-81</i>



REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

S/D 81-211  
Map 4747  
No zone case.

OAK CLIFF ESTATES SECOND ADDITION was  
filed for record on May 15, 1981

*Barbara J. McCarty*  
Register of Deeds

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

X T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-21                      Name Oak Cliff Estates 2nd Addition  
Application & Sketch Filed: 2-20-81  
Preliminary Plat Filed: 2-20-81                      Approved by S/D: 3-5-81  
Final Plat Filed: 3-6-81                      Approved by S/D: 3-19-81  
Approved by Metropolitan Area Planning Commission: 3-26-81

DESCRIPTION

General Location: south side of Douglas in an area west of Maize Road

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Inland Investment Company  
Address: 104 S. Broadway, 67202

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>12.5</u>      | 6. Access Control                                     |
| 2. Number of Lots                         | St. <u>Maize</u> No. Openings <u>0</u>                |
| Residential <u>39</u>                     | St.                                      No. Openings |
| Commercial                                | St.                                      No. Openings |
| Industrial                                | 7. Req'd Improvements                                 |
| Other                                     | St. Paving <u>X</u> Water <u>y</u>                    |
| Total Number of Lots: <u>39</u>           | Sidewalk <u>X</u> Drainage <u>y</u>                   |
| 3. Minimum Lot Area: <u>8,500 sq. ft.</u> | Sewer <u>X</u> Other                                  |
| 4. Existing Zoning: <u>R-6</u>            |   |
| 5. Special Problems Discussed:            |   |

This plat represents a replat of a large lot in the first Oak Cliff Estates which was originally approved for apartments. The associated community unit plan (DP-104) has been administratively adjusted to allow duplexes, triplexes and four-plexes on individual platted lots. 100% petitions for sanitary sewers, storm water sewers, street paving (including sidewalks) and water have been submitted along with a certificate confirming the petitions. An avigational easement and restrictive noise covenant have been submitted.

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

Martens moved, Lofton seconded and it carried unanimously. Hennessy and Jones were absent. Bayouth not present for this vote. One vacancy.

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; accept the avigational easement; instruct the City Clerk to file the certificate of petitions and the avigational easement and restrictive noise 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)

I, Inland Investment Co., Inc., owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Oak Cliff Estates 2nd Addition

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Sanitary Sewers
2. Storm Water Sewers
3. Asphaltic Street Paving including sidewalk
4. Water
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within \_\_\_\_\_  
Oak Cliff Estates 2nd Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 8th day of April, 1981.

Inland Investment Co., Inc.

Larry A. Chambers  
Larry A. Chambers, President

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

Be it remembered that on this 8th day of April,  
1981, before me, a notary public in and for said County and State,  
came Larry A. Chambers, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

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

Patricia A. Nelson  
Notary Public

My Commission Expires:  
January 20, 1984

T9-207





RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Oak Cliff Estates 2nd ADDITION

THIS DECLARATION made this 8th day of April by Inland Investment Co., Inc., hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Oak Cliff Estates 2nd 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 accountical 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 Oak Cliff Estates 2nd 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, President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Larry A. Chambers

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.

Dated at Wichita, Kansas, this 8th day of April, 1964.

Patricia A. Nelson  
Notary Public

(SEAL)

(My Appointment expires January 20, 1967)



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

*Wm. W. Long*  
President.

ATTEST:

*Chester C. McLaughlin*  
Secretary.

*John Payne*  
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 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): 1980 taxes  $\frac{1}{2}$  paid. \$35.25, not paid. Key # D-37024
9. Easements for utilities, drainage, and building setback lines as established by the recorded plat of said subdivision.
10. Avigational easement for air traffic in and around subject property as granted to the public authority by the instrument filed on Film 434, Page 493.
11. Lack of direct access to Maize Road, except for one opening, from the East line of the premises in question, such right of access having been granted to the City of Wichita, by the recorded plat of said subdivision.
12. Covenants and restrictions contained on Film 465, Page 220, and Film 434, Page 486, and Warranty Deed filed on Film 398, Page 1251.
13. The floodway, lying outside of subject property, shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors in office.

(SEE ADDED PAGE)

ADDED PAGE

(Schedule B continued)

FORM 3147R 4-67

Policy Number 297254

Owners

Policy Number

Loan

14. Mortgage dated December 5, 1979, executed by Inland Investment Company, Inc., to The Fourth National Bank and Trust Company, Wichita, filed December 6, 1979, on Film 398, Page 1401. (covers additional property)
15. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for improvements, notice of which is given by various Resolutions and Certificates.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE March 31, 1981

TO Jack Galbraith, Chief Planner  
FROM Chris Breitenstein, Drainage and Flood Control Engineer  
SUBJECT Various Drainage Plans

The following items are approved:

L/S 0498 - Site Grading Plan. It does appear additional on-site storm sewer will be required.

Kissire Addition - Drainage Plan.

Oak Knoll Industrial Park - Drainage Plan. A 10' private drainage easement adjacent to the South Line of plat will be required by separate instrument.

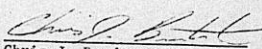
Oak Cliff Estates 2nd Addition - Drainage Plan.

Hedgecliff 3rd Addition - Drainage Concept. Drainage Plan should conform with plan for Storm Water Sewer #205.

Tallgrass Clubhouse Addition - Drainage Plan. Any structures put in should be approved by this office.

Bonnie Brae 3rd Addition - Site Grading Plan. Drainage Plans should be submitted to this department at time of issuing building permits.

Silver Springs Addition - Drainage Concept.

  
Chris J. Breitenstein, P.E.  
Drainage & Flood Control  
Engineer

CJB:md

cc: Louise Olivarez  
Mike Lindebak

RECEIVED  
APR 2 1981  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

March 27, 1981

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

Re: S/D 81-21 - Final plat of Oak Cliff Estates 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 26, 1981, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 20, 1981.

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:

- 4-8 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 4-8 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 plattor.
3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivares  
Senior Planner

LO:bh

cc: Thurman W. Smith, 10300 W. Central, 67212  
Larry Chambers, Inland Inv. Co., 200 Douglas Bldg., 104 S. Broadway  
67202

March 20, 1981

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

Re: S/D 81-21 - Final plat of Oak Cliff Estates 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 19, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. *amended storm sewer petition*
- B. The applicant shall guarantee the extension of City water to serve the proposed lots. *petition*
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots. *petition*
- D. The applicant shall guarantee the paving of Texas Street, including a sidewalk on both sides (multi-family zoning). *petition*
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. *48*
- F. The applicant shall submit an avigational easement covering the proposed subdivision and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed within the subdivision. *49*
- G. Upon recording of this replat, the applicant's letter-of-credit guaranteeing construction of a major entrance into Lot 4, Block 20, Oak Cliff Estates will be returned.
- H. 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 guarantee-

P.E.C., P.A.  
March 20, 1981  
Page 2

ing improvements required in the approval of plats. The certificate will be required if petitions are submitted. 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, March 26, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bb

cc: Thurman W. Smith, 10300 W. Central, 67212  
Larry Chambers, 104 S. Broadway, 67202  
Andy Harkness, County Department of Public Works

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-21 Name Oak Cliff Estates 2nd Addition  
Date Application Rec'd. 2-20-81 Preliminary Approval 3-5-81  
Scheduled S/D Meeting 3-19-81

DESCRIPTION

General Location South side of Douglas in an area west of Maize Road

Owner Inland Investment Co., Inc. (Thurman W. Smith)  
Surveyor/Engineer Professional Engineering Consultants  
Address 355 Ellis, 67211 Phone 263-1107

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>12.5</u>     | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:                       | a. <u>64</u> R/W <u>1180</u> ft.  |
| Residential <u>39</u>                    | b. <u>        </u> R/W <u>        </u> ft.  |
| Commercial <u>        </u>               | c. <u>        </u> R/W <u>        </u> ft.  |
| Industrial <u>        </u>               | d. <u>        </u> R/W <u>        </u> ft.  |
| Other <u>        </u>                    | e. <u>        </u> R/W <u>        </u> ft.  |
| Total Number of Lots <u>39</u>           | TOTAL <u>1180</u> ft.   |
| 3. Minimum Lot Frontage <u>83</u> ft.    | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8,500</u> sq. ft. |   |
| 5. Existing Zoning <u>R-6</u>            |   |
| 6. Proposed Zoning <u>R-6</u>            |   |
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 X : Three-Mile Area

STAFF COMMENTS:

- NOTE: This plat represents a replat of Lot 4, Block 20 of the recently platted Oak Cliff Estates Addition. This property is subject to the conditions of Oak Cliff Estates (DP-104).
- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's final drainage plan.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee the extension of City water to serve the proposed lots.
  - D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
  - E. The applicant shall guarantee the paving of Texas Street, including a sidewalk on both sides (multi-family zoning).
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. An administrative adjustment to the associated Community Unit Plan has been approved subject to replatting.
  - H. The applicant shall submit an avigational easement covering the proposed subdivision and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed within the subdivision.
  - I. Upon recording of this replat, the applicant's letter-of-credit guaranteeing construction of a major entrance into Lot 4, Block 20, Oak Cliff Estates will be returned.
  - J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Professional Engineering Consultants  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 81-21 - Preliminary plat of Oak Cliff Estates 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 5, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. A 10-foot utility easement shall be shown on the final plat between Lots 6 and 7 in Block A and Lots 6 and 7 in Block B.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the proposed lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- E. The applicant shall guarantee the paving of Texas Street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of a final plat for this property shall be subject to the applicant obtaining an administrative adjustment to the associated Community Unit Plan.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. 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.

P.E.C.  
Page 2  
March 9, 1981

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

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc:

Thurman W. Smith, 10300 W. Central, 67212  
Larry Chambers, Inland Inv. Co., 104 S. Broadway, 67202  
Mike Lindebak, City Engineering

Preliminary

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-21 Name Oak Cliff Estates 2nd Addition  
Date Application Rec'd. 2-20-81 Preliminary Approval  
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location South side of Douglas in an area west of Maize Road.

Owner Inland Investment Co., Inc. (Thurman W. Smith)  
Surveyor/Engineer Professional Engineering Consultants  
Address 355 Ellis, 67211 Phone 263-1107

- |                                |  |                                 |                 |
|--------------------------------|--|---------------------------------|-----------------|
| 1. Gross Acreage of Plat       | <u>12.5</u>                                      | 7. Lineal Feet of New Streets:  |                 |
| 2. Number of Lots:             |  | a. <u>64</u> R/W <u>1180</u>    | ft.             |
| Residential                    | <u>39</u>  | b. _____ R/W _____              | ft.             |
| Commercial                     | _____  | c. _____ R/W _____              | ft.             |
| Industrial                     | _____  | d. _____ R/W _____              | ft.             |
| Other                          | _____  | e. _____ R/W _____              | ft.             |
| Total Number of Lots           | <u>39</u>  | TOTAL                           | <u>1180</u> ft. |
| 3. Minimum Lot Frontage        | <u>83</u> ft.                                    | 8. Sidewalk adjacent to all     |                 |
| 4. Minimum Lot Area            | <u>8,500</u> sq. ft.                             | streets? <u>yes</u> <u>X</u> no |                 |
| 5. Existing Zoning             | <u>R-6</u>                                       |                                 |                 |
| 6. Proposed Zoning             | <u>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:

- NOTE: This plat represents a replat of Lot 4, Block 20 of the recently platted Oak Cliff Estates Addition. This property is subject to the conditions of Oak Cliff Estates (DP-104).
- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage plan.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee the extension of City water to serve the proposed lots.
  - D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
  - E. The applicant shall guarantee the paving of Texas Street.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. Approval of a final plat for this property shall be subject to the applicant obtaining an administrative adjustment to the associated Community Unit Plan.
  - H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
  - I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



# MEMO

TO: Paul Graves, P.E.

Chief Engineer

455 N. Main

City Hall - 7th Floor

Wichita, Kansas 67202

PROJECT NO. 36-81061-1120

PROJECT: Oak Cliff Estates 2nd

COPIES TO:

ATTN: Chris Breitenstein

DATE: February 19, 1981

Louise Olivarez ✓

Mike Lindebak

Dick Linn

File

FROM: Kristen Hart, E.I.T.

REFERENCE: Drainage Plan

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

Enclosed find a copy of Oak Cliff Estates 2nd Drainage Plan. We have also made some adjustments to the Oak Cliff Estates Drainage Plan (July 1980) as mentioned within.

We are submitting the Preliminary Plat on February 20, 1981 to be heard by the Subdivision Committee March 5, 1981. We then hope to file the Final Plat March 6, 1981, so would appreciate your comments prior to that date.

Should you have any questions regarding the Drainage Plan, please contact Dick Linn or myself.

**RECEIVED**

FEB 20 1981

METROPOLITAN PLANNING  
ROUTE

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

S/D No. 81-21

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Oak Cliff Estates 2nd Addition  
General Location: SW Corner of Douglas and Maize Road IN AN AREA WEST OF MAIZE ROAD  
Name of Property Owner: Inland Investment Co., Inc. (Thurman W. Smith)  
Address: 10300 W. Central Zip Code: 67212 Phone: 722-6791  
Name of Subdivider: Same  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)  
Address: 1440 E. English Zip Code: 67211 Phone: 283-1107  
Date of Application: February 20, 1981

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 12.5
- Number of Lots: 39
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 39
- Minimum Lot Frontage 83 ft.
- Minimum Lot Area 8,500 Sq. Ft.
- Existing Zoning R-6
- Proposed Zoning R-6
- Is a public water supply available?  Yes  No, Name \_\_\_\_\_ City of Wichita \_\_\_\_\_
- Is a sanitary sewer available?  Yes  No, Name \_\_\_\_\_ City of Wichita \_\_\_\_\_
- Has Health Department approval been obtained (where applicable) N/A Yes  No
- City of Wichita X Three Mile Area \_\_\_\_\_ Outside of Wichita \_\_\_\_\_
- Lineal Feet of New Streets:
  - a. 64 R/W 1180 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 1180 ft.
- Are Sidewalks existing? Yes  No

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 for 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 Thurman W. Smith

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

Received by L.O.  
Date 3-20-81  
Fee Submitted 375.00

FORM 021

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND	DUE DATE
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COMMENTS

DATE	BY
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