SEDGWICK JNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4421

December 10, 1987

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

Re: Final Plat S/D 87-92 - FAIRFIELD CLUB

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, 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 December 4, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 plattor.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Ralph Rudy, 715 N. Gow, Wichita, KS 67203
Bill Yung, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

FILE COPY

FAIRFIELD CLUB ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 16th DAY OF Dec., 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF FAIRFIELD CLUB ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES THE SAME BEING A TRACT OF LAND IN THE N.E. 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. AND DESCRIBED AS: A REPLAT OF LOT 1, IN BLOCK 2, ALL IN FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS.

R.W. Linn

R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

R. W. LINN LICENSED 3684 KANSAS PROFESSIONAL ENGINEER

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES. THE SAME TO BE KNOWN AS FAIRFIELD CLUB ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE MAINTENANCE/EMERGENCY ACCESS EASEMENTS, AS SHOWN, ARE HEREBY PLATTED FOR THE PURPOSE OF PEDESTRIAN EMERGENCY ACCESS, CONSTRUCTION, MAINTENANCE AND A 2-FOOT ROOF OVERHANG OF THE STRUCTURE ON THE ADJACENT LOT.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR OFF-STREET PARKING PURPOSES, LANDSCAPING, DRAINAGE AND FOR UTILITIES CONFINED WITHIN EASEMENTS.

RESERVE "C" IS HEREBY PLATTED FOR DRAINAGE AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 12, 13, 14 AND 15, IN BLOCK 1.

RESERVE "D" IS HEREBY PLATTED FOR DRAINAGE AND PRIVATE DRIVE TO PROVIDE ACCESS TO LOTS 25, 26 AND 27, IN BLOCK 1.

RESERVE "E" IS HEREBY RESERVED FOR LANDSCAPING, DRAINAGE AND UTILITIES CONFINED WITHIN EASEMENTS.

RESERVES "F", "G", "H", "I", "J" AND "K" ARE HEREBY RESERVED FOR LANDSCAPING AND ENTRY MONUMENTS.

ALL RESERVES SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN FAIRFIELD CLUB ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 13TH STREET NORTH, OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 13TH STREET NORTH AT ONE LOCATION, SAID LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. ALL PORTIONS OF FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A.12-512(b), AMENDED.

ALL SIDEYARD SETBACKS IN THIS PLAT AS PER C.U.P. D.P. 146 ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITIAN AREA PLANNING DEPARTMENT IN WICHITA, KANSAS.

OWNERS:

Ralph Rudy

RALPH RUDY

SAINT GEORGE ORTHODOX CHURCH, INC.

BY Howard R Jett
HOWARD R JETT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 21st DAY OF DECEMBER, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RALPH RUDY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: Nov 17, 1991

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 22ND DAY OF December, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME Howard R Jett, OF SAINT GEORGE ORTHODOX CHURCH, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CHURCH, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Helen E. Blackmon, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: March 30, 1991 3-30-91

WE, BANK IV, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD CLUB ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

J.D. NEWMAN

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 22 DAY OF December, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME J.D. Newman, OF BANK IV IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Jacquelyn C Jones, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: November 14, 1990

WE, KANSAS STATE BANK AND TRUST COMPANY, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD CLUB ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Robert M. Pestinger, SVP
ROBERT M PESTINGER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 2nd DAY OF December, 1987 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME Robert M Pestinger, OF KANSAS STATE BANK AND TRUST COMPANY, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Rebecca K. Sacks, NOTARY PUBLIC

REBECCA K. SACKS NOTARY PUBLIC 1-28-89

MY APPOINTMENT EXPIRES: January 28, 1989

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 10th DAY OF December, 1987.

_____, CHAIRMAN
ELTON PARSONS

Marvin S Krout, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

2/9

Copy of the Final Tracings with changes for maint. esmt's.

FAIRFIELD CLUB ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

Access Control Except 1 (One) Opening

NE COR. NE 1/4 SEC. 18, T27S, R2E OF THE 6TH P.M.

℄ 13TH STREET NORTH

1958.99'

S 89°33'53" E 555.37'

N 0°26'07" E 100'

S 0°24'27" E 100.72'

90' 90' 66'

Utility Easement 280.04' Δ=30°00'00" 155' R.

Δ=52°30'00" 510' R.

1

①

℄ 20' Utility Easement

S 89°33'53" E 454.76'

459.26' R. Δ=29°33'53"

148.05'

85.68' 94' 53' 53' 60' 109.10'

63.50' 85.54'

7 6 5 4 3 2

5' Maint./Emergency Access Esm't (Typ)

138.13' 143.62' 120' 5.90' 120.20' S 3°46'25" W

N 0°26'07" E

15' Bldg. Stbk. Line 88.93'

20' B.S.L.

15' Street Drain. & Utility Esm't.

60' 15' 15'

RES. "K" BROADMOOR

8 ESTATE

34.50' 53' 53' 53' 52.66'

42.15' 85' R. Δ=67°30'00" 53' R.

102.06' R. Δ=29°33'53" 32'

S 89°33'53"E 70.06' R.

55' 60' 49.90' 36.15'

121.43' S 67°03'53" E

Stbk. Line 38.25' 23.48' 22' 57.22' 5.22'

15' Street Drain. & Utility Esm't.

20' Bldg. Stbk. Line

9 3 2 1

14.80' 120' 20' Bldg. 53' 20' 45' 8.6' 119.72' 120' 120'

15' B.S.L.

10 ① 11 Esm't. 45' 8.6' 45' 20'

℄ 20' Util. Esm't.

60.11' 60' 73.61' 27.52'

10' Utility Easement 53' 15' Street Drain. & Utility Esm't. 120' 53' 24.20' 28.80'

RES. "A" Parking 152.20' 233.23' 113.51'

15' Street Drain. & Utility Esm't.

RES. "J" S 30°00'00" W 88'

RES. "I"

N 22°56'07" E 167' 46.20' 6.80' 119.96' 53.12' 53'

12 4 5 6 ②

5' Maint./Emergency Access Esm't (Typ.) 120'

15' B.S.L. 15' Utility Drain. Esm't. 88.73' 47.93' 35' R. Δ=112°30'00" 61' R.

15' Street Drain. & Utility Esm't. 20' B.S.L. 121.73'

20.79' 38.03' 60' 29.82' 51.03' 316.18' R. Δ=9°14'47" 32'

13 POLO

116.65' S 67°03'53" E 32' 37.82' S89°33'53"E 284.18' R.

RES. "C" Δ=104°07'01" 15' R. 80.01' 21.26' 47.85' 55' 25' 45.86'

81.32' 14 36' 5.0' 20' B.S.L. 15' Street Drain. & Utility Esm't. 15'

109.77' S89°33'53"E 32' S 67°03'53" E 13.25' 15' B.S.L. 15' Utility & Drain. Esm't. 120.52' 17 18 19 116.81' RES. "H"

53.19' 15 16 5' Maint./Emergency Access Esm't. (Typ.) 120'

20' Util. & Drain. Easement 8' ℄ 20' Util. & Drain. Esm't. 8' Utility Easement

148.58' 79.41' 61.83' 55' 70.44'

193.50' S89°33'53"E 72' S89°33'53"E 109.76' 40'

Δ=30°00'00" 535' R. 69.01' 25 12' Utility Easement 15' Utility & Drain. Esm't. 60' 12'

S89°33'53"E 32' 5.0' 24 ① 23 5' Maint./Emergency Access Esm't (Typ.) 118.43' N31°29'51"E 15' Util. Esm't. 22

159.43' N89°33'53"W 106.47' 15' B.S.L. 120' S0°26'07"W 83.50'

55.61' 26 RES. "D" S0°26'07"W 55' 12.16' S0°26'07"W 1.22'

151.42' S89°33'53"E 26.50' 42.00' S89°33'53"E 33' 20' B.S.L. 126.09' 14.70' 5' 71.65'

56.79' 27 Δ=101°14'00" 15' R. 85.23' 82' R. 32' 75' R. Δ=67°00'00" 40' 15' Street Drain. & Utility Esm't. 121.09' Δ=119°33'53" RES. "G" 166' R. 94.43' 15'

5' Maint./Emergency Access Esm't (Typ.) 10TH ST. 43.22' 50.28' 43' R. 30' R. 61.52' Δ=117°30'00"

137.39' S89°33'53"E 7.0' 15' St. Drain. & Util. Esm't. CIRCLE 38.40' 17' 30.11' 75' R. 15'

94.78' Utility Easement 28 9.0' 120' 12.99' 57.79' 10' 20' Parking Esm't. RES. "B" N22°33'53"W 5.40' 20 20' Bldg. Stbk. Line

15' St. Drain. & Util. Esm't. 17.26' 10.74' 39.27' 36' R. 80.93' 43' R. 32' 10.74' 85.58' 69.93' 98.93' R. Δ=40°30'00" 32'

Δ=62°30'00" 68' R. 43.18' 11' N0°26'07"E 10TH STREET CIRCLE 32' 130.93' R. 49' 15' 15'

N89°33'53"W 20' 28.51' 55' 55' 55' 43.55' RES. "F" BROADMOOR

N 27°03'53" W 148' 81' 125.12' 29 Bldg. Stbk. Line 15' Street Drain. & Utility Esm't. 5.0' 116.64' 15' Bldg. Stbk. Line

20' 16' Drain. Easement 30 31 32 33 34 35 36 134.55'

128.43' 120' ① 5' Maint./Emergency Access Esm't (Typ.) 120' 269.95' S0°26'07"W 76.03'

54.01' 10' Utility Easement RES. "E"

Δ=1°48'31" 530' R. 57.43' 85.46' 55' 55' 55' 91.68' 87' 255.10' 66'

S 89°33'53" E 741.67'

SCALE: 1" = 50'

o = IRON SET
S.S.=SANITARY SEWER EASEMENT
B.S.L.=BUILDING SETBACK LINE

B.M. - CITY OF WICHITA BENCH WARK DISC 42' NORTH AND 38' EAST OF INTERSECTION OF ROCK ROAD AND 13TH STREET NORTH
ELEV.=186.85 (CITY DATUM)
ELEV.=1374.25 M.S.L.

ALL SIDEYARD SETBACKS IN THIS PLAT AS PER C.U.P. D.P. 146 ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITIAN AREA PLANNING DEPARTMENT IN WICHITA, KANSAS.

I. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.

J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision. The covenant shall state that the covenant runs with the land and is binding on future owners and assigns.

K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

M. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

O. Recording of the plat within 30 days after approval by the City Council.

SUBDIVISION COMMIT . EE
METROPOLITAN AREA PLANNING
COMMISSION

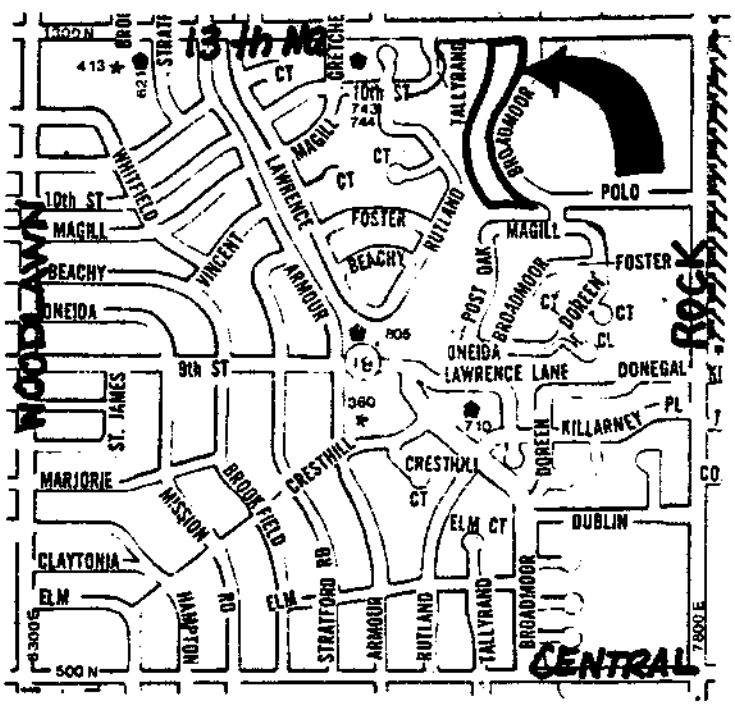
AGENDA ITEM #____

DECEMBER 3, 1987

STAFF REPORT
(Revised Final Plat; Final Approved 11/5/87)

CASE NUMBER:	S/D 87-92 - FAIRFIELD CLUB
OWNER/APPLICANT:	Ralph Rudy
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	In an area south of 13th Street North and west of Broadmoor.
SITE SIZE:	13.4 Acres
NUMBER OF LOTS:	
Residential:	42
Office:	
Commercial:	
Industrial:	
Total:	42
MINIMUM LOT AREA:	6,254 Sq. Ft.
CURRENT ZONING:	"A"
PROPOSED ZONING:	"A" (DP-146)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A final plat for this property was approved in November of this year. A revised final plat has been submitted to change the name of the east/west street adjacent to the south lines of Lots 22, 23 and 24, Block 1. (Hartmoor to Farmstead)

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard, including storm sewers.

D. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided to City Engineering for the lots in this replat.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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 the habitable structure constructed on subject property.

G. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.

H. Regarding the reserves which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.