

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

October 5, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-66 CAMP HIAWATHA ADDITION

OWNER/APPLICANT: Salvation Army, 2050 West 11th, Wichita, KS 67202

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street, Wichita, KS 67220
and
Poe and Associates, 434 N. Oliver, Wichita, KS 67208

LOCATION: South of 51st Street North and west of Seneca

SITE SIZE: 40.0 ± Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 41 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "B" (Z-3175)

VICINITY MAP:



NOTE: This site was annexed to the City of Wichita in June of 1995. A zone change to "B" multiple-family zoning was obtained for the site (Z-3175) subject to platting. As was recognized by the applicants, the improvements being planned for this Salvation Army camp/center will necessitate the extension of City services (water and sanitary sewer). Such services, however, are not now directly available to the site.

STAFF COMMENTS:

- A. As offered by the applicant during the zoning case, a restrictive covenant shall be submitted for recording which limits the uses of the site.
- B. City Engineering and the applicant need to indicate the situation in regard to extending City water and sanitary sewer to this site. That is, what guarantees and easements, for both on-site and off-site provision of these services will be required. Further, are agreements from other parties involved and if so, what is the status of any such agreement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. This plat shall provide appropriate right-of-way and a guarantee for provision of turnaround (cul-de-sac) for the proper termination of 51st Street North at the eastern end of this street and site.

Although 51st Street North is indicated as being paved, this would apparently be to a rural type standard both in terms of pavement width and thickness. The previously noted covenant is intended to keep actual densities in the area more typical of "AA" one-family zoning rather than "B" multiple-family. Further, the actual uses that will typically be occurring at the site would not appear to involve significant traffic volumes in any case. Nonetheless, 51st Street North is not up to the typical urban standard and City Engineering needs to indicate if any improvements are required at this time.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Based upon the zoning and future potential for development of this site but also adjacent properties, and the extensive portion of 51st Street adjacent to this plat, sufficient right-of-way for a typical residential street shall be provided. The final plat shall therefore dedicate sufficient right-of-way from this site (32-feet of half street) for the standard 64-foot type street. As noted previously, right-of-way for a cul-de-sac shall also be provided to terminate 51st Street North.

Depending on the location of such a cul-de-sac, certain buildings on this site may need to be removed. Or, if any portion of 51st Street is made unnecessary by such a cul-de-sac, the applicant will need to pursue a vacation of such street segment.

- G. Since 51st Street North is not an arterial, the provision of access controls would not normally

be requested. If as a condition of the zone change, such controls were being offered by the applicant, the final plat should indicate such a dedication. Traffic Engineering should also indicate if any conditions exist at this location which suggest access controls would be appropriate.

- H. Based on the Comprehensive Plan, a recreational corridor is indicated in this area, along the Little Arkansas River. Prior to submitting the final plat, the applicant shall meet with Advance Plans staff to discuss if such a corridor can be provided across a portion of this site and if needed, how it can appropriately be addressed by this plat.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if or what requirements may be involved for the dedication of drainage ways or the platting of various easements, reserves, etc. for drainage. That is what requirements will need to be addressed on the final plat in regard to drainage conditions for this site.

Vicky

I N T E R O F F I C E M E M O R A N D U M

Printed by: Carolyn Swoboda
Date: 15-Apr-1996 10:40am CDT
From: Terry Boswell
BOSWELL_T
Dept: OCI
Tel No: 268-4371

TO: Mike Lindebak (for V. Huang) (LINDEBAK_M)
TO: William McKinley (MCKINLEY_W)
TO: Ronald D. Blackwell (for Osterhout) (BLACKWELL_R)
TO: Steve Palmer (PALMER_S)
TO: Paul Hays (HAYS_P)

Subject: Salvation Army's Camp Hiawatha

The Salvation Army Board of Directors is ready to proceed on the Camp Hiawatha project and needs information from staff relative to the specifics of the project.

I'm asking for your participation in a preliminary conference with Salvation Army representatives and would like to schedule the meeting on one of the following dates:

Friday, April 19 9 a.m, Property Mgmt. Conference Room.

OR

Monday, April 22, 9 a.m., Property Mgmt. Conference Room

I anticipate us needing about 1 1/2 hrs for the meeting. Please let me know your availability on these dates so that I can finalize scheduling of the meeting. If neither of these dates work for you, please let me know which staff member from your department is available for the meeting.

After determining exactly who will be attending, I will provide background information to those individuals in advance of the meeting.

Thanks for your help.

**PRELIMINARY DEVELOPMENT CONFERENCE
STAFF COMMENTS**

**Development Assistance Center
City of Wichita**

Wicky Huang
Staff Name

Public Work
Department

4/22/96
Date

Camp Hawatha
Name/Location of CUP, Site Plan, Plat, Rezoning, or other

Comments:

- Sewer = 1. off-site easement (agreement will be required)
2. Salvation Army favors a private pressurized system which will be privately owned & maintained. This system can not use petition for City project as a form of guarantee.
3. Interim use of existing on-site sewage system will require Health Department approval
- Water 1. City will participate with the water supply line along 5th St. for oversizing.

How can the City help the developer accomplish this project?

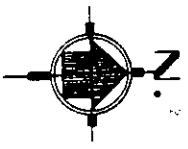
2. Interior Main shall be 8" due to fire hydrant requirement.
3. They can phase the improvement.
4. All water line construction can be coordinated with CIP Water project along Mendota in late fall

How can the developer assist the City with its work on this project?

- Street = 1. May need to get together with County to discuss any improvement required now.
2. City may request their participation in future paving project.

MOORINGS

MERIDIAN



45TH STREET NORTH

HARBOR ISLE
BACHMAN DEVELOPMENT

BACHMAN

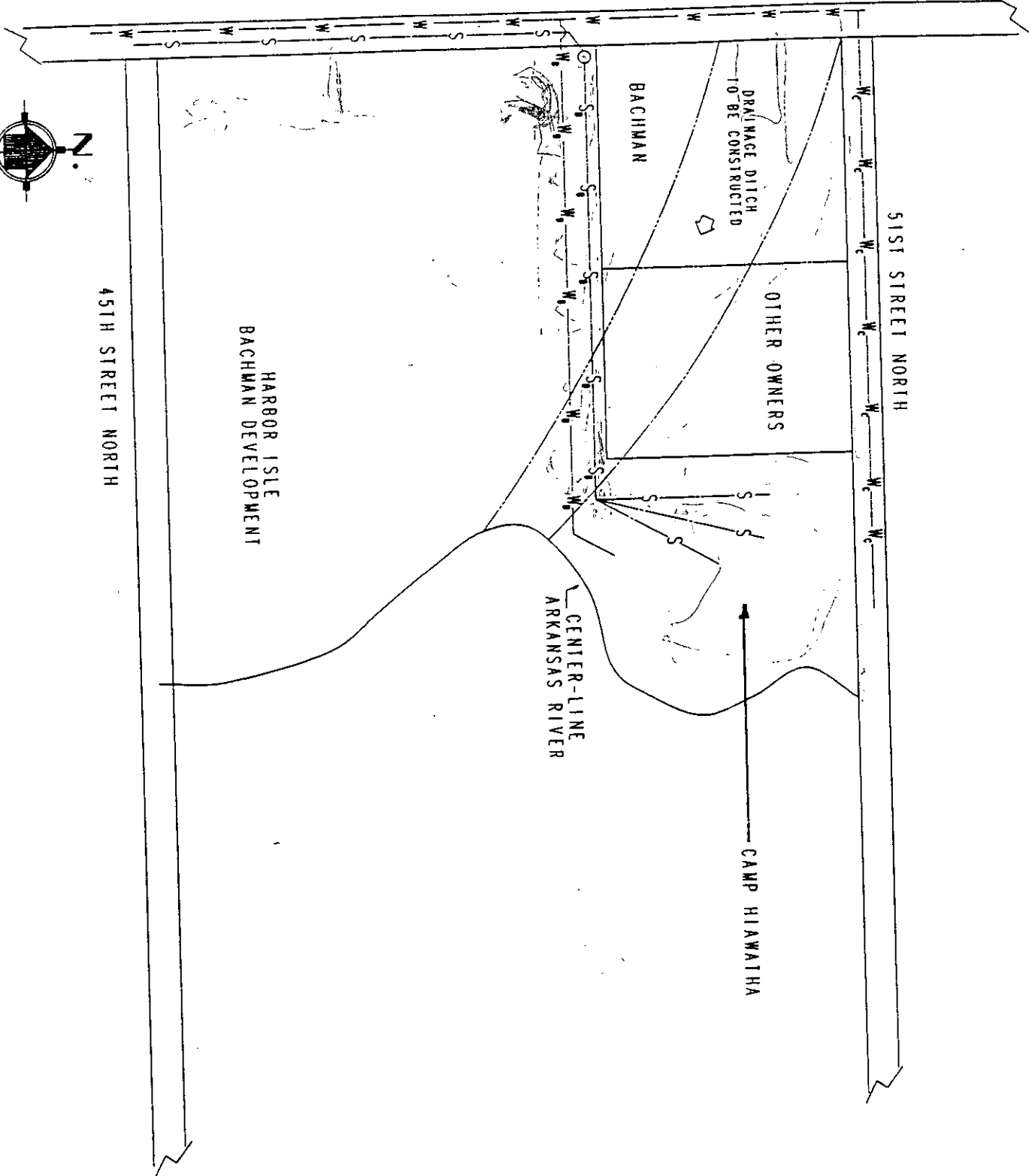
DRAINAGE DITCH
TO BE CONSTRUCTED

OTHER OWNERS

CENTER-LINE
ARKANSAS RIVER

CAMP HIAWATHA

51ST STREET NORTH



- o Take the Camp Hiawatha Project forward to provide utilities (water and sewer) allowing the project to move ahead expeditiously.
 - Deal with project as a camp development; not a residential/commercial developer.
 - Minimize infrastructure over and above camp needs.
 - Work out agreement to proceed with construction of campsite improvements subject to interim use of existing water/septic system until permanent utilities can be accessed or other avenues as may be available to provide utilities as soon as possible.
 - Coordinate through City/County/Planning/Engineering Water/Fire Department

- o Boeing Co. and Koch will assist Salvation Army and Development Assistance Center in any way we might be of service.

facsimile
TRANSMITTAL

RECEIVED

JUN 10 1996

CITY - ENGINEERING

to: Dennis Dietz
fax #: 523-2307
re: Camp Hiawatha
date: June 7, 1996
pages: one, including this cover sheet.

Per our meeting last week, I have the following information for you on the issues in your letter:

Water Service: Per my April 25, 1996 memo, the City will pay for extension of a 16" water main from Meridian east along 51st Street to the west line of the Salvation Army campground. The Salvation Army would be responsible for 8" sizing of the same line across the frontage of the camp property. The \$25/foot is a probable cost although the bid that is accepted for the project will dictate the actual cost. If the camp was in the County, you would be responsible for 20" sizing at approximately \$100/foot rather than the 8" sizing.

The City Engineer's office has had conversations with Mid Kansas Engineering regarding the timing for the construction of the water line project for Meridian and 51st Street. The City is hoping that the date can be moved up for this project. As Rob Younkin notifies me, I will apprise you.

Fire Department: Per Ron Blackwell, Fire Marshall, the City can allow a deferral of 18-20 months from the time that the water line project on 51st Street is completed before the camp will be required to connect to City water service for fire protection purposes (i.e. water line connection, hydrant installation, and loop through the camp to allow for City fire equipment access). Rob Younkin is the engineer on this water line project. He is out of the office today, so, it will be Monday before I can get solid dates regarding the construction timeline (i.e. inception and completion). Again, I will inform you as soon as I have the information.

Sewer Service: City Engineering has indicated that if septic service to the camp is acceptable to the County Health Department then the City is also in agreement with this until such time as sewer service is available to the site.

Recreation Corridor: I still need to get information from Planning on this issue. I will continue to pursue this issue and contact you when I have information.

Feel free to call me if you have questions.

cc: Rob Younkin, Ron Blackwell, Vicky Huang

From the desk of...

Terry Boswell
Development Assistance Director
City of Wichita
455 N. Main
Wichita, KS 67202

316-268-4371
Fax: 316-268-4519

facsimile

TRANSMITTAL

to: Dennis Dietz
fax #: 523-2307
re: Camp Hiawatha
date: June 25, 1996
pages: three, including this cover sheet.

From our recent meetings, I have compiled the following information for you on the issues regarding Camp Hiawatha's development:

Water Service: Per my April 25, 1996 memo, the City will pay for extension of a 16" water main from Meridian east along 51st Street to the west line of the Salvation Army campground. The Salvation Army would be responsible for 8" sizing of the same line across the frontage of the camp property. The \$25/foot is a probable cost although the bid that is accepted for the project will dictate the actual cost. If the camp was in the County, you would be responsible for 20" sizing at approximately \$100/foot rather than the 8" sizing.

The final construction plans will be finished and submitted to the City by Mid Kansas Engineering by September 1, 1996. Bids will be taken in late September, the contract awarded, and construction to commence around the middle of October. It is anticipated that 45-60 working days (i.e. based on a five-day work week) will be required to complete the project. If weather does not deter the project, it is anticipated that the water line will be completed on Meridian and 51st Street by the beginning to middle of January 1997.

Fire Department: For Phase 1 of the project (dining hall, daycare facility, four-cluster cabin complex on west side of camp housing approximately 12 people in each cabin) the Fire Department will allow you to provide water service for fire protection only for the daycare and dining facilities at the north side of the camp. This will require one and possibly two hydrants depending upon the distance from the hydrant to the most remote areas of the two buildings. In order to serve the hydrants, the Salvation Army will install an 8" line looped through the roadway and connected in two places to the main water service along 51st Street as shown on the attached enlarged area of the site plan. You indicated that you will apprise Fire Department staff of the heating method(s) for the cabins as well as the procedures used to winterize the cabins. The Fire Department suggests that early warning devices be installed in each cabin at the time of construction. If and when any additional building construction occurs on the camp site (i.e. cabin clusters in addition to the original four, or other physical buildings), the water line loop around the remaining camp area and any necessary

From the desk of...

Terry Boswell
Development Assistance Director
City of Wichita
455 N. Main
Wichita, KS 67202

316-268-4371
Fax: 316-268-4519

hydrants will be installed to provide adequate fire protection to the entire camp site.

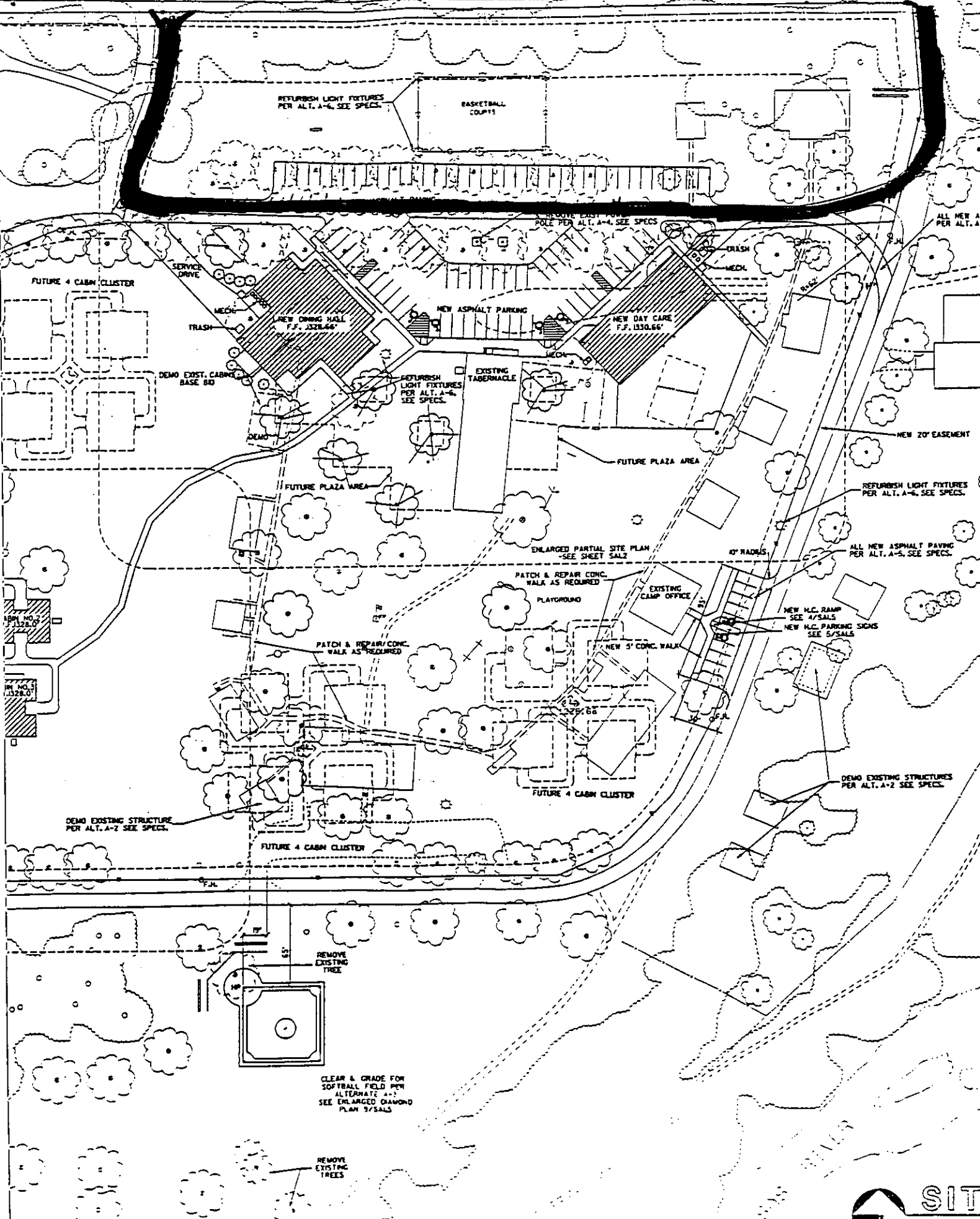
Sewer Service: City Engineering has indicated that if septic service to the camp is acceptable to the County Health Department then the City is also in agreement with this until such time as sewer service is available to the site.

Recreation Corridor: Per Ray Ontiveros and Dave Peterson of the Metropolitan Area Planning Department, there are no immediate plans for development of the recreation corridor. However, as a condition of final platting the Salvation Army will be required to provide a notarized agreement granting the City an easement for the recreation corridor. This document will be signed by the principals of the Salvation Army as well as the Mayor. Either Don Losew, Planning Department, or I can assist you with the specific language required in the document at the time you are ready to execute it. The specific dimensions of the corridor and its legal description will be provided by the Planning Department. As we discussed, the Salvation Army may separate Camp Hiawatha from the recreation corridor by private fencing which would be financed and maintained by the Salvation Army. Any City participation in the financing of the fence will need to be approved and authorized by the City Council.

Please review this information and call me if you have comments or questions.

Attachment : site plan

cc: Ron Blackwell
Jim Kater
Rob Younkin
Vicky Huang
Ray Ontiveros
Dave Peterson



REFURBISH LIGHT FIXTURES PER ALT. A-6, SEE SPECS.

BASKETBALL COURTS

FUTURE 4 CABIN CLUSTER

SERVICE DRIVE

TRASH

NEW DINING HALL F.F. 1328.66

NEW ASPHALT PARKING

NEW DAY CARE F.F. 1330.66

EXISTING TABERNACLE

DEMO EXIST. CABIN CLUSTER BASE BR

REFURBISH LIGHT FIXTURES PER ALT. A-6, SEE SPECS.

FUTURE PLAZA AREA

FUTURE PLAZA AREA

ENLARGED PARTIAL SITE PLAN - SEE SHEET SALS

PATCH & REPAIR CONC. WALKS AS REQUIRED

EXISTING CAMP OFFICE

PATCH & REPAIR CONC. WALKS AS REQUIRED

NEW 5' CONC. WALK

NEW H.C. RAMP SEE 4/SALS

NEW H.C. PARKING SIGNS SEE 5/SALS

REFURBISH LIGHT FIXTURES PER ALT. A-6, SEE SPECS.

ALL NEW ASPHALT PAVING PER ALT. A-5, SEE SPECS.

DEMO EXISTING STRUCTURE PER ALT. A-2 SEE SPECS.

FUTURE 4 CABIN CLUSTER

FUTURE 4 CABIN CLUSTER

DEMO EXISTING STRUCTURES PER ALT. A-2 SEE SPECS.

REMOVE EXISTING TREE

CLEAR & GRADE FOR SOFTBALL FIELD PER ALTERNATE A-2 SEE ENLARGED DIAMOND PLAN 3/SALS

REMOVE EXISTING TREES

August 22, 1996

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/5/95)

CASE NUMBER: S/D 95-66 CAMP HIAWATHA ADDITION

OWNER/APPLICANT: Salvation Army, 2050 West 11th, Wichita, KS 67202

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street, Wichita, KS 67220
and Poe and Associates, 5940 E. Central - Suite No. 200, Wichita, KS 67208

LOCATION: South of 51st Street North and west of Seneca

SITE SIZE: 40.0 ± Acres

NUMBER OF LOTS

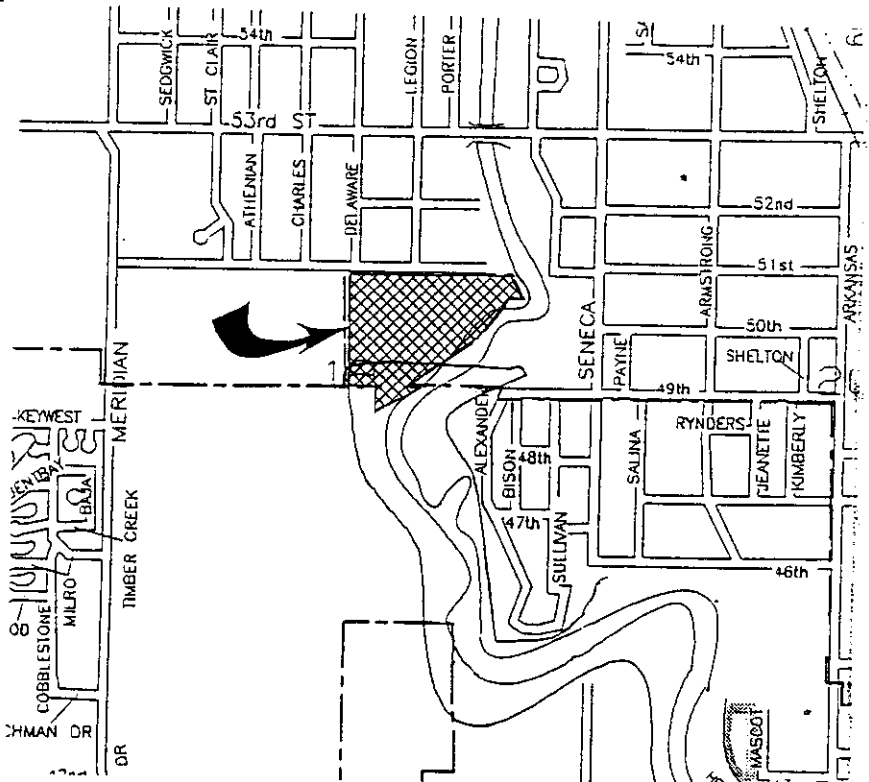
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 41 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "B" (Z-3175)

VICINITY MAP:



NOTE: This site was annexed to the City of Wichita in June of 1995. A zone change to "B" multiple-family zoning was obtained for the site (Z-3175) subject to platting. As was recognized by the applicants, the improvements being planned for this Salvation Army camp/center will necessitate the extension of City services (water and sanitary sewer). Such services, however, are not now directly available to the site.

STAFF COMMENTS:

- A. As offered by the applicant during the zoning case, a restrictive covenant shall be submitted for recording which limits the uses of the site.
- B. Prior to submitting the final plat, City Engineering and the **applicant** were to determine the situation in regard to extending City water and sanitary sewer to this site. That is, what guarantees and easements, for both on-site and off-site provision of these services would be required. Further, were agreements from other parties involved and if so, what is the status of any such agreement. In particular, access to the Moorings sewer facilities needed to be resolved.

At this point, it appears that the applicant will be required to guarantee the equivalent of an 8-inch water line across this site's frontage (51st Street North). In regard to sanitary sewer, the applicant is requesting to use on-site facilities, with an agreement to connect to sanitary sewer at some future date.

City Engineering needs to confirm if the above conditions are satisfactory. Specifically, what type of guarantee for water is needed and if a guarantee for the future extension of sanitary sewer is acceptable.

- C. If sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. During review of the preliminary plat, it was noted that this plat should provide appropriate right-of-way and a guarantee for provision of a turnaround (cul-de-sac) for the proper termination of 51st Street North at the eastern end of this street and site. Also, although 51st Street North is indicated as being paved, this would apparently be to a rural type standard both in terms of pavement width and thickness. The previously noted covenant is intended to keep actual densities in the area more typical of "AA" one-family zoning rather than "B" multiple-family. Further, the actual uses that will typically be occurring at the site would not appear to involve significant traffic volumes in any case. Nonetheless, 51st Street North is not up to the typical urban standard. However, prior to submitting the final plat, the applicant was to meet with Planning and City Engineering staff to determine appropriate right-of-way and paving requirements for this street.

City Engineering needs to indicate if any paving guarantees are to be required for this site. In addition, **Engineering** and the **Fire Department** need to comment on the applicant's proposal to provide an internal "Fire Lane" rather than a turnaround for 51st Street North. The applicant has indicated that a turnaround at the eastern end of 51st Street North would be in conflict with buildings presently on the site and would be of marginal benefit for the properties on the north side of this street.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Based on the Comprehensive Plan, a recreational corridor is indicated in this area, along the Little Arkansas River. Prior to submitting the final plat, the applicant was to meet with Advance Plans staff to discuss if such a corridor can be provided across a portion of this site and if needed, how it can appropriately be addressed by this plat.

Based upon discussions with Staff, it was determined that such a recreational corridor would be required for this site. Consequently, the applicant shall either grant and show an easement on the final plat tracing for such a recreational corridor. However, since various conditions as to the use, maintenance, etc. of such an easement could be too cumbersome to describe in the plattor's text, it is recommended that the plat show such an easement as being granted by separate instrument, and that the instrument be submitted with the final plat tracing for adoption by the City Council and subsequently for recording.

- H. Since this plat shows the platting of a floodway, the final plat tracing shall reference in the plattor's text the standard floodway language.
- I. In regard to the indicated floodway boundary, **City Engineering** needs to indicate if the depiction of an "approximate" boundary is acceptable or if the final plat tracing needs to precisely define the boundary.
- J. On the final plat tracing, the recording information for the drainage easement at the southwest corner of the site shall be provided.
- K. The perimeters of plats or at least lots are typically, if not always, shown by solid lines. This final plat, however, is using dashed lines at the northeast and southwest corners of the plat. The legend indicates that such symbols are also indicating the centerline of the river as of 1934 platting. The applicant's agent needs to clarify if the final plat tracing will also show dashed lines for these sections of the plat and the justification for doing so.
- L. Since this plat is platting a floodway, minimum building pad elevations would typically also be required. **City Engineering** needs to indicate if minimum building pad elevations are required. If required, the elevation shall be noted both on the face of the plat and in the plattor's's text.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- N. 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.
- O. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. On the final plat tracing, the City Clerk's signature line shall be amended to delete Deputy.
- T. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to comment on the acceptability of the indicated floodway and the requirements for a minimum building pad elevation.

Paul A. Rader
General

Lt. Colonel Theodore Dalberg
Divisional Commander
Kansas and Western Missouri

Commissioner Harold D. Hinson
Territorial Commander
U.S.A. Central

Major Dallas Raby
City Commander



THE SALVATION ARMY

(FOUNDED 1865)
WILLIAM BOOTH, FOUNDER

WICHITA, KANSAS

350 N. MARKET
WICHITA, KS 67202

Mark
PHONE (316) 263-ARMY(2769)

CITY HEADQUARTERS FAX
(316) 263-6396

DEVELOPMENT OFFICE FAX
(316) 263-7877

ADVISORY BOARD

EXECUTIVE COMMITTEE

Robert Houston, Chairman
Martha Buford
Richard DeVore
Dennis Dietz
Dale Diggs
Elizabeth Koch
David Strohm
Roger Turner

January 28, 1997

Mr. Kurt Schroeder
Superintendent of Central Inspection
City of Wichita
Wichita KS 67202

RE: Camp Hiawatha - Final Plat, Petitions for Water Extension, Guarantee for Sanitary Sewer Extension, Easements for Corridor and Drainage Ditch and Restrictive Covenants

Dear Mr. Schroeder,

As discussed in our phone conversation on January 24, this package includes copies of the following documents for your review: 1) A copy of the final plat; 2) Petitions for the water main extension along 51st Street, fire loop, and 51st improvements; 3) Letter of guarantee for future sanitary sewer hookup; 4) Easements for the recreational corridor along the river and the drainage ditch in the SW corner; and 5) Restrictive covenants.

The enclosed documents are the result of many months of discussion and compromise, thus we are eager to finalize this process with the proper execution and recording of these documents. Unfortunately, locally, The Salvation Army does not have the legal capacity to sign these documents. We must forward the documents to our Divisional Headquarters in Kansas City and from there on to our Territorial Headquarters in Chicago for final approval and signatures. We already have the easements and restrictive covenants signed; however, for the other items, this process will take three to four weeks. For this reason, we are hopeful that the City would issue a conditional permit for Sauerwein Construction to begin the footings on the new buildings.

Granted, this is not the preferential way to handle such a complex project, but we typically do not tackle annexation, zoning and infrastructure improvements on a day-to-day basis.

LIFE MEMBERS

Eugene Coombs
Oliver Elliott
Tom Kinkaid
Mrs. Sam Wallingford

EMERITUS MEMBERS

F. Russell Jump
Robert Tonsing
Walter Trombold

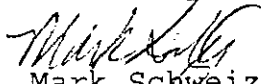


A UNITED WAY AGENCY

Page Two
January 28, 1997
Mr. Kurt Schroeder

Thank you for your patience and cooperation. Please give me a call at 263-2769 if I can further assist you in expediting this process.

Sincerely,



Mark Schweizer
Property Manager

cc: Major Dallas Raby

WATER PETITION

COPY

To the Mayor and City Council
Wichita, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property lying within the area described generally as follows:

CAMP HIAWATHA ADDITION

Lot 1 Block 1

do hereby petition, pursuant to the provisions of K.S.A. 1980 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a waterworks system including an equivalent 8" water main along 51st Street North, pipes, valves, hydrants, meters and appurtenances to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being Fifty Seven Thousand Four Hundred Dollars (\$57,400.00), with 40 percent payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1 percent per month from and after April 1, 1997.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a fractional basis:

That Lots 1, Block 1, Camp Hiawatha Addition, shall pay all of the total cost payable by the improvement district.

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

- (e) Signatures on this petition are made with full knowledge and understanding that said signatures

constitute a waiver of any assistance available through the Special Assessment Deferral Program, in accordance with City of Wichita Ord. No. 38-559.

2. It is requested that the improvement hereby petitioned be made with- out notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statut to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
-------------------	-----------	------

CAMP HIAWATHA ADDITION

Lots 1 Block 1

COPY

AN ABTRACTOR'S CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS PETITION

WATER PETITION

To the Mayor and City Council
Wichita, Kansas

GOPY

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property lying within the area described generally as follows:

CAMP HIAWATHA ADDITION

Lot 1 Block 1

do hereby petition, pursuant to the provisions of K.S.A. 1980 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a waterworks system including an 8" water main loop, pipes, valves, hydrants, meters and appurtenances to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being Twenty Nine Thousand Seven Hundred Dollars (\$29,700.00), with 40 percent payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1 percent per month from and after April 1, 1997.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a fractional basis:

That Lots 1, Block 1, Camp Hiawatha Addition, shall pay all of the total cost payable by the improvement district.

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

- (e) Signatures on this petition are made with full knowledge and understanding that said signatures constitute a waiver of any assistance available through the Special Assessment Deferral Program,

in accordance with City of Wichita Ord. No. 38-559.

2. It is requested that the improvement hereby petitioned be made with- out notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statut to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

<u>LEGAL DESCRIPTION</u>	<u>SIGNATURE</u>	<u>DATE</u>
--------------------------	------------------	-------------

CAMP HIAWATHA ADDITION

Lots 1 Block 1

COPY

AN ABTRACTOR'S CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS PETITION

ASPHALTIC CONCRETE
PAVING PETITION

To the Mayor and City Council
Wichita, Kansas

COPY

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

CAMP HIAWATHA ADDITION

Lots 1 , Block 1

do hereby petition, pursuant to the provisions of K.S.A. 1980 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed to suburban street standard pavement on 51st Street North from the West line of Camp Hiawatha Addition to the East line of Camp Hiawatha Addition.

That said pavement between aforesaid limits be constructed for one-half of twenty-six (26) feet from edge to edge, that said pavement shall consist of an asphaltic concrete base and an asphaltic concrete wearing surface, composed of stone, sand, mineral filler, and asphalt according to Ordinance No. 36-572 with plans and specifications to be furnished by the City Engineer. Drainage to be installed where necessary.

- (b) That the estimated and probable cost of the foregoing improvement being Eighty Four Thousand Five Hundred Dollars (\$84,500.00), with 100 percent payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1 percent per month from and after July 1, 1990.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a fractional basis:

That Lot 1, Block 1, Camp Hiawatha Addition shall pay all of the total cost payable by the improvement district.

Except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

(e) Signatures on this petition are made with full knowledge and understanding that said signatures constitute a waiver of any assistance available through the Special Assessment Deferral Program, in accordance with City of Wichita Ord. No. 38-559.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

<u>LEGAL DESCRIPTION</u>	<u>SIGNATURE</u>	<u>DATE</u>
--------------------------	------------------	-------------

CAMP HIAWTHA ADDITION

Lot 1, Block 1

COPY

AN ABTRACTOR'S CERTIFICATE OF OWNERHSIP MUST ACCOMPANY THIS PETITION

CERTIFICATE

CITY OF WICHITA)
COUNTY OF SEDGWICK) ss.
STATE OF KANSAS)

I, _____, owner of (give name of proposed plat, if appropriate)
Camp Hiawatha Addition, do hereby certify that petitions for the
following improvements have been submitted to the City Council of the City of Wichita,
Kansas:

1. Sanitary Sewer Extensions
2. Water Distribution System Extensions
3. Asphaltic Concrete Pavement for Street Improvements
- 4.
- 5.
- 6.
- 7.

GOPY

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

Signed this _____, day of _____, 1997.

Certificate
Page 2 of 2

CITY OF WICHITA)
COUNTY OF SEDGWICK) ss.
STATE OF KANSAS)

The foregoing instrument was acknowledged before me this _____, 1997.
(Date)

Seal or Stamp

_____, Notary Public
(signature of notary officer)

COPY

My appointment expires: _____

Paul A. Rader
General

Lt. Colonel Theodore Dalberg
Divisional Commander
Kansas and Western Missouri

Commissioner Harold D. Hinson
Territorial Commander
U.S.A. Central

Major Dallas Raby
City Commander



THE SALVATION ARMY

(FOUNDED 1865)
WILLIAM BOOTH, FOUNDER

WICHITA, KANSAS

350 N. MARKET
WICHITA, KS 67202

PHONE (316) 263-ARMY(2769)

CITY HEADQUARTERS FAX
(316) 263-6396

DEVELOPMENT OFFICE FAX
(316) 263-7877

ADVISORY BOARD

EXECUTIVE COMMITTEE

Richard DeVore, Chairman
Martha Buford
Dennis Dietz
Robert Houston
Elizabeth Koch
David Strohm
Roger Turner

December 4, 1996

Mayor Bob Knight
455 N. Main
Wichita, KS 67202

COPY

Paul Allen
Al Buch
Charles Chandler
William Cozine
Claude DeVors
Dale Diggs
Sheri Dill
Louis Earle
Alanson Foreman
Ralph Foster
John Frazier
Kathy Galichia
Lawrence Garcia
Jean Garvey
Bruce Gilkeson
Nancy Greer
Carolyn Grier
Richard Hartwell
Allan Higdon
Robert Howard
Ursula Jarvis
James Kelly
Bob Knight
Dr. Paul Longhofer
Victor Lygrisse
Mike Lynch
Liz McClure
Melody Miller
Robert Moore
Milford Peterson
Susan Pool
Dr. Cecil Riney
Sister Tarcisia Roths
Don Sbarra
Carl Sebitts
Dr. Michael Tilford
Dr. F. Tim Witsman

Dear Mayor Knight,

The Salvation Army, Inc. will connect Camp Hiawatha to the City of Wichita, public sanitary sewer system when such connection is economically feasible and adjacent to the Camp Hiawatha property. Additionally, The Salvation Army, Inc. will prepare and follow an appropriate site drainage plan in connection with construction of additional buildings, following the construction of those included in the Phase I development of Camp Hiawatha currently scheduled.

Should you have any questions regarding these matters do not hesitate to contact me.

Sincerely,

STATE OF _____, _____ COUNTY, ss.

BE IT REMEMBERED, that on this ____ day of _____, 19____, before me, a notary public in aforesaid State and County, came _____, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same as the voluntary act and deed of said person, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My appt. expires: _____



LIFE MEMBERS
Heber Beardmore
Eugene Coombs
Oliver Elliott
Tom Kinkaid
Mrs. Sam Wallingford

EMERITUS MEMBERS
F Russell Jump
Robert Tonsing
Walter Trombold

EASEMENT AND AGREEMENT

THIS EASEMENT AND AGREEMENT made and entered into this _____ day of _____, 19____, by and between the City of Wichita, Kansas, hereinafter "CITY", and _____ hereinafter "GRANTOR".

GOPY

WITNESSETH:

WHEREAS, the GRANTOR is the owner of certain property legally described as:

CAMP HIAWATHA ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS.

WHEREAS, the CITY wishes to use a portion of said property as a bike path dedicated for the public use of its citizens.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, the parties agree as follows:

1. GRANTOR hereby grants to the CITY a perpetual easement along and over the above described real property for recreational use as a bike path and pedestrian way to be used in connection with the CITY's park, open space and bike path system. Said easement is described as follows:

A 25 foot strip of ground adjacent to and parallel with the water's western edge of the Little Arkansas River.

2. CITY agrees to construct said improvements in such a manner as to avoid conflicts with existing and/or proposed public utilities.

3. CITY agrees to indemnify and hold GRANTOR harmless from any and all liability, costs, expenses and judgments that GRANTOR might incur or be liable for on account of its ownership of the underlying fee title to the easement granted to CITY herein. Nothing herein shall be construed to obligate the CITY to indemnify and hold GRANTOR harmless from its own negligence.

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

THE CITY OF WICHITA, KANSAS

By: _____
Mayor

Attest:

Deputy City Clerk

COPY

GRANTOR
THE SALVATION ARMY
AN ILLINOIS CORPORATION

By: _____
Raymond Cooper
RAYMOND COOPER
VICE PRESIDENT

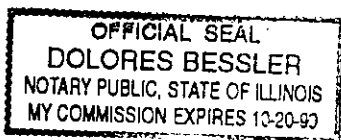
STATE OF _____, _____ COUNTY, ss.

BE IT REMEMBERED, that on this _____ day of _____, 19____, before me, a notary public in aforesaid State and County, came _____, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same as the voluntary act and deed of said person, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Dolores Bessler

Notary Public

My appt. expires: 10/20/99



EASEMENT FOR DRAINAGE AND UTILITIES

THIS EASEMENT FOR DRAINAGE AND UTILITIES executed and delivered to the Board of County Commissioners of Sedgwick County, Kansas (hereinafter, "County") by The Salvation Army, 126 N. Emporia, Wichita, KS 67202 (hereinafter, "Owner").

WITNESSETH:

That for and in consideration of the sum of Twelve Thousand Four Hundred Twenty Nine and No/100 Dollars, \$ **12,429.00** and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner hereby grants, bargains, sells and conveys to County a permanent easement in, over, across and upon the following-described premises, to wit:

A tract of land in the Northeast Quarter and Lot 56 of Ormiston 2nd Addition in the Southeast Quarter of Section 19, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas described as follows:

Beginning at the Center of said Section 19; thence N 0° 13' 18" W along the West line of said Northeast Quarter Section a distance of 217.86 feet; thence S 63° 30' 55" E a distance of 458.18 feet; thence S 26° 29' 5" W a distance of 35 feet; thence S 63° 30' 55" E a distance of 207.68 feet to the South line of said Lot 56; thence Southwesterly along said South line to the Southwest corner of said Lot 56; thence N 0° 13' 16" W to the Northwest corner of said Lot 56 (the South line of said Northeast Quarter); thence West on said Northeast Quarter line a distance of 335 feet to the Point of Beginning; containing 1.703 Acres more or less

for the purposes of (1) protecting and improving natural drainage and (2) providing for public utilities and (3) maintaining and replacing public utilities as deemed necessary by the appropriate public utility, together with all right of ingress and egress to and from said premises for the purposes aforesaid; and Owner further grants and sells to County all right of removal, use and ownership to any earth or soils removed from the said premises for said stated purposes. Payment includes compensation for fence.

COPY

The Salvation Army

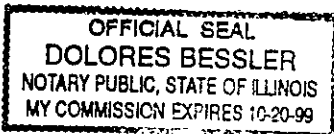
OWNER(S)

BY:

RAYMOND COOPER VICE PRESIDENT

STATE OF KANSAS) COUNTY OF SEDGWICK) ss:

This instrument was acknowledged before me on _____, by _____



Dolores Bessler Notary Public My appointment expires: 10/20/99

ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 19____.

RECOMMENDED:

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

DAVID C. SPEARS, P.E., DIRECTOR, BUREAU OF PUBLIC SERVICES/COUNTY ENGINEER

THOMAS G. WINTERS, CHAIRMAN

APPROVED AS TO FORM:

ATTEST:

RICHARD A. EUSON, ASSISTANT COUNTY COUNSELOR

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

RESTRICTIVE COVENANT

WHEREAS, the undersigned, THE SALVATION ARMY
AN ILLINOIS CORPORATION are the legal owners of the following described property situated in Sedgwick County, Kansas, to-wit:

CAMP HIAWATHA ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

and

WHEREAS, the undersigned has initiated a zone change on the subject property (Z-3175); and

WHEREAS, the undersigned have voluntarily chosen to impose restrictions upon the subject property in order to guarantee that the use and maintenance of the property will be harmonious with neighboring residential uses,

NOW, THEREFORE, the undersigned, _____, do hereby adopt the following restrictions, protective covenants and conditions which are to run with the property and shall be binding on all parties and all persons claiming any interest therein for a period of twenty-five (25) years from the date of execution, at which time said restrictions, protective covenants and conditions shall be automatically extended for a successive period of ten (10) years, unless revised or eliminated in the manner specified herein:

- (1) The following uses shall be prohibited: boathouses, cemeteries, doctor's offices, hospitals and clinics, private clubs, and fraternity and sorority houses.
- (2) A maximum of 400 dwelling units and/or beds for group residential (camp, dormitory, shelter, etc.) shall be permitted.
- (3) A maximum of 500 people may occupy the property during any 24 hour period, with the exception of religious assemblies.

COPY

(4) Use of the entire property shall be in conformance with the city of Wichita regulations governing noise, odors, screening, and landscaping, and those regulations that are applicable to property nearby to residential zones shall be applicable whether the zones are located inside or outside the municipal boundaries of the City of Wichita.

(5) All exterior lights shall be shielded to reflect light downward or direct light away from residential areas.

(6) Invalidation of any one of these provisions hereof, by judgment or decree of any court having jurisdiction, shall not affect or alter any of the other provisions which shall remain in full force and effect.

(7) These restrictions shall not be altered, amended or terminated without a public hearing before the Wichita-Sedgwick County Planning Commission and City Council of the City of Wichita. Notice of such hearings shall be given as would be required by law for a zoning change on the property. Any such alteration, amendment, or termination shall require the majority vote of the then owners of the property and the approval of the City Council of the City of Wichita.

(8) The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Wichita to exercise its legislative duties and powers insofar as zoning of the property.

(9) The restrictions inure to the benefit of the City of Wichita, and the undersigned owners hereof do grant the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent them from doing so or to correct such violation and for further remedy, the City of Wichita may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions herein are fully complied with.

(10) All covenants, terms, provisions and conditions herein shall run with the land and shall apply to, bind and inure to the benefit of the successors and

COPY

assigns of the City of Wichita, Kansas, and the successors and assigns of the undersigned.

IN WITNESS WHEREOF, I have set my hand at City of Wichita, in the State of Kansas, this _____ day of DEC 27 1998, 19____.

THE SALVATION ARMY
OF ILLINOIS CORPORATION

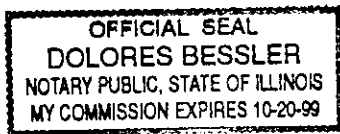
[Signature]
RAYMOND COOPER
VICE PRESIDENT

COPY

STATE OF _____, _____ COUNTY, ss.

This instrument was acknowledged before me on this _____ day of _____, 19____, by _____.

Dolores Bessler
Notary Public



My appt. expires: 10/20/99

STATE OF _____, _____ COUNTY, ss.

This instrument was acknowledged before me on this _____ day of _____, 19____, by _____.

Notary Public

My appt. expires: _____