

Queen's Lake 2nd Addn.



PDS
INCORPORATED

PLANNING DEVELOPMENT SERVICES INC.

River Park Place 727 North Waco Suite 125, Wichita, Kansas 67203 / (316) 262-0451. Telex 417-375 PDS WKS

RECEIVED

SEP 29 1983

Dept. Of Engineering

September 28, 1983

At C. Young & Associates
of Tulsa, Inc.
808 South Peoria
Tulsa, Oklahoma 74120

Attn: Mr. Jeffrey A. Tuttle
and/or
Mr. Bob Pruitt

RE: Major Entrance on Central Avenue to
Silver Springs, Hardesty Company
Project, Wichita, Kansas.

Gentlemen:

As you will recall, our previous letter dated June 22, 1983, presented certain information and accompanying material concerning the above referenced entrance, and extended access road to be known as Silver Springs Boulevard, and their relationship to adjoining properties. In response to my letter and concern for coordinating your design with the recorded north-south Joint Access Agreement, and the platted east-west 30' Ingress-Egress Easement, Mr. Pruitt called and advised your design of the Central entrance would be modified to provide a mountable medial to permit intended access to the adjoining property on the west.

Our client exercised their purchase option and now own Lots 1, 3 and 4, Block 1, Second Addition to Queen's Lake, Wichita, Kansas. Their intent is to build a new bank facility on this property, and are currently involved in the schematic design phase for their proposed project. In an attempt to keep everyone informed and further the coordination of access, we have enclosed a copy of their preliminary site plan. Two driveways are proposed along their east property line leading to and from the north-south joint access road, the southern one of which has been purposely located in alignment with the east-west 30' ingress-egress easement. While we have not seen construction plans for the improvement of Silver Springs Boulevard adjacent to our clients property, we have taken the liberty to suggest how it might be constructed for illustration purposes only.

As a point of further information, our review of construction plans for Central Avenue, as well as observations in the field, indicate that the medial break permitting left turns from Silver Springs Blvd. onto Central is a larger opening than indicated on your decel lane plan dated May 31, 1983.

If additional plans have been completed relative to access to the Hardesty Company project, we would appreciate receiving copies so that we can coordinate our final site and grading plans, etc. Should you have questions, or if I could provide you with additional information, please let us know.

Sincerely,

PLANNING DEVELOPMENT SERVICES, INC.



John D. Gist

JDG:mb

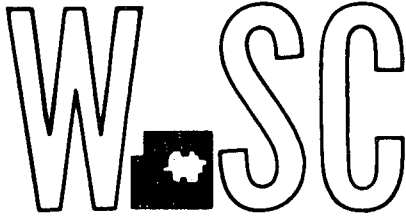
CC: Bill McKinley, Traffic Engineer
7th Floor - City Hall
455 North Main Street
Wichita, Kansas 67202

Don Schneider, Engineering Department
7th Floor- City Hall
455 North Main Street
Wichita, Kansas 67202

Mr. James T. Hamilton, II
Executive Vice President
Union National Bank
150 North Main Street
Wichita, Kansas 67202

Marlin K. Penner
John T. Arnold Associates, Inc.
Sutton Place
209 East William
Wichita, Kansas 67202

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 30, 1981

Robert B. Boone
12727 E. Kellogg
Wichita, Ks. 67207

Re: Letter of credit guaranteeing the closure of a driveway to
Central Avenue from Lot 3, Block 2, Second Addition to
Queen's Lake (Credit Number 177).

Dear Mr. Boone:

Your letter of credit from Boulevard State Bank in the amount of \$1,000.00 guaranteeing the closure of the above-referenced curb cut is nearing default. The terms of the guarantee indicate that you agreed to complete this work by January 15, 1982. This agreement on your part was in response to a condition of approval associated with the platting of the Second Addition to Queen's Lake. Operations and Maintenance has advised that, as of this date, the driveway closure has not been completed.

This letter acts to remind you of your agreement to close the driveway by January 15, 1982. If this improvement is not completed by this date, I will be required to turn your letter of credit over to the City Engineer's office for collection.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4421. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

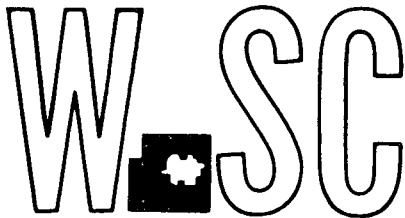
Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

Attachment

cc: ~~Mike~~ Lindebak, Project Development Engineer, City Engineering
Boulevard State Bank, c/o Jan Murphy, Vice-President, Box 1441,
Wichita, Ks. 67201

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

June 12, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

RECEIVED

JUN 16 1981

Dept. Of Engineering

Re: S/D 79-34 - Final plat of Second Addition to Queen's Lake

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 11, 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 establish an ingress-egress easement across the fronts of Lots 2, 3, and 4, Block 1, to benefit Lot 3 of this block. Since this access easement will constitute the only means of vehicular access to Lot 3, the private easement shall be recorded and the recording data (and the boundaries of the easement) shown on the final plat tracing.
- B. The applicant shall guarantee the closure of the existing driveway on the east side of Lot 3, Block 2, as it is within an area of complete access control. The closure shall be made within six months after MAPC approval of the plat.
- C. The final plat tracing shall indicate a minimum building pad approved by City Engineering on both the face of the plat as well as in the plat's text.
- D. The applicant shall guarantee the extension of sanitary sewer to serve any lot not already served.
- E. With the platting of Silver Springs Addition to the north, guarantees were made to extend a public water line in the area labeled as "exception" on this plat. The applicant shall be advised that if this water line has not already been constructed by the time lots in Blocks 1 and 2 are ready to be developed, those lot owners will have to guarantee water extension.
- F. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Baughman Company
June 12, 1981
Page 2

- G. In accordance with Article 5-101(C) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. 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, June 18, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

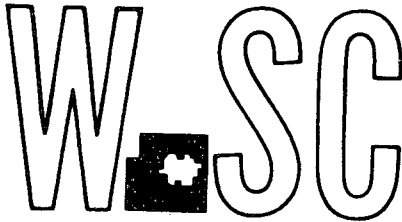
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Robert Boone, 12727 E. Kellogg, 67209
John T. Arnold, 209 E. William, 67202
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 79-34 - Preliminary plat of Second Addition to
Queen's Lake

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 22, 1979, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

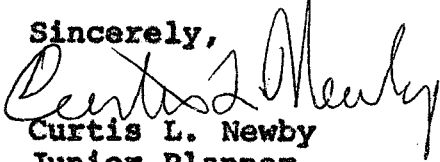
- A. The applicant's surveyor shall contact the Flood Control office relative to a minimum building pad elevation to be indicated on the final plat.
- B. Complete access control to Central Avenue between the driveway openings shown on the preliminary plat, shall be indicated on the final plat.
- C. It should be noted that the "lot grading plan" referenced on the preliminary plat proposes to drain all the lots to Central when developed via approved driveways, flumes, or inlets. The applicant shall submit a letter from the City Engineer approving the lot grading plan.
- D. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- E. A 20-foot building setback line from either side of the north-south access easement shall be indicated on the plat.
- F. 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.

Baughman Company
March 26, 1979
Page 2

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

Sincerely,



Curtis L. Newby
Junior Planner

CLN:bh

cc: Hershel B. Cook, 1501 Woodrow, 67209
John T. Arnold of Queen Lakes Lts., Sutton Place, 67202
Dean Sellers, Assistant City Engineer

JOINT ACCESS AGREEMENT

This Agreement made this 14th day of September, 1981, by and between Floyd R. Hardesty, of 4606 South Garnett Road, Tulsa, Oklahoma 74145 (herein "Hardesty"), and John T. -Arnold Associates, Inc., a Kansas corporation (herein "Arnold").

WHEREAS, Hardesty is the owner of certain real property described as:

A tract of land in the Southwest Quarter (SW/4) of Section 15, Township 27 South, Range 1 West, Sedgwick County, State of Kansas, more particularly described as follows:

Commencing at the Southwest corner of such Southwest Quarter (SW/4), thence South 89° 35'30" East along the South line of such SW/4 a distance of 1,018.56 feet to a point, thence North a distance of 63.09 feet to a point on the North right-of-way line of Central Avenue, being the Point of Beginning, thence South 89°59'06" West along such right-of-way line a distance of 70.00 feet, thence North 0°24'30" East a distance of 377.41 feet, thence South 89°35'30" East a distance of 70 feet, thence South 0°24'30" West a distance of 376.89 feet to the Point of Beginning.

hereinafter referred to as "Tract 1"; and

WHEREAS, Arnold is the owner of certain real property lying directly adjacent to the East and West of Tract 1, said Arnold properties being described as:

A tract of land in the Southwest Quarter of Section 15, Township 27 South, Range 1 West, Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest Corner of said Southwest Quarter (SW/4); thence S-89°35'30"-E along the South line thereof a distance of 600.01 feet; thence due North a distance of 60.00 feet to the Point of Beginning; thence due North a distance of 380.00 feet; thence S-89°35'30"-E a distance of 351.69 feet; thence S-0°24'30"-W a distance of 377.41 feet; thence S-89°59'06"-W a distance of 348.99 feet to the Point of Beginning. Containing 132,671.42 square feet or 3.046 acres more or less,

hereinafter referred to as "Tract 2"; and

A tract of land in the Southwest Quarter of Section 15, Township 27 South, Range 1 West, Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest Corner of said Southwest Quarter (SW/4); thence S-89°35'30"-E along the South line thereof a distance of 1276.61 feet; thence N-0°24'30"-E a distance of 65.00 feet to the Point of Beginning; thence S-89°59'06"-W a distance of 258.06 feet; thence N-0°24'30"-E a distance of 376.89 feet, thence S-89°35'30"-E a distance of 258.05 feet; thence S-0°24'30"-W a distance of 374.98 feet to the Point of Beginning. Containing 97,009.95 square feet or 2.227 acres more or less,

hereinafter referred to as "Tract 3"; and

WHEREAS, the parties hereto by this Agreement wish to make provisions for the use of said Tract 1 as an access road for ingress and egress to and from Tract 2 and Tract 3.

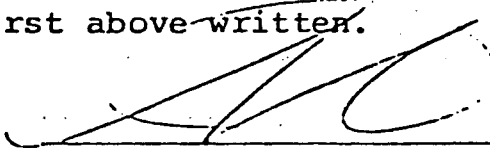
NOW, THEREFORE, in consideration of One Dollar (\$1.00), paid each to the other, receipt of which is hereby acknowledged, and in consideration of the mutual covenants hereinafter contained, it is agreed as follows:

1. Easement. Hardesty hereby grants to Arnold a perpetual non-exclusive easement of access over, upon, and across the above described Tract 1 for use as an access road for purposes of ingress and egress to and from Tract 2 and Tract 3.
2. Use. Arnold agrees to use the most direct and feasible route in crossing Tract 1, and in going to and from Tract 2 and Tract 3, and further agrees not to obstruct, impede or interfere with Hardesty's use of Tract 1 as an access road to and from Central Avenue and the property owned by Hardesty to the North of Tract 1.
3. Restrictions. Arnold agrees to limit its use of Tract 1 to use as an access road for "passenger and service vehicles". For purposes of this Agreement, "passenger and service vehicles" shall mean and refer to all non-tracked motorized vehicles except heavy construction vehicles and equipment exceeding five (5) tons in weight.
4. Indemnification. Arnold agrees to indemnify Hardesty for any damage or waste caused to Tract 1 through the use of

Tract 1 by Arnold, its agents, or employees, excluding ordinary wear and tear caused by the usage of passenger and service vehicles as defined above.

5. Binding Effect. This Agreement shall run with and bind the lands described herein, and shall inure to the benefit of the parties hereto, their respective legal representatives, heirs, successors, and assigns.

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

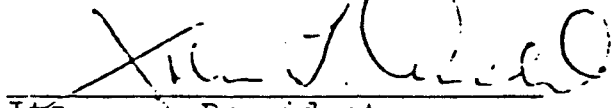


FLOYD R. HARDESTY

JOHN T. ARNOLD ASSOCIATES, INC.

ATTEST:

Secretary

By 

Its President

(SEAL)

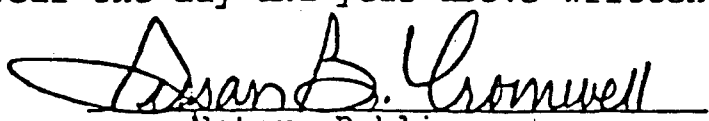
ROBERT B. BOONE
CONTRACT BUYER

STATE OF OKLAHOMA)
) ss:
COUNTY OF TULSA)

Before me, the undersigned Notary Public in and for said County and State, on this 14th day of April, 1981, personally appeared Floyd R. Hardesty, to me known to be the identical person who executed the foregoing Joint Access Agreement and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

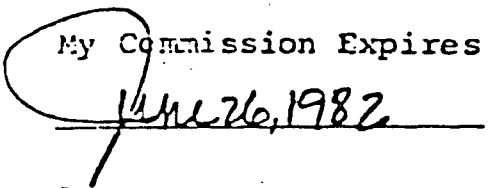
WITNESS my hand and seal the day and year above written.

(SEAL)



Notary Public

My Commission Expires:



June 26, 1982

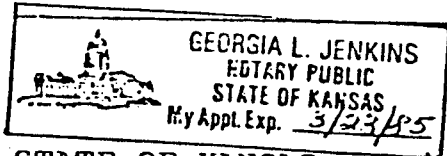
STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of April, 1981, personally appeared John T. Arnold, President of JOHN T. ARNOLD ASSOCIATES, INC., personally known to me to be the identical person who executed the within and foregoing Joint Access Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Georgia L. Jenkins
Notary Public

My Commission Expires:



STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 1981, personally appeared Robert B. Boone, personally known to me to be the identical person who executed the within and foregoing Joint Access Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My commission expires:

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-34 Name Second Addition to Queen's Lake
Date Application Rec'd. 3-12-79 Preliminary Approval _____
Scheduled S/D Meeting 3-22-79

DESCRIPTION

General Location North side of Central in an area east of Ridge Road.

Owner Hershel B. Cook
Surveyor/Engineer Baughman Company
Address 330 Laura 67211 Phone 262-7271

- | | |
|--|---|
| <p>1. Gross Acreage of Plat <u>5.88</u></p> <p>2. Number of Lots:
Residential _____
Commercial <u>6</u>
Industrial _____
Other _____
Total Number of Lots <u>6</u></p> <p>3. Minimum Lot Frontage <u>120</u> ft.</p> <p>4. Minimum Lot Area <u>24,000</u> ft.</p> <p>5. Existing Zoning <u>LC</u></p> <p>6. Proposed Zoning <u>LC</u></p> <p>9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name " " "</p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita <u>X</u> : Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no</p> |
|--|---|

STAFF COMMENTS:

- A. Complete access control to Central Avenue between the driveway openings shown on the preliminary plat, shall be indicated on the final plat.
- B. It should be noted that the "lot grading plan" referenced on the preliminary plat proposes to drain all the lots to Central when developed via approved driveways, flumes or inlets. The applicant shall submit a letter from the City Engineer approving the lot grading plan.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- D. The applicant shall guarantee the extension of City water to serve subject property.
- E. A 20-foot building setback line from either side of the north-south access easement, shall be indicated on the plat.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 79-34 Name Second Addition to Queen's Lake
 Date Application Rec'd. 3-12-79 Preliminary Approval 3-22-79
 Scheduled S/D Meeting 6-11-81

DESCRIPTION

General Location North side of Central in an area east of Ridge Road

Owner Robert B. Boone
 Surveyor/Engineer Baughman Company
 Address 330 Laura Zip Code 67211 Phone 262-7271

- | | | | |
|--------------------------|------------------|------------------------------|-----------------------|
| 1. Gross Acreage of Plat | <u>5.3+</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ | ft. |
| Residential | _____ | b. _____ R/W _____ | ft. |
| Commercial | <u>7</u> | c. _____ R/W _____ | ft. |
| Industrial | _____ | d. _____ R/W _____ | ft. |
| Other | _____ | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>7</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>109</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>21,800 sq</u> | streets | _____ yes <u>x</u> no |
| 5. Existing Zoning | <u>LC</u> | | |
| 6. Proposed Zoning | <u>LC</u> | | |
9. Is public water available x Yes _____ No, Name City of Wichita
 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
 12. City of Wichita x 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The applicant's agent has indicated that a private ingress-egress easement will be granted across the front of Lots 2, 3 and 4, Block 1. Since this will be the only access for Lot 3, the private easement shall be recorded and the recording data (and the boundaries of the easement) shown on the final plat tracing.
- B. The applicant shall guarantee the closure of the existing driveway on the east side of Lot 3, Block 2, as it is within an area of complete access control. The closure shall be made within six months after MAPC approval of the plat.
- C. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what minimum building pads will be required and whether any drainage improvements need to be guaranteed.
- D. A sanitary sewer petition to serve several properties in this vicinity is scheduled for City Commission review June 9th. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what minimum building pads will be required and whether any drainage improvements need to be guaranteed.
- E. With the platting of Silver Springs Addition to the north, guarantees were made to extend a public water line in the area labeled as "exception" on this plat. The applicant shall be advised that if this water line has not been constructed by the time lots in Block 1 and 2 are ready to be developed, those lot owners will have to guarantee water extension.
- F. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.

- H. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.