

WICHITA



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

January 18, 1991

Jeff B. Herzet
Fidelity Savings and Loan
P. O. Box 1007
Wichita, KS 67201

Subject: The Park 4th Addition

Dear Mr. Herzet:

This letter is to confirm that the above referenced addition is in compliance with the subdivision regulations of the City of Wichita. Paving, sewer and water service will be constructed to City Standards and inspected by the City. All public improvements will be maintained by the City. All necessary right-of-way and easements are in place.

Sincerely,

Mike Lindebak

Michael E. Lindebak, P.E.
City Engineer

CC: A. J. Soerries
902 N. West Street
Wichita, KS 67203


ML/BM:gnz

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

TO: Twila Nelson, Deputy City Clerk

DATE: July 11, 1990

FROM: Steve Lackey, Director of Public Works


SUBJECT: Agreement to Respread
Special Assessments:
Park 4th Addition

Please place the attached agreement on the Consent Agenda. The purpose of the agreement is to respread special assessments to reflect recent platting activity. The Law Department has approved the document as to legal form.

Recommendation/Action: Approve the agreement and authorize the Mayor to sign.

/BM:wt
Attach.

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

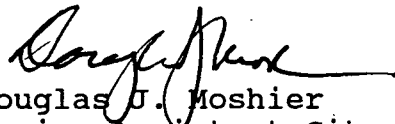
DATE: June 20, 1990

TO: Mike Lindebak, P.E. City Engineer

FROM: Douglas J. Moshier, Senior Assistant City Attorney

SUBJECT: Agreement for Respread
Assessments

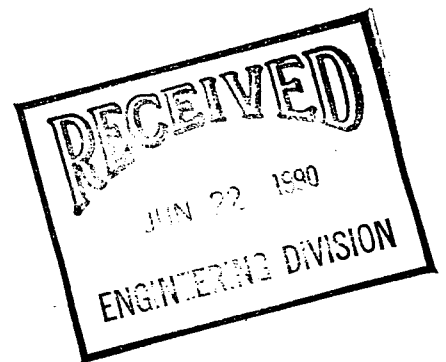
The attached Agreement for respreading assessments in The Park
4th Addition is approved as to form.



Douglas J. Moshier
Senior Assistant City Attorney

DJM:cdh

Attachment



AGREEMENT
BY AND BETWEEN
THE CITY OF WICHITA, KANSAS,
Party of the First Part

And

A. J. SOERRIES REAL ESTATE, INC.
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the Replat of Lots 1 thru 13, Block (5) The Park Addition to The Park 4th Addition within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

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

1. Lots 1 thru 13, Block 5, The Park Addition and Lot 135
The Park Addition
was part of the improvement district for the following City
projects:

M80400
A40257
K90170
M84284
K82-260
B90122
M40-626

2. The Parties agree to make a reassessment for said project in the following manner:

Lots 1 thru 18 inclusive all in the Park 4th Addition and Reserve A in the Park 4th Addition to be assessed as shown on Exhibit "A" and attached hereto.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.

5. The Party of the Second Part further agrees that he will indemnify the party of the First Part against any and all costs, expenses, claims and judgements for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the _____ day of _____, 19__.

THE CITY OF WICHITA, KANSAS

By: _____
Mayor
Party of the First Part

Approved as to form:

Don R. Powell
Director of Law

Attest:

City Clerk

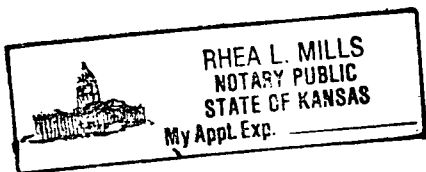
A. J. SOERRIES REAL ESTATE, INC.

By: *A.J. Soerries* 5/23/90
A. J. Soerries
Party of the Second Part

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 23rd day of May, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came A.J. Soerries, President of A.J. Soerries Real Est, Inc. personally known to me to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Rhea L. Mills
Notary Public Rhea L. Mills

My appointment Expires:
July 25, 1991

City Clerk
City of Wichita
Special Assessments
455 North Main St.
Wichita, KS 67202

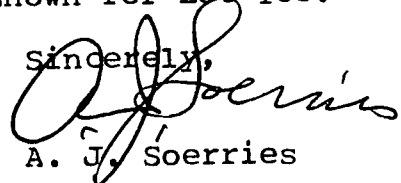
RE: Park 4th Addition

ALLOCATION OF SPECIALS

1. Water (Code 67-29) Project M80-400
Spread \$6,394.95 to Reserve "C". The \$973.72 portion remaining from Lots 135, Block 5 spread equally to Lots 1 thru 4, Park 4th.
2. Front & Side Paving (Code 67-21) Project A40257
Spread existing portions from former lots 135, 1 thru 13, Block 5. Assess \$6,626.78 to Reserve "C". Balance equally to Lots 1,2,3,4,5,11,12,18, Park 4th. None to Reserve "A".
3. Existing Sewer Project K90170 (Code 67-27)
Spread \$1,417.55 to Reserve "C". Remaining balance from Lots 1,2,5,6, Block 5 equally to Lots 1 thru 4, Park 4th Adn.
4. Spread existing Water Project M84-284
Now assessed to Lots 4,8,9,13, Block 5. Spread equally to Lots 1,2,3,4,5,11,12,18, Park 4th.
5. Existing Sewer Project K82-260
Now Assessed to Lots 11,12,13, Block 5.
Spread equally to new plot Lots 15,16,17,18, Park 4th Adn.
6. Existing Side Street Paving Project B90122 (Code 67-22)
Now on Lots 1 thru 13, Block 5. Spread \$2,289.89 to Reserve "C", balance equally to new plat Lots 1,2,3,4,5,11,12,18, Park 4th.
7. Water Project No.40-626 assessed to Lot 3, Block 5 respread to Lots 1,2,3,4 Park 4th.

I, the owner of all the Lots 1-18 in the Park 4th Addition, hereby request that the specials be allocated as shown on this document. Enclosed is a signed agreement from the Homeowners Association President agreeing to the Assessment as shown for Lot 135.

Sincerely,


A. J. Soerries

June 29, 1990.

To

A. J. SOERRIES
902 N. WEST ST.
67203

From

Bill MORRIS
City ENGINEER'S OFFICE
7th FLOOR - City Hall
67202

Subject

Agreement to Respend Assessments

Date

Message

IN REVIEWING YOUR AGREEMENT, THE CITY CLERK NOTED SEVERAL ERRORS THAT NEED CORRECTED. I HAVE ENCLOSED TO COPY THAT THEY "MARKED UP". ALSO ENCLOSED IS YOUR ORIGINAL COPY. IF YOU HAVE QUESTIONS, GIVE ME A CALL AT 268-4548.

Bill

SIGNED

DATE

Reply



47-223
Made in USA

SIGNED

SENDER RETAIN THIS COPY

Bill

Under Payment 77410-656 assigned
to Pat 3. Bill 5 was omitted from
agreement. Pat numbers marked blue
indicated in Exhibit A were not in
B.S. exhibit for the project indicated.

AGREEMENT
BY AND BETWEEN

THE CITY OF WICHITA, KANSAS,
Party of the First Part

And

A. J. SOERRIES REAL ESTATE, INC.
Party of the Second Part

COPY

WHEREAS, Party of the First Part has constructed certain municipal improvements in the Replat of Lots 1 thru 13, Block (5) The Park Addition to The Park 4th Addition within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

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

1. Lots 1 thru 13, Block 5, The Park Addition
was part of the improvement district for the following City projects:

MB0400 ✓

A40257 ✓

K90170 ✓

M84284 ✓

K82-260 ✓

B90122 ✓

A-402626 ✓

RESERVE A?

- this project was omitted

2. The Parties agree to make a reassessment for said project in the following manner:

RESERVE A ?
←

Lots 1 thru 18 inclusive all in the Park 4th Addition to be assessed as shown on Exhibit "A" and attached hereto.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.

5. The Party of the Second Part further agrees that he will indemnify the party of the First Part against any and all costs, expenses, claims and judgements for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the _____ day of _____, 19__.

THE CITY OF WICHITA, KANSAS

By: _____
Mayor
Party of the First Part

Approved as to form:

Director of Law

Attest:

City Clerk

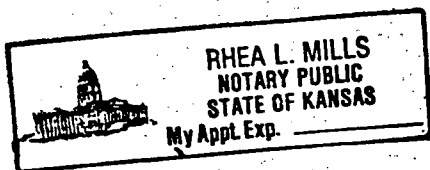
A. J. SOERRIES REAL ESTATE, INC.

By: *A.J. Soerries* 5/23/90
A. J. Soerries
Party of the Second Part

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 23rd day of May, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came A.J. Soerries, President of A.J. Soerries Real Est, Inc., personally known to me to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Rhea L. Mills
Notary Public Rhea L. Mills

My appointment Expires:
July 25, 1991

City Clerk
City of Wichita
Special Assessments
455 North Main St.
Wichita, KS 67202

RE: Park 4th Addition

ALLOCATION OF SPECIALS

1. Water (Code 67-29) Project MB0400
Portion remaining from Lots 135, ~~136~~ and ~~137~~, Block 5
equally to Lots 1 thru 4, Park 4th. ⁸⁰⁻⁴⁰⁰
2. Front & Side Paving (Code 67-21) Project A40257
Spread existing portions from former lots 135, 1 thru 13,
Block 5. Assess 100% equally to Lots 1,2,3,4,5,11,12,18,
Park 4th. ← RESERVE A
IS IN
ASSESSMENT
district
3. Spread existing Sewer project K90170 (Code 67-27)
Remaining balance from Lots 1,2,5,6, Block 5 equally to
Lots 1 thru 4, Park 4th Adn.
4. Spread existing Water Project M84-284
now assessed to Lots ~~1,4,8,9,13~~, Block 5. Spread equally
to Lots 1,2,3,4,5,11,12,18, Park 4th.
5. Existing Sewer Project K82-260
now assessed to Lots 11,12,13, Block 5.
Spread equally to new plot Lots 15,16,17,18, Park 4th Adn.
6. Spread existing Side Street Paving Project B90122 (Code 67-22)
Now on Lots 1 thru 13, Block 5 equally to new plat
Lots 1,2,3,4,5,11,12,18, Park 4th
7. *Water project no 40-626 assessed to Lot 3, Blk 5*
respread

I, the owner of all the Lots 1-18 in the Park 4th Addition, hereby
request that the Specials be allocated as shown on this document.
Enclosed is a signed agreement from the Homeowners Association
President agreeing to the Assessment as shown for Lot 135.

Sincerely,


A. J. Soerries

April 17, 1990

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

DATE: June 11, 1990

TO: Douglas Moshier, Senior Assistant City Attorney

FROM: Mike Lindebak, P.E., City Engineer

SUBJECT: Agreement to Respread
Special Assessments:
The Park 4th Addition

Please review the attached agreement as to legal form and return it to this office.

ML/BM:gnz

AGREEMENT
BY AND BETWEEN
THE CITY OF WICHITA, KANSAS,
Party of the First Part

And

A. J. SOERRIES REAL ESTATE, INC.
Party of the Second Part

WHEREAS, Party of the First Part has constructed certain municipal improvements in the Replat of Lots 1 thru 13, Block (5) The Park Addition to The Park 4th Addition within the City Limits of the City of Wichita; and

WHEREAS, Party of the Second Part is the landowner of all or part of the improvement district; and

WHEREAS, portion of the improvement district of said improvements has been platted and/or replatted; and

WHEREAS, Party of the Second Part desires that a reassessment be made to reflect the changes in platting; and

WHEREAS, the Party of the First Part and Party of the Second Part are both desirous of accomplishing such a reassessment.

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

1. Lots 1 thru 13, Block 5, The Park Addition was part of the improvement district for the following City projects:

MB0400
A40257
K90170
M84284
K82-260
B90122

2. The Parties agree to make a reassessment for said project in the following manner:

Lots 1 thru 18 inclusive all in the Park 4th Addition to be assessed as shown on Exhibit "A" and attached hereto.

3. The Party of the Second Part is the owner of the property described in section one above and said Party of the Second Part hereby waives the notice and hearing requirements of K.S.A. 12-6a12(b) with respect to the reassessment herein described.

4. The Party of the Second Part further waives his right to appeal the special assessments for the above mentioned projects (including this described reassessment) and agrees that no suit to set aside said assessment shall be brought by him nor shall he in any other way bring an action to question the validity of the proceedings taken by the Party of the First Part in constructing this project and levying the special assessments therefore.

5. The Party of the Second Part further agrees that he will indemnify the party of the First Part against any and all costs, expenses, claims and judgements for which the Party of the First Part is held responsible or which are entered against the Party of the First Part arising out of or as a result of the reassessment herein described.

IN WITNESS WHEREOF, the Parties hereto have executed this agreement the _____ day of _____, 19__.

THE CITY OF WICHITA, KANSAS

By: _____
Mayor
Party of the First Part

Approved as to form:

Director of Law

Attest:

City Clerk

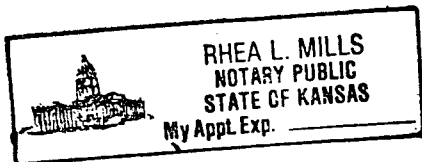
A. J. SOERRIES REAL ESTATE, INC.

By: *A.J. Soerries* 5/23/90
A. J. Soerries
Party of the Second Part

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 23rd day of May, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came A.J. Soerries, President of A.J. Soerries Real Est, Inc., personally known to me to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



Rhea L. Mills
Notary Public Rhea L. Mills

My appointment Expires:
July 25, 1991

EXHIBIT A

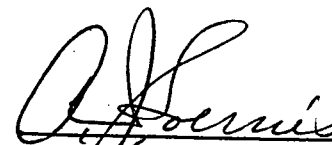
RE: Park 4th Addition

ALLOCATION OF SPECIALS

1. Water (Code 67-29) Project MB0400
Portion remaining from Lots 135, 1, 2 and 3, Block 5
equally to Lots 1 thru 4, Park 4th.
2. Front & Side Paving (Code 67-21) Project A40257
Spread existing portions from former lots 135, 1 thru 13,
Block 5. Assess 100% equally to Lots 1,2,3,4,5,11,12,18,
Park 4th.
3. Spread existing Sewer project K90170 (Code 67-27)
Remaining balance from Lots 1,2,5,6, Block 5 equally to
Lots 1 thru 4, Park 4th Adn.
4. Spread existing Water Project M84-284
now assessed to Lots 3,4,8,9,13, Block 5. Spread equally
to Lots 1,2,3,4,5,11,12,18, Park 4th.
5. Existing Sewer Project K82-260
now assessed to Lots 11,12,13, Block 5.
Spread equally to new plot Lots 15,16,17,18, Park 4th Adn.
6. Spread existing Side Street Paving Project B90122 (Code 67-22)
Now on Lots 1 thru 13, Block 5 equally to new plat
Lots 1,2,3,4,5,11,12,18, Park 4th

I, the owner of all the Lots 1-18 in the Park 4th Addition, hereby
request that the Specials be allocated as shown on this document.

5-24-90
Date:



A. J. Soerries
A. J. Soerries Real Estate, Inc.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-87 - THE PARK 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 1, 1990, 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 January 26, 1990.

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 1989 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: A.J. Soerries, 902 N. West St., Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 2, 1990

Luther Fewin
2327 W. 29th St. N.
Wichita, KS 67204

Re: V-1654 - Request to vacate a platted utility easement,
located on the south side of 29th Street North, in an
area west of Porter

Dear Mr. Fewin:

At the February 1, 1990 meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of January 26, 1990. Since you have completed all the approval conditions, we are automatically scheduling this case for final public hearing before the City Council on Tuesday, March 13, 1990.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

cc: Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

February 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-83 SOUTHGLEN 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 1, 1990, 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 January 26, 1990.

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 1989 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris,
1928 E. 47th St. So., Wichita, KS 67216
Mike Lindebak, City Engineer
M.S. Mitchell, 1215 Forest, Wichita, KS 67203

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 26, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-87 - THE PARK 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee 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 proposed interior streets.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being forwarded to the City Council, the applicant shall obtain an administrative adjustment to DP-66, requesting a change in parcel boundaries to reflect what is shown by this plat, the changes in reserve areas and if single-family type development is now being planned, an adjustment to also allow such a use, and to allow lot sizes below 6,000 square feet.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be

- formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also indicate that since this site is a replat of the original Park Addition, that this site is still responsible for the maintenance of the reserves platted as a part of the original plat.
- G. The preliminary plat indicated the desire to plat 58-foot streets for the two Yosemite Courts. The applicant is now showing a 64-foot street; a 35-foot pavement width in the 64-foot right-of-way will be required rather than a 29-foot wide street in the 58-foot right-of-way.
- H. On the final plat tracing Lot 1 shall be indicated as a Reserve. The plat's text shall be indicated as noted in the associated C.U.P., that this site is intended for a community activity center. A covenant shall also be submitted addressing the ownership and maintenance of this Reserve and associated improvements.
- I. The final plat tracing shall indicate the utility easements as originally requested by Southwestern Bell Telephone during review of the preliminary plat.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

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.

S/D 89-87 The Park 4th
Page 3

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, February 1, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: A.J. Soerries, 902 N. West St., Wichita, KS 67203
Mike Lindebak, City Engineer
M.S. Mitchell, 1215 Forest, Wichita, KS 67203

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
January 25, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 12/28/89)

CASE NUMBER: S/D 89-87 - THE PARK 4TH ADDITION

OWNER/APPLICANT: A.J. Sorries, 902 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area east of Maize Rd. and south of Pawnee.

SITE SIZE: 4 Acres

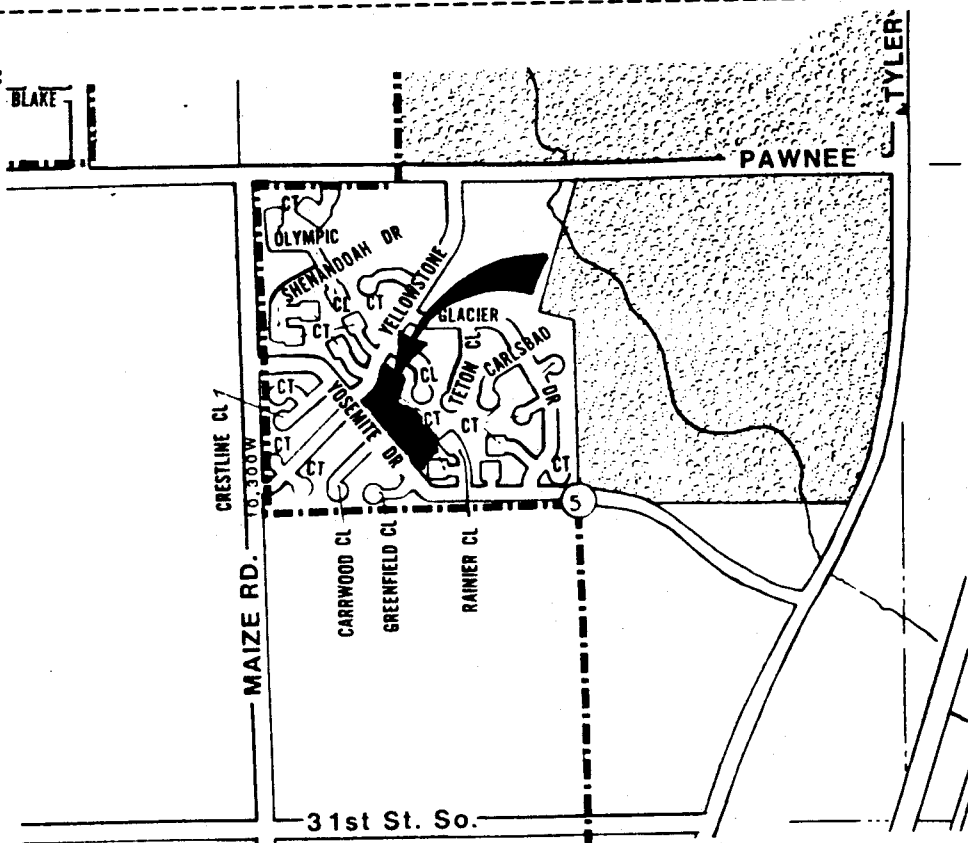
NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 5,700 sq. ft.

CURRENT ZONING: "R-5" General Residence (DP-66)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site involves a replat of an area originally included in The Park Addition which was platted in 1976. This site is also within the Park, Residential CUP, DP-66 and corresponds approximately to parcel 5. Under the CUP, parcel 5 was to be developed for detached, clustered, two, three or four family type dwelling units. This plat, however, appears to be laid out for conventional one family type dwelling units. This final plat has included one additional lot not shown within the area of the preliminary plat. Lot 1 is owned by the Homeowner's Association and is to be used for open space and a community activity center.

- 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 proposed interior streets.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being forwarded to the City Council, the applicant shall obtain an administrative adjustment to DP-66, requesting a change in parcel boundaries to reflect what is shown by this plat, the changes in reserve areas and if single-family type development is now being planned, an adjustment to also allow such a use, and to allow lot sizes below 6,000 square feet.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also indicate that since this site is a replat of the original Park Addition, that this site is still responsible for the maintenance of the reserves platted as a part of the original plat.
- G. The preliminary plat indicated the desire to plat 58-foot streets for the two Yosemite Courts. The applicant is now showing a 64-foot street; a 35-foot pavement width in the 64-foot right-of-way will be required rather than a 29-foot wide street in the 58-foot right-of-way.

- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from Southwestern Bell should be prepared to comment on the acceptability of the utility easement along the north line of the plat compared to what was requested at preliminary plat approval.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 29, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-87 - THE PARK 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 28, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

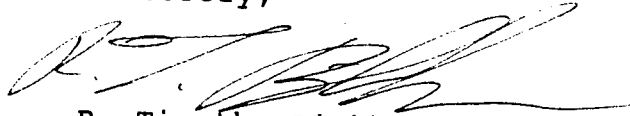
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being forwarded to the City Council, the applicant shall obtain an administrative adjustment to DP-66, requesting a change in parcel boundaries to reflect what is shown by this plat and if single-family type development is now being planned, an adjustment to also allow such a use, and to allow lot sizes below 6,000 square feet.
- F. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also indicate that since this site is a replat of the original Park Addition, that this site is still responsible for the maintenance of the reserves platted as a part of the original plat.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. The applicant is advised that the inclusion of a part of lot 135 from the original Park Addition plat, will leave the portion remaining in the Park Addition as an unbuildable site unless it is replatted or approved as a buildable site through a lot split.
- J. The final plat shall indicate the utility easement requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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. 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.

S/D 89-87 The Park 4th Addition
Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: A.J. Soerries, 902 N. West St., Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 29, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-86 - JESSE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 28, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of 33rd Street North Court (Burns Circle).
- F. The applicant shall guarantee the construction of an acceptable turnaround for the termination of Armstrong.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

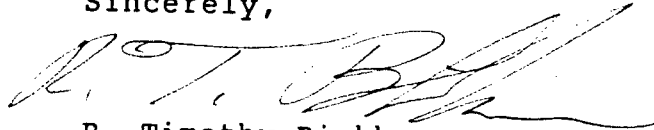
- H. Because of addressing problems, Central Inspection requested a street name change for 33rd Street North Court, as was originally platted for the Walnut Grove Fifth Addition. This addressing problem may still exist even for this replat, consequently, the final plat shall use the approved name of Burns Circle for this street.
- I. The final plat shall dedicate additional street right-of-way, as may be required by Traffic Engineering and the Fire Department for an appropriate turnaround for Armstrong. Because of the awkward nature of the northeast portion of this plat, the applicant shall attempt to obtain off site street right-of-way for the required turnaround.
- J. The applicant shall submit to the Planning Department, a copy of the instrument that created Armstrong Street.
- K. The final plat shall continue the 20-foot utility easement around the cul-de-sac into the drainage dedication.
- L. The applicant may reduce the length of the cul-de-sac as shown on the preliminary plat.
- M. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- N. The final plat shall reference that the minimum building pad refers to minimum opening.
- O. The area shown as a "drainage dedication" on the preliminary plat shall be platted as a "floodway reserve" on the final plat.
- P. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.

S/D 89-86 Jesse Addition
Page 3

- T. 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.
- U. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Richard Jesse, 3201 Woodland, Wichita, KS 67204
Mike Lindebak, City Engineer

SEDOGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 29, 1989

Armstrong Land Survey, P.A.
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 89-28 - HINKLE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 28, 1989, 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 petition for the extension of municipal water across the front of these lots. These petitions will be held until it can be combined with other petitions in the area.
- B. The applicant shall guarantee the extension of sanitary sewer, from the sewer main in 29th Street North, to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this plat shows a connection to an existing Bel Aire sanitary sewer line, but no record exists authorizing such a connection, the applicant shall submit a letter to the Planning Department, from Bel Aire, indicating Bel Aire's acceptance to allow the continued use of this connection.
- E. If this plat is dedicating any street right-of-way for 29th Street North, it shall be clearly indicated as such on the final plat tracing. This is in addition to any existing right-of-way.
- F. The applicant shall submit a drainage plan to City Engineering prior to the plat being forwarded to the City Council.

- G. On the face of the plat; the word "Complete" shall be deleted from the line indicating Access Control Except 2 Openings, the center line ("CL") shall be labeled for 29th Street North, and the designation "Lot 1, Block 1" placed within the lot.
- H. In the plattor's text, the following corrections shall be made; the word "be" added at the end of the second line ie. . . certificate to be, at the start of the 7th line north should be changed to south line of Lot 1 and the access control is to be granted to the "City of Wichita" since this plat is within Wichita. The last line shall also indicate if the minimum building pad elevation involves "the lowest level" or "lowest opening."
- I. The Planning Commission's signature block shall be amended to indicate Wayne L. Brinegar as Chairman of the Metropolitan Area Planning Commission.
- J. This site is within Wichita's City Limits and County review is not required. The County's signature block should therefore be deleted.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

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.

S/D 89-28 Hinkle Addition
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 4, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main,
Wichita, KS 67202
Southern Skies Corp., 5610 E. 29th St. N., Wichita, KS
67220
Richard A. Lloyd, Suite 400, 150 N. Main, Wichita, KS 67202
Frank E. Smith, Director of Parks Department
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 29, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D/ 89-88 KILLARNEY PLAZA FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 28, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant proposes a joint access easement to provide Lot 1 with access to 32nd Street North across Lot 2. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

- F. The associated CUP (DP-158) provides only one opening to this track to and from Rock Road. The plattor's text indicates Lot 2 is to have the one allowed opening. The final plat tracing shall indicate complete access control along the east line of Lot 3 and make the appropriate reference in the plattor's text.
- G. The applicant is advised that the associated CUP (DP-158) permits only four (4) buildings within this parcel which is now being platted into three (3) lots. The applicant should formally advise the Planning Department of their intent by letter, as to which of the three (3) lots is to have two (2) buildings. This letter will be added to the CUP file.
- H. On the final plat tracing, reference to the wall easement shall be removed from the face and plattor's text.
- I. The final plat tracing shall indicate the temporary drainage easement as requested by City Engineering to cover existing drainage channels.
- J. The final plat tracing shall indicate easements for existing sanitary sewer lines and future extensions as requested by City Engineering.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- 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. 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.

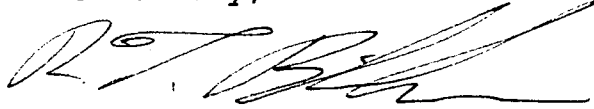
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 89-88 Killarney Plaza
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 4, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus', written in a cursive style.

R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Northrock Realty Partners, Bank IV, 100 N. Broadway, #575,
Wichita, KS 67202
Mike Lindebak, City Engineer

SEDDWICK COUNTY-



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 29, 1989

Edwin E. Coburn
2355 Tee Time Court
Wichita, KS 67205

Re: V-1652 - A request to vacate a platted utility easement,
located in an area west of Westlink Avenue and north of
Peterson.

Dear Mr. Coburn:

At the regular meeting of the Subdivision Committee of the Metro-
politan Area Planning Commission, Thursday, December 28, 1989,
the above-captioned vacation request was considered. The action
of the Committee was to recommend that this vacation be denied.

The applicant is advised that if they are unwilling to relocate
the swimming pool they will need to submit an acceptable "hold
harmless" agreement with Sewer Maintenance.

This matter will be forwarded to the Planning Commission for its
consideration on Thursday, January 4, 1990 at 1:30 p.m.

If you have any questions, please call.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Donald & Michelle Howell, 1143 Peterson, Wichita, KS 67212
Monty Robson, Superintendent of Central Inspection
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
December 28, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-87 - THE PARK 4TH ADDITION

OWNER/APPLICANT: A.J. Sorries, 902 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area east of Maize Rd. and south of Pawnee.

SITE SIZE: 4 Acres

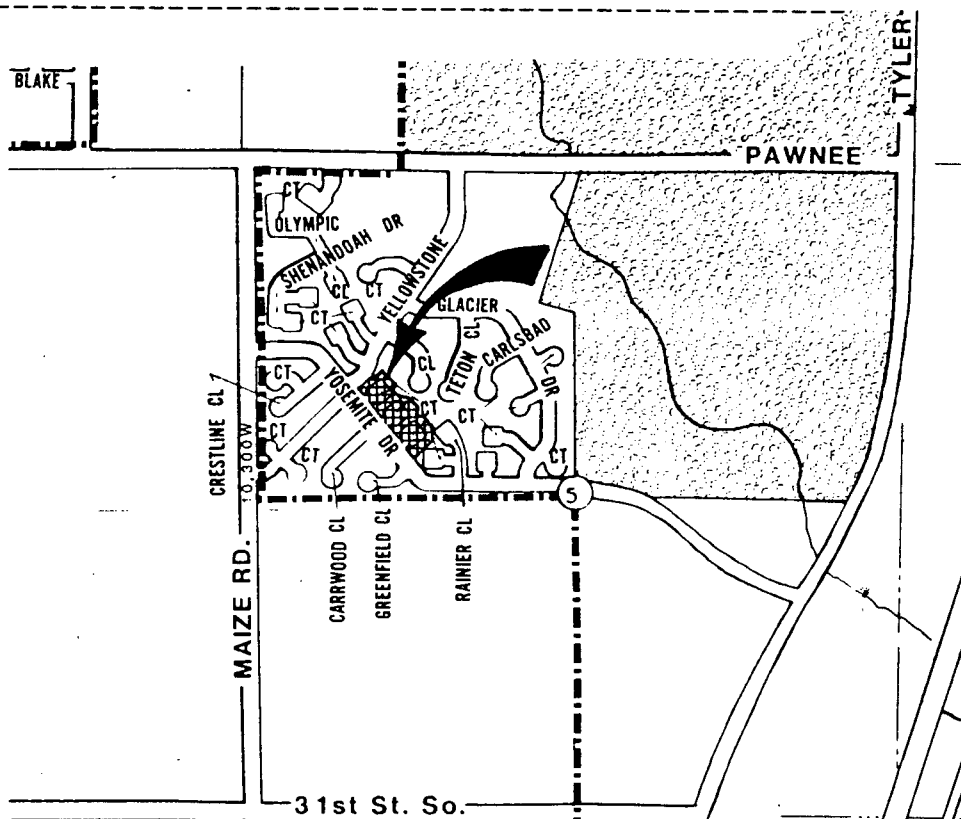
NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 5,564 sq. ft.

CURRENT ZONING: "R-15" General Residence (DP-66)

VICINITY MAP:



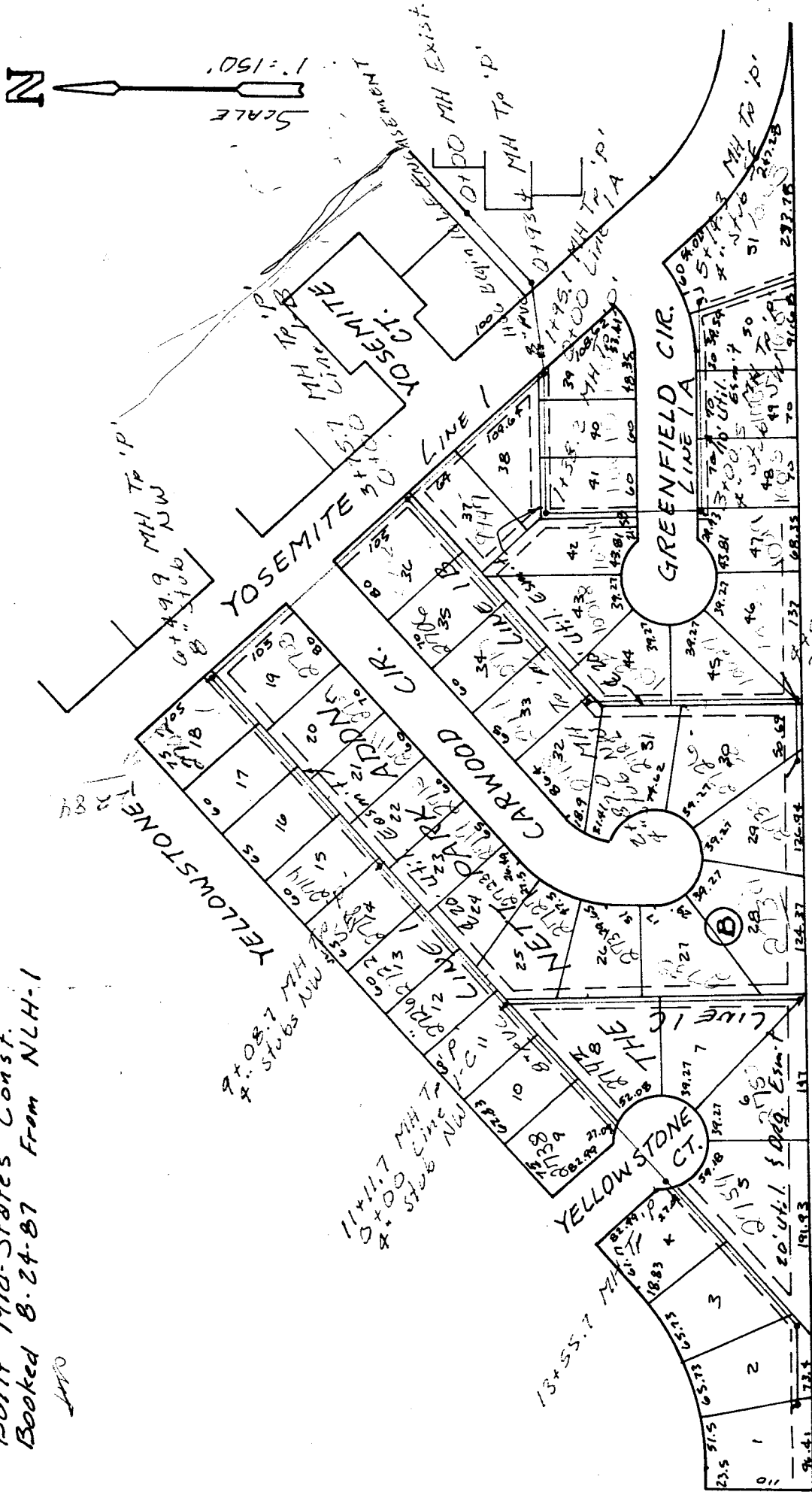
STAFF COMMENTS:

- NOTE: This site involves a replat of an area originally included in The Park Addition which was platted in 1976. This site is also within The Park, Residential CUP, DP-66 and corresponds approximately to parcel 5. Under the CUP, parcel 5 was to be developed for detached, clustered, two, three or four family type dwelling units. This plat, however, appears to be laid out for conventional one family type dwelling units.
- A. City Engineering needs to indicate if this site should repetition or re-guarantee water, sanitary sewer, drainage, paving or any other needed improvements, or if existing guarantees are adequate.
 - B. Prior to this plat being forwarded to the City Council, the applicant shall obtain an administrative adjustment to DP-66, requesting a change in parcel boundaries to reflect what is shown by this plat and if single-family type development is now being planned, an adjustment to also allow such a use, and to allow lot sizes below 6,000 square feet.
 - C. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
 - D. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also indicate that since this site is a replat of the original Park Addition, that this site is still responsible for the maintenance of the reserves platted as a part of the original plat.
 - E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - F. The applicant is advised that the inclusion of a part of lot 135 from the original Park Addition plat, will leave the portion remaining in the Park Addition as an unbuildable site unless it is replatted or approved as a buildable site through a lot split.
 - G. 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.

- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- J. 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.
- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

LAT 232 SW. INTERCEPTOR SEWER
 468-76-245-81643-000-001
 Built Mid-States Const.
 Booked B.24-87 From NLH-1

J-297



MAIZE