

PETITION - SANITARY SEWER LATERAL

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

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:

Lot 2, Block A,
Lots 1-3, inclusive, and
Lots 10-30, inclusive, Block B,
Jamesburg Park 2nd Addition

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 lateral sanitary sewer 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 78,000 payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1 1/2 percent per month from and after Oct. 22, 1984.
- (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 with each lot assessable for 1/25th of the total cost.

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. 38-438.

2. It is requested that the improvement 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 That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever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.

LEGAL DESCRIPTION	SIGNATURE	DATE
Lot 2, Block A Lots 1-3, inclusive, and Lots 10-30, inclusive, Block B, Jamesburg Park 2nd Addition.		

ASPHALTIC CONCRETE

PAVING PETITION

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

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

Lots 1-8, inclusive, Block A,
Lots 1-30, inclusive, Block B,
Jamesburg Park 2nd Addition.

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

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-74 Name Jamesburg Park Second Addition
Date Application Rec'd. September 5, 1980 Preliminary Approval _____
Scheduled S/D Meeting 9-18-80

DESCRIPTION

General Location North of 17th in an area west of Keith

Owner Tyler Associates
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, 67211 Phone 263-8291

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>17.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58'</u> R/W <u>1330</u> L. <u>ft.</u> |
| Residential <u>70</u> | b. <u>64'</u> R/W <u>1490</u> L. <u>ft.</u> |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>70</u> | TOTAL <u>2820</u> L. _____ ft. |
| 3. Minimum Lot Frontage <u>63</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>7800</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The preliminary plat constitutes a replat of a park reserve platted as part of the recently recorded Jamesburg Park Addition.

A. Article 7-105, Section (B) of the Subdivision Regulations provides for the reservation of land within residential subdivisions for parks, playgrounds, open space, schools and public facilities. Said section states, "...that a subdivider shall not be required to reserve such lands, sites and locations for a period longer than (i) two (2) years after the date of recording the subdivision plat with the Register of Deeds, or (ii) sixty (60) days after actual construction shall have been commenced on 75 percent of the residential units in the subdivision, whichever shall result in a longer period of time." Since it has only been a little over six weeks since this property was reserved for a potential park, a representative from the Park Board should come prepared to advise the Committee regarding its desire to acquire and utilize this property as a recreational facility.

Should the Parks Department indicate that they do not intend to utilize this property as a future park, then, the following conditions of approval should apply:

- B. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- C. The applicant should guarantee all drainage improvements required by this plat.
- D. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- E. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- F. The applicant shall guarantee the paving of all streets. No sidewalks are required.

- G. Murray, north of Jamesburg, shall be changed to Murray Circle.
- H. The alignment of Murray north of 17th shall be revised to meet the existing alignment of Murray to the south.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-74 Name Jamesburg Park Serond Addition
Date Application Rec'd. 9-5-80 Preliminary Approval 9-18-80
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location North of 17th in an area west of Keith

Owner Tyler Associates
Surveyor/Engineer Moehring and Associates
Address 433 S Hydraulic, 67211 Phone 263-8291

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>17.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>58'</u> R/W <u>1330</u> ft. |
| Residential <u>69</u> | b. <u>64'</u> R/W <u>1490</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>69</u> | TOTAL <u>2820</u> ft. |
| 3. Minimum Lot Frontage <u>40.81</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>7800</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This plat constitutes a replat of a park reserve platted as part of the recently recorded Jamesburg Park Addition.

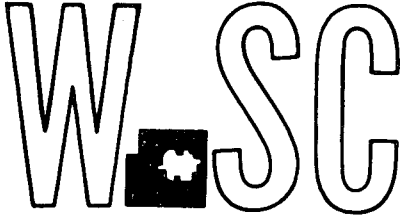
A. At the time of preliminary plat approval, much discussion centered around the continued reservation of this property for a community-level park. Such reservation of land is provided for in Article 7-105, Section B of the Subdivision Regulations. The applicant and a representative from the Park Board should come prepared to discuss this issue with the Committee.

Should the Committee determine that the property is best utilized for additional residential development, then, the following conditions of approval should apply:

- B. The representative from the City Engineer's office should come prepared to comment on the status of the applicant's final drainage plan.
- C. The applicant should guarantee all drainage improvements required by this plat.
- D. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- E. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- F. The applicant shall guarantee the paving of all streets. No sidewalks are required.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.

- H. On the final plat tracing, the plattor's text shall be amended to reference the drainage dedication. In addition, the engineer's text shall be amended to reference the vacation of a platted drainage easement by virtue of KSA 12-512 (b).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 22, 1980

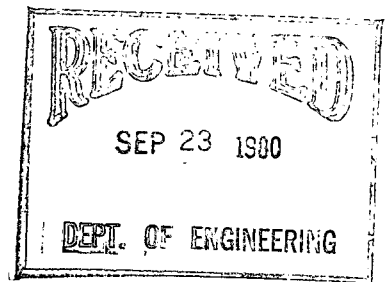
Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 80-74 - Preliminary plat of Jamesburg Park Second
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1980, 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. A final drainage plan shall be submitted to City Engineering for review prior to or at the time of submitting a final plat.
- B. The applicant should guarantee all drainage improvements required by this plat.
- C. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- D. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- E. The applicant shall guarantee the paving of all streets. No sidewalks are required.
- F. Murray, north of Jamesburg, shall be changed to Murray Circle.
- G. The alignment of Murray, north of 17th, shall be revised to meet the existing alignment of Murray to the south.
- H. The final plat shall indicate the utility easements requested by K.G. and E. Said easements are shown on the enclosed "marked" copy of the preliminary plat.
- 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.



Moehring and Associates
9-22-80
Page 2

J. 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.

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

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tyler Associates, P.O. Box 1362, 67201
Len Marotte, 1861 S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-6

Name: Jamesburg Park 2nd Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: On the west side of Tyler Road in an area south of Jamesburg

Owner: Faith Christian Church

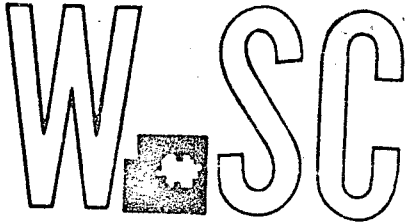
Surveyor/Engineer: Planning Development Services, Inc.

1. Gross Acreage of Plat: 10.0±
 2. Number of Lots:
 - Residential: 30
 - Office:
 - Commercial:
 - Industrial:
 - Total: 30
 3. Minimum Lot Area: 7800 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA and A
-
-

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee extension of City water to serve all lots not already served.
- C. The applicant shall guarantee the paving of 18th Street including necessary storm sewers.
- D. It is recommended that the lot frontages of Lots 13 and 14, Block A and Lots 11 and 12, Block B, be increased to provide adequate width for driveways on these duplex lots.
- E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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).

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 16, 1984

Planning Development Services, Inc.
727 N. Waco, Suite 125
Wichita, Ks. 67203

Re: S/D 84-6 preliminary plat of Jamesburg Park 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, 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:

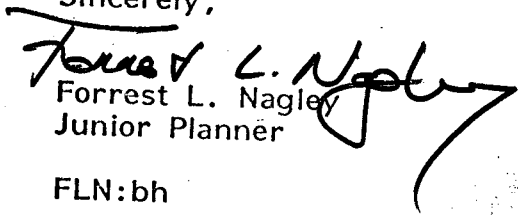
- A. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee extension of City water to serve all lots not already served.
- C. The applicant shall guarantee the paving of 18th Street including necessary storm sewers.
- D. It is recommended that the lot frontages of Lots 13 and 14, Block A and Lots 11 and 12, Block B, be increased to provide adequate width for driveways on these duplex lots.
- E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- G. The final plat shall indicate the following utility easements:
10-foot utility easement centered on the lot line common to Lots 3 and 4, Block A; 10 and 11, Block A; 12 and 13, Block A; 2 and 3, Block B; and Lots 8 and 9, Block B.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Faith Christian Church, Attention: K. A. Whitlock, Chairman, Bd.
of Trustees, 2110 W. 45th St. South, 67217
Tyler Associates, II c/o Banner Dev. Co., 727 N. Waco, Suite 100,
67203
Baughman Company, P.A., 330 Laura, 67211
Mike Lindebak, City Engineer

S/D No.: 84-6

Name: Jamesburg Park 2nd Addition

Preliminary Approved:
Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: On the west side of Tyler Road in an area south of Jamesburg and east of Cheryl

Owner: Faith Christian Church

Surveyor/Engineer: Planning Development Services, Inc.

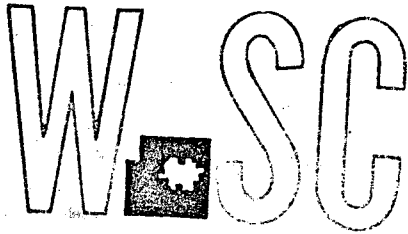
1. Gross Acreage of Plat: 10.0±
 2. Number of Lots:
 - Residential: 38
 - Office:
 - Commercial:
 - Industrial:
 - Total: 38
 3. Minimum Lot Area: 7500 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

NOTE: Duplex zoning was originally proposed for part of this property. Since that zone change request has been withdrawn by the applicant, a revised preliminary plat has been submitted.

- A. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee extension of municipal water to serve all lots not already served.
- C. The applicant shall guarantee the paving of Cheryl Court, 18th Street and 18th Street Court.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this revised preliminary plat. Specifically, are any drainage improvements required to be guaranteed with the platting of this property.
- F. On the final plat, the jog in the utility easement adjacent to the east line of Lot 11, Block B shall be dimensioned.
- G. On the final plat, a bearing shall be indicated on all lot lines which are not at right angles to or radial with adjacent street 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 Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 22, 1984

Planning Development Services, Inc.
727 North Waco, Suite 125
Wichita, Kansas 67203

Re: S/D 84-6 - JAMESBURG PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, 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 all lots not already served.
- B. The applicant shall guarantee extension of municipal water to serve all lots not already served.
- C. The applicant shall guarantee the paving of Cheryl Court, 18th Street and 18th Street Court.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to or at the time of submission of a final plat, a drainage plan shall be submitted to City Engineering for approval.
- F. On the final plat, the jog in the utility easement adjacent to the east line of Lot 11, Block B shall be dimensioned.
- G. On the final plat, a bearing shall be indicated on all lot lines which are not at right angles to or radial with adjacent street right-of-way.
- H. The final plat shall indicate the easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.



- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:bh

cc: Mike Lindebak, City Engineer

Faith Christian Church c/o K. A. Whitlock, Chairman, Board of Trustees
2110 West 45th Street South, Wichita, Kansas 67217.

Tyler Associates II c/o Banner Development Company, 727 North Waco,
Suite 100, Wichita, Kansas 67203.

Baughman Company, P.A., 330 Laura, Wichita, Kansas 67211.

S/D No.: 84-6

Name: Jamesburg Park 2nd Addition

Preliminary Approved: 6-21-84
Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: West side of Tyler Road in an area south of Jamesburg.

Owner: Faith Christian Church, Attention K. A. Whitlock, Church Board of Trustees

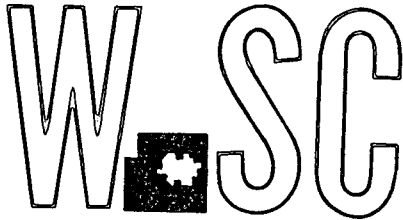
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 10.0±
 2. Number of Lots:
 - Residential: 38
 - Office:
 - Commercial:
 - Industrial:
 - Total: 38
 3. Minimum Lot Area: 7,500 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

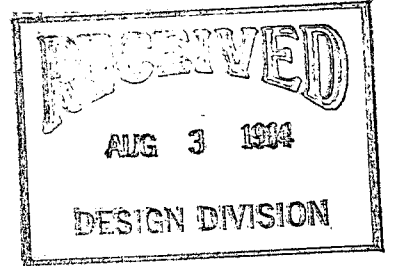
- A. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee extension of municipal water to serve all lots not already served.
- C. The applicant shall guarantee the paving of Cheryl Court, 18th Street North and 18th Street North Court.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall label the 25-foot building setback from 18th Street North on Lot 18 - Lot 23, Block B.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat?
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 3, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-6 - Final plat of Jamesburg Park 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 2, 1984, 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 all lots not already served.
- B. The applicant shall guarantee extension of municipal water to serve all lots not already served.
- C. The applicant shall guarantee the paving of Cheryl Court, 18th Street North and 18th Street North Court, including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall label the 25-foot building setback from 18th Street North on Lot 18 - Lot 23, Block B.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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.

Baughman Company, P.A.
August 3, 1984
Page 2

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, August 9, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:bh

cc: Faith Christian Church, Attention: K.A. Whitlock, Chairman,
Board of Trustees, 2110 W. 45th Street South, 67217
Tyler Associates, II, c/o Banner Development Company, 727
N. Waco, 67203
Planning Development Services, Inc., 727 N. Waco, Suite 125,
67203
X Mike Lindebak, City Engineer