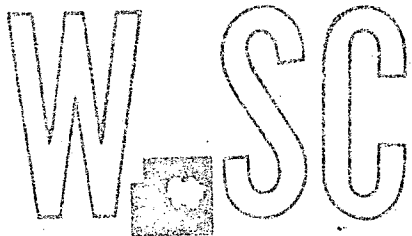


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67222  
(316) 268-4561

July 16, 1987



Bill G. Yung  
4912 E. 29th Street North  
Wichita, Kansas 67220

Re: S/D 87-62 - Fairfield Estates 2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 16, 1987, 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charged against the abandoned projects. Square footage figures for each new lot shall be submitted to assist with the refiguring of existing special assessments.

- G. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. 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.
- K. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- M. Regarding the reserves, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves. The plattor's text shall reference, by lot and block numbers, which lots are to be provided access by the private drive reserves.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- O. On the final plat, a 25-foot front yard building setback shall be indicated on all lots on Block 4 and Block 6. This is the width of setback depicted on the Associated Community Unit Plan.
- P. On the final plat, the irregular shaped utility easement on proposed lots 5 and 6, Block 6 shall be provided with appropriate dimensions.

- Q. On the final plat, the building setback from Broadmoor Street on lots 1 and 8, Block 3 shall be labeled and dimensioned.
- R. On the final plat, the 15-foot street, drainage and utility easement, on blocks 2 and 3 shall be labeled. The granting of this easement shall be referenced in the plat's text.
- S. Prior to scheduling this case before the City Council, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- T. The final plat shall provide letter designations for each of the reserves within the perimeter of this plat.
- U. The final plat shall indicate parking easements for the areas proposed for back out parking. These parking easements shall be made as a part of the adjacent reserves. The platting of the parking easements shall be referenced in the plat's text.
- V. The plat's text, on the final plat, shall reference the platting of the proposed wall easements.
- W. The final plat shall label the centerline of the utility easements.
- X. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.
- Y. 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.
- Z. The final plat shall depict the following name changes:
  - 1. Broadmoor Court to Oneida Court.
  - 2. 10th Street to 12th Street.
- AA. The final plat shall depict the utility easements requested by K.G. & E and Southwestern Bell.
- BB. The proposed "vehicular access easement," depicted on proposed lot 4, Block 5, shall be established by separate instrument. This easement shall be recorded prior to completing the plat so appropriate recording information may be indicated on the final plat tracing. The instrument establishing the easement shall clearly reference which property benefits from the easement, who is responsible for maintenance of the driving surface and who is responsible for initial construction of the driveway. A copy of the recorded easement shall be submitted for the plat file.
- CC. 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.

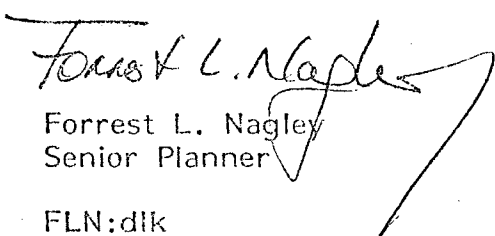
Page 4

DD. 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.

EE. 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  
Senior Planner

FLN:dik

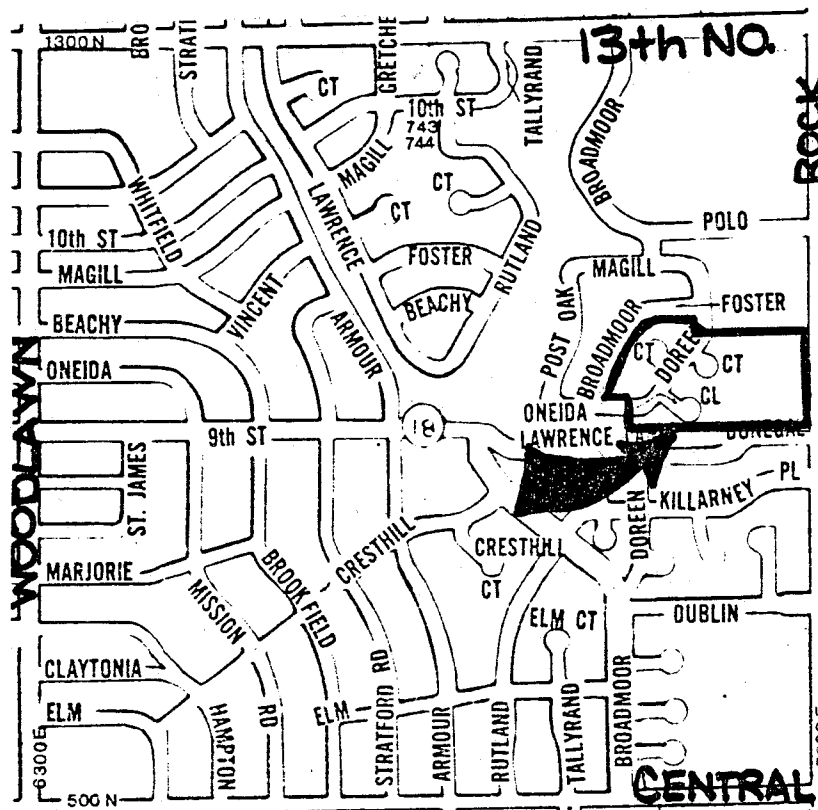
Enclosure

cc: Ralph Rudy, 715 N. Cow, Wichita, Ks. 67203  
Steve Critchfield, 434 N. Oliver, Wichita, Ks. 67208  
X Mike Lindebak, City Engineer  
Professional Engineering Consultants, P.A.

STAFF REPORT  
(Final Plat)

**CASE NUMBER:** S/D 87-62 - FAIRFIELD ESTATES 2ND  
**OWNER/APPLICANT:** Ralph Rudy  
**SURVEYOR/ENGINEER:** Professional Engineering Consultants, P.A.  
**LOCATION:** On the west side of Rock Road, 1/2-mile south of 13th Street North.  
**SITE SIZE:** 23.1± Acres  
**NUMBER OF LOTS:**  
Residential: 39  
Office:  
Commercial:  
Industrial:  
Total: 39  
**MINIMUM LOT AREA:** 12,400 Sq. Ft.  
**CURRENT ZONING:** "AA"  
**PROPOSED ZONING:** "AA"

VICINITY MAP:



STAFF COMMENTS:

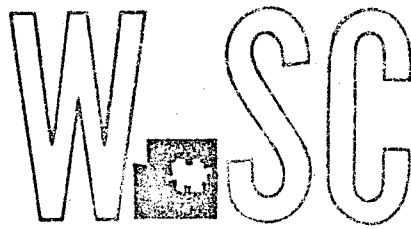
NOTE: This preliminary plat is subject to the provisions of the Fairfield Estates Community Unit Plans, DP-146 and DP-149. Lots 1 through 4, Block 2 and all of Block 3 are within DP-146. The remaining portion of Block 1 is within DP-149. Single-family residential uses are proposed for all lots in this plat.

It should also be noted that this plat represents the first final plat for a portion of an overall preliminary plat reviewed by the Subdivision Committee on 7/16/87.

- 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures for each new lot shall be submitted to assist with refiguring of existing special assessments.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- I. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.

- K. On the final plat tracing, a 25-foot front yard building setback shall be indicated on all lots on Block 1. This is the width of setback depicted on the Associated Community Unit Plan. This setback change was a requirement of preliminary plat approval.
- L. On the final plat tracing, the 10-foot utility easement requested by Southwestern Bell Telephone shall be indicated centered on the common lot line of Lots 18 and 19, Block 1.
- M. Prior to scheduling this case before the City Council, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- N. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.
- O. The proposed "vehicular access easement," depicted on proposed Lot 4, Block 2, shall be established by separate instrument. This easement shall be recorded prior to completing the plat so appropriate recording information may be indicated on the final plat tracing. The instrument establishing the easement shall clearly reference which property benefits from the easement, who is responsible for maintenance of the driving surface and who is responsible for initial construction of the driveway. A copy of the recorded easement shall be submitted for the plat file.
- P. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

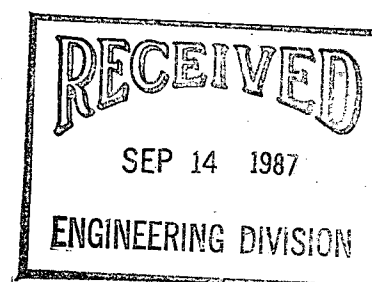
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 11, 1987



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

Re: Final Plat S/D 87-62 - FAIRFIELD ESTATES 2ND

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures for each new lot shall be submitted to assist with refiguring of existing special assessments.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- I. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- K. On the final plat tracing, a 25-foot front yard building setback shall be indicated on all lots on Block 1. This is the width of setback depicted on the Associated Community Unit Plan. This setback change was a requirement of preliminary plat approval.
- L. On the final plat tracing, the 10-foot utility easement requested by Southwestern Bell Telephone shall be indicated centered on the common lot line of Lots 18 and 19, Block 1.
- M. Prior to release of this plat for recording, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- N. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.
- O. The proposed "vehicular access easement," depicted on proposed Lot 4, Block 2, shall be established by separate instrument. This easement shall be recorded prior to completing the plat so appropriate recording information may be indicated on the final plat tracing. The instrument establishing the easement shall clearly reference which property benefits from the easement, who is responsible for maintenance of the driving surface and who is responsible for initial construction of the driveway. A copy of the recorded easement shall be submitted for the plat file.

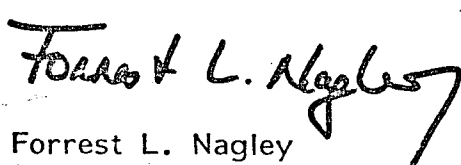
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 17, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

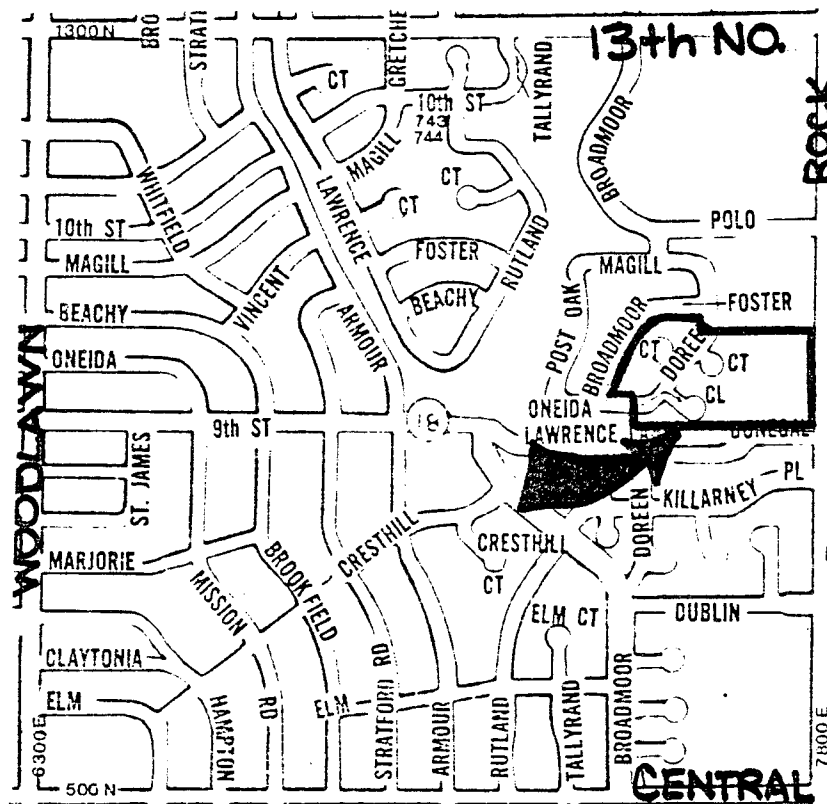
Enclosure

cc: Ralph Rudy, 715 N. Gow, Wichita, KS 67203  
Steve Critchfield, 434 N. Oliver, Suite #108, Wichita, KS 67208  
✓ Mike Lindebak, City Engineer

STAFF REPORT  
(Revised Final Plat; Final Approved 9/10/87)

CASE NUMBER: S/D 87-62 - FAIRFIELD ESTATES 2ND  
OWNER/APPLICANT: Ralph Rudy  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: On the west side of Rock Road, ½-mile south of 13th Street North.  
SITE SIZE: 23.1± Acres  
NUMBER OF LOTS:  
Residential: 39  
Office:  
Commercial:  
Industrial:  
Total: 39  
MINIMUM LOT AREA: 12,400 Sq. Ft.  
CURRENT ZONING: "AA"  
PROPOSED ZONING: "AA"

VICINITY MAP:



FAIRFIELD ESTATES 2ND  
Page 2

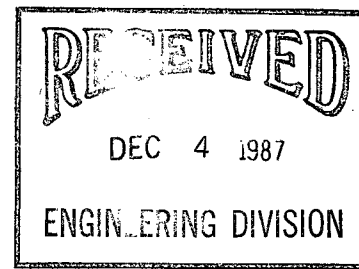
STAFF COMMENTS:

NOTE: A final plat for this property was approved in September of this year. A revised final plat has been submitted to change the name of the east/west street adjacent to north lines of Lot 1 through 5, Block 3. (Oneida to Hartmoor)

- 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures for each new lot shall be submitted to assist with refiguring of existing special assessments.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- I. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- K. On the final plat tracing, Reserve A shall be labeled on the face of the plat.

- L. Prior to release of this plat for recording, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- M. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.
- N. The proposed "vehicular access easement," depicted on proposed Lot 4, Block 2, shall be established by separate instrument. This easement shall be recorded prior to completing the plat so appropriate recording information may be indicated on the final plat tracing. The instrument establishing the easement shall clearly reference which property benefits from the easement, who is responsible for maintenance of the driving surface and who is responsible for initial construction of the driveway. A copy of the recorded easement shall be submitted for the plat file.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing, Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.

PL/7873/5



METROPOLITAN PLANNING COMMISSION  
PLANNING DEPARTMENT  
1500 WEST 10TH AVENUE  
WICHITA, KANSAS 67202  
TELEPHONE 253-1111

December 4, 1987

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

Re: Final Plat S/D 87-62 - FAIRFIELD ESTATES 2ND

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 1987, 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures for each new lot shall be submitted to assist with refiguring of existing special assessments.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

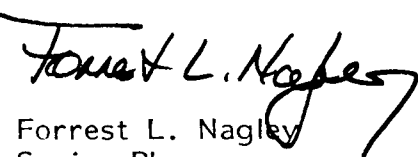
- I. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- K. On the final plat tracing, Reserve A shall be labeled on the face of the plat.
- L. Prior to release of this plat for recording, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- M. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.
- N. The proposed "vehicular access easement," depicted on proposed Lot 4, Block 2, shall be established by separate instrument. This easement shall be recorded prior to completing the plat so appropriate recording information may be indicated on the final plat tracing. The instrument establishing the easement shall clearly reference which property benefits from the easement, who is responsible for maintenance of the driving surface and who is responsible for initial construction of the driveway. A copy of the recorded easement shall be submitted for the plat file.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 10, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Ralph Rudy, 715 N. Gow, Wichita, KS 67203  
Steve Critchfield, 434 N. Oliver, Suite 108, Wichita, KS 67208  
✓ Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220  
Mike Lindebak, City Engineer



File

Don V. Miller  
Director of Access and  
Regulations  
Transportation Department

Conoco Pipe Line Company  
P.O. Box 1267  
Ponca City, OK 74603  
(405) 767-2367

CERTIFIED MAIL  
RETURN RECEIPT

August 8, 1988

Mr. Steve Critchfield  
Critchfield, Inc.  
5318 Pembroke  
Wichita, Kansas 67220

Dear Mr. Critchfield:

Conoco Pipe Line Company, 8-Inch Crude Oil Pipeline, Fairfield Estates, 2<sup>nd</sup> Add'l

I have enclosed an invoice and supporting documents for the work to concrete coat our 8-inch pipeline across Hartmoor in Fairfield Estates. Please make a check payable to Conoco Pipe Line Company for the amount of \$2,160.28 and send it to the attention of Mike Blackburn, District Manager, at the above address. This work was required to protect the pipe and its coating from construction equipment and the compaction forces caused by the traffic on Hartmoor.

Also enclosed is a copy of the notification from PEC which was performing the utility coordination for the developer and our response. As proof of right and authority to occupy public right of way, I have enclosed a copy of Conoco Pipe Line Company's permit which was granted in 1941.

Please respond, with payment, within 30 days so this issue can be closed.

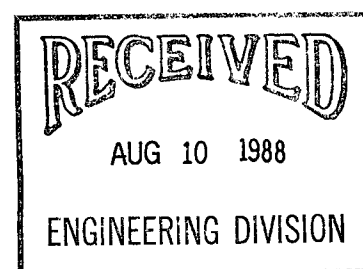
Best regards,

Don V. Miller  
Director of Access and  
Regulations

DVM-269/br  
enc.

cc: M. L. Blackburn  
J. M. Higginbotham

Ms. Vicki Haug (w/enc.)  
Subdivision Engineer  
City Engineer's Office, 7th Floor  
455 North Main  
Wichita, KS 67202



CONOCO PIPE LINE COMPANY  
P. O. BOX 1267  
PONCA CITY, OK 74603

WE CHARGE YOUR ACCOUNT

FOR COSTS TO CONCRETE COAT OUR CRUDE OIL LINE IN SEDGWICK COUNTY,  
WICHITA, KANSAS IN THE FAIRFIELD ESTATES ADDITION.

<u>CONTRACT SERVICES</u>	INVOICE NO.	AMOUNT
ACE WELDING	88-123	\$ 680.93
ACE WELDING	88-124	592.73
DOLESE BROS. COMPANY	3750	378.00
TOTAL CONTRACT SERVICES:		\$1,661.56
 <u>COMPANY EXPENSES</u>		
EMPLOYEE SALARIES:	DICKIE WAYE (8 HOURS)	\$ 142.72
EMPLOYEE BENEFITS	(\$142.72 X 37.6%)	53.66
OVERHEAD: (APPLIED TO DIRECT COMPANY LABOR)		
	(\$142.72 X 17.79%)	25.39
(APPLIED TO ALL COSTS EXCEPT AUTOMOTIVE)		
	(\$ 1,804.28 X 13.31%)	240.15
AUTOMOTIVE:	UNIT #555 (3/4 TON P.U.)	
	(8 HOURS X 4.36)	36.80
TOTAL AMOUNT DUE:		<u>\$2,160.28</u>
AEF-20		
080588		

DATE June 30, 1988

INVOICE NO. 88-123

FULLY INSURED  
24 HOURS SERVICE

Conoco Pipeline Company  
Box 28  
Lyons, Kansas 67554  
In Account With

Electric & Acetylene Welding  
Portable Unit

### Ace Welding Company, Inc.

P.O. Box 426

CHASE, KANSAS 67524

Phone 938-2282

DATE	Ticket #2957	HOURS	RATE	AMOUNT
6-28-88	Contract Services Br. #22-#72F803 Concrete coated pipe at M.F. 73.5 on Kansas 8" line.			
	Backhoe	10½	37.00	388.50
	Labor	2	17.50	35.00
	Foreman	12½	18.00	<u>225.00</u>
7-18-88	5% Sales Tax			<u>32.43</u>
	Total			<u>\$680.93</u>

7112-4 22-420-23 680.93  
*Jimmie M. Higginbotham*

THANK YOU

ORIGINAL INVOICE  
DOLESE BROS. CO.

TRANSIT MIXED CONCRETE  
HARD BUILDING MATERIALS

WASHED SAND  
CRUSHED STONE

PHONE 262-1428 P.O. BOX 1841 826 EAST CENTRAL  
WICHITA, KANSAS 67201

SOLD TO CONOCO PIPELINE CO.  
P.O. BOX 28  
LYONS KS 67554

DATE 06/28/88 3  
FEI 73-6148064  
OUR INVOICE 3750

DELIVERED TO 1/4 MI S OF 13TH

ACCOUNT NO. CON496

YOUR ORDER NO.

QUANTITY	UNIT	MATERIAL	PRICE	AMOUNT
9.00	CU YD	3000 FM 3/4 AEA 1/2% ACEL TICKET# 061027 I17 TOTAL	40.00	360.00

*James M. Higley*

7/1/88  
BT#22 concrete 8" mainline for road crossing

SUB TOTAL	\$ 360.00
SALES TAX	18.00
IS	
TOTAL	\$ 378.00

TERMS A DISCOUNT OF 1.00 PER CUBIC YARD WILL BE ALLOWED TO CONTRACTORS ONLY (ON MIXED-IN-TRANSIT CONCRETE ONLY) IF PAYMENTS FOR SUCH ACCOUNTS ARE RECEIVED BY US, ON OR BEFORE THE DUE DATE. BECAUSE OF FEDERAL AND STATE LAWS THIS DISCOUNT IS NOT AVAILABLE TO ANY INDIVIDUAL WHO IS THE ULTIMATE CONSUMER WHEN MIXED-IN-TRANSIT CONCRETE IS USED FOR PERSONAL, FAMILY, HOUSEHOLD OR AGRICULTURAL PURPOSES. WE ALLOW NO DISCOUNTS ON ANY OTHER MATERIAL. ALL ACCOUNTS ARE DUE ON THE 10TH PROXIMO.

DATE: July 8, 19 88

INVOICE NO. 88-124

FULLY INSURED  
24 HOURS SERVICE

Conoco Pipeline Company  
Box 28  
Lyons, Kansas 67554  
In Account With

Electric & Acetylene Welding  
Portable Unit

**Ace Welding Company, Inc.**

P.O. Box 426

CHASE, KANSAS 67524

Phone 938-2282

DATE	Ticket #	HOURS	RATE	AMOUNT
6-29-88	#2958			
Contract Services Br. #22-#72F804				
Back fill at 73.5, finishuup concrete coated, work on pipe carrier on #978, and carried pipe to 53rd street.				
7-17-88		9½	37.00	351.50
51000		3	26.00	78.00
		7½	18.00	135.00
				28.23
				<u>\$592.73</u>
1/2-4-22-420-23				
7/11/88				
THANK YOU				

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS.

In Re: CONSTRUCTION OF EIGHT (8") INCH OIL PIPE LINE IN RIGHT OF WAY OF  
ROAD 831-0, IN WEST DITCH NEAR FENCE,  
BY THE CONTINENTAL PIPE LINE COMPANY,  
a Corporation, Applicant.

A P P L I C A T I O N

Comes now the CONTINENTAL PIPE LINE COMPANY, a corporation, with offices at Ponca City, Oklahoma, and hereby most respectfully petitions your Honorable Commission to grant unto your said applicant the right, permission and authority to build and construct an eight inch (8") pipe line near the west fence line of Road 831-0, in the right of way and along the frontage of NE 1/4 Sec. 18, T 27-N, R. 2-E, where we have been unable to secure other right of way in constructing the pipe line referred to in our application of June 12, 1941.

Said construction of 8" pipe line is being done to provide increased capacity of pipe line service now rendered through a line, mostly 6", now overtaxed and needing replacement after long service and in the interest of the public safety and convenience, and to reduce a public hazard along certain highways.

That your applicant will at all times comply with and abide by any and all valid notices, rules and regulations, promulgated by your Honorable Body, respecting the construction of said 8" pipe line under the supervision of the County Engineer of Sedgwick County, Kansas.

That your applicant will properly fill all ditches opened incident to the laying of this new pipe line, keep roads open for traffic, protect traffic by the use of necessary flags, signals, lights, barricades or other methods as needed.

WHEREFORE, to better facilitate the handling of said commodity by your said applicant, it most respectfully prays your Honorable Board to make and enter an order herein authorizing and permitting your said applicant to construct said pipe line as above set out. All general conditions of the principal application and order for this pipe line heretofore made shall apply to this portion of the same.

CONTINENTAL PIPE LINE COMPANY

BY Charles D. Hoffman  
Superintendent -  
Oklahoma & Kansas Division.

Oklahoma  
STATE OF KANSAS }  
SEDGWICK COUNTY } SS

Kay Before me, R. T. Looney, duly commissioned, authorized, qualified and acting within and for the above named County and State, personally appeared Charles D. Hoffman for the Continental Pipe Line Company and being by me first duly sworn, on his oath says that he is Supt. Continental Pipe Line Company and duly authorized to make and sign this application on behalf of and representing the aforesaid applicant.

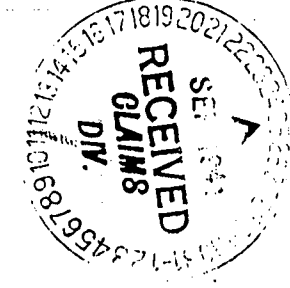
Subscribed and sworn to before me this 22  
day of Sept, 1941.

My commission expires 1943  
27th of May, 1941.

R. T. Looney  
Notary Public

This application approved this  
23 day of Sept, 1941.

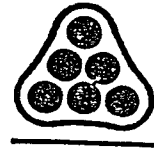
G. D. Harrison  
County Engineer



Sheet 18

275-7E

RECORD OF UTILITY  
COORDINATION



PROFESSIONAL  
ENGINEERING  
CONSULTANTS  
ASSOCIATION OF NORTH CAROLINA

Project Name: Fairfield Estates 2nd Add. Project No. 32-87615-042  
Name of Utility: Continental Pipeline Date: 4-21-88  
Person(s) Contacted: Duane Vernon  
Contacted By: Charles S. Brown In Person  By Phone

Identification of Potential Conflicts and Recommended Utility Action to Confirm:

Existing Conoco Pipeline 4' deep along W. side  
Rock Road at Hartmoor St. crossing.

CHARLES BROWN

262 2691

Confirmation of Conflicts and Agreed Upon Utility Action to Resolve:

PEC to send plans to Mr. Vernon. He will forward  
to Conoco Engineering Dept.

If lowering is needed, cost by developer. Length  
of lowering = 50' outside each edge of pavement.  
Require 2 days construction time.

City to proceed w/ letting paving contract. Paving contractor  
to coordinate w/ Pipeline Co.

Attachments: Y  N   
Copy to Utility: Y  N

JACK

CONFIDENTIAL

Don V. Miller  
Director of Access and  
Regulations  
Transportation Department

Conoco Pipe Line Company  
P.O. Box 1267  
Ponca City, OK 74603  
(405) 767-2367

June 17, 1988

Mr. Charles S. Brown  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

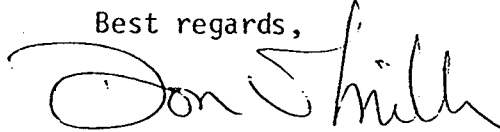
Dear Mr. Brown:

Fairfield Estates 2nd Addition, Proposed Hartmoor Street Crossing

In reference to the above project, we have determined that our 8-inch crude oil pipeline will need to be concrete coated. This is necessary to protect the pipe and its coating. The landowner will be responsible for all cost associated with this work.

Please convey this information to the owner or developer so we may coordinate this work and avoid any delays to the project. Have them contact me at (405) 767-2367 as soon as possible.

Best regards,



Don V. Miller  
Director of Access and  
Regulations

DVM-240/br

cc: M. L. Blackburn  
J. M. Higginbotham

FAIRFIELD ESTATES SECOND EDITION  
INVESTMENT ESTIMATE

<u>QTY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>Account 5--Pipeline Construction Contract:</u>			
2 days	Backhoe with Operator	\$640/day	\$1,280
2 days	Sideboom with Operator (2)	520/day	2,080
70 ft.	Concrete Coating	13/ft	900
	TOTAL ACCOUNT 5		<u>\$4,260</u>
<u>Account 16--Engineering, Supervision &amp; Overhead Company:</u>			
2 days	Engineer		\$ 200
2 days	Inspector		200
Lot	Benefits @ 33.0%		130
Lot	Overhead Applied to Conoco Pipeline Co. Labor at 17.79%		70
Lot	Overhead Applied to All Other Costs at 13.31%		640
2 days	Travel		300
	TOTAL ACCOUNT 16	:	<u>\$1,540</u>
	GRAND TOTAL		<u>\$5,800</u>

VMP-dmc/SAE-26  
060688

S/D No.: 87-62 Name: Fairfield Estates 2nd

Preliminary Approved:  
Scheduled S/D Meeting: 7/16/87

DESCRIPTION

General Location: In an area south of 13th Street North, west of Rock Road  
Owner: Ralph Rudy  
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 38.3±
2. Number of Lots:
  - Residential: 90
  - Office:
  - Commercial:
  - Industrial:
  - Total: 90
3. Minimum Lot Area: 5,459 sq. ft.
4. Existing Zoning: A and AA with DP-146 and DP-149
5. Proposed Zoning: A and AA with DP-146 and DP-149

STAFF COMMENTS:

NOTE: This preliminary plat is subject to the provisions of the Fairfield Estates Community Unit Plans, DP-146 and DP-149. All of Blocks 1, 2, 3, 5 and lots 1 through 4 of Block 6 are within DP-146. The remaining portion of Block 6 and all of Block 4 are within DP-149. The following types of development is proposed:

- Lot 1, Block 1 - A maximum of 40 Townhouses or a church
- Lots 2 thru 36, Block 1 - Single-family including patio homes
- Blocks 2 and 3 - Single-family including patio homes
- Lots 5 thru 7, Block 5 - Single-family
- Lots 1 thru 4, Block 5 - Single-family
- Lots 5 thru 11, Block 6 - Single-family
- Block 4 - Single-family

It should also be noted that this plat is expected to be finalized in at least two parts. Blocks 1, 2, and 3 should be included in one final plat, and the remaining area in another final plat.

- 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- G. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

PL/7053/5/LE

- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. 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.
- K. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- M. Regarding the reserves, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves. The plattor's text shall reference, by lot and block numbers, which lots are to be provided access by the private drive reserves.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- O. On the final plat, a 25-foot front yard building setback shall be indicated on all lots on Block 4 and Block 6. This is the width of setback depicted on the Associated Community Unit Plan.
- P. On the final plat, the irregular shaped utility easement on proposed lots 5 and 6, Block 6 shall be provided with appropriate dimensions.
- Q. On the final plat, the building setback from Broadmoor Street on lots 1 and 8, Block 3 shall be labeled and dimensioned.
- R. On the final plat, the 15-foot street, drainage and utility easement, on blocks 2 and 3 shall be labeled. The granting of this easement shall be referenced in the plattor's text.
- S. Prior to scheduling this case before the City Council, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- T. The final plat shall provide letter designations for each of the reserves within the perimeter of this plat.
- U. The final plat shall indicate parking easements for the areas proposed for back out parking. These parking easements shall be made as a part of the adjacent reserves. The platting of the parking easements shall be referenced in the plattor's text.
- V. The plattor's text, on the final plat, shall reference the platting of the proposed wall easements.
- W. The final plat shall label the centerline of the utility easements.

- X. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.
- Y. 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.
- Z. 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.
- AA. 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.
- BB. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- DD. The applicant or his agent should be prepared to state what the purpose is for the "vehicular access easement" depicted on proposed lot 4, block 5. (i.e., what property benefits from this easement?)

PL/7053/5/LE