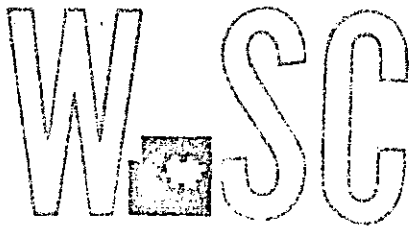


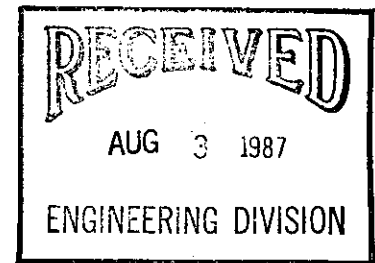
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1582
(316) 268-4561

July 31, 1987



Poe & Associates, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Preliminary Plat S/D 87-43 - SPENCER GARDENS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. As required by the associated Community Unit Plan, the applicant shall guarantee the following improvements.
 1. "The applicant shall guarantee one-half the cost of construction of a left turn lane in Oliver, to be installed with the first phase of development to serve this major entrance off that street."
 2. "The applicant shall guarantee the construction of a decel lane - free right turn from eastbound Pawnee to southbound Oliver, to be installed at the time that the city is prepared to install left turn lanes on Oliver at the intersection with Pawnee, or at the time that there is preparation to develop Parcel 5 with land uses and floor area that would exceed 3,000 average daily trip ends on that parcel, based on standard ITE trip generation rates as determined by the city's traffic engineer." Those portions of the required major entrances to Oliver and Pawnee, that are located within dedicated right-of-way, shall be provided for in this guarantee.

3. "The applicant shall guarantee the cost of reconstruction of the medial in Pawnee, to be installed with the first phase of development, providing for a minimum of 180 feet of storage in the eastbound left turn lane of Pawnee, and a raised medial providing protected left turn storage from westbound Pawnee into an entrance and left turns from the site into westbound Pawnee. The centerline of this entrance shall be approximately 45 feet east of the centerline of Dellrose."
 4. "A solid, or semi-solid, wall at least five (5) feet, but not more than eight (8) feet high constructed of brick, stone, masonry, architectural tile, or other similar material (excluding wood or woven wire) shall be installed along the west property line of Parcels 1, 4 and 5. The wall will be constructed when residential development begins to develop to the west adjacent to the proposed wall. A letter of credit shall be posted with the Metropolitan Area Planning Department at the time of platting guaranteeing the present cost of wall construction and including an escalator clause. Said guarantee shall be released should the property to the west be approved for a nonresidential zoning classification. The Wichita City Council may order the construction of the wall prior to the development of the property adjacent to the C.U.P. on the west if, in their estimation, a litter problem is occurring as a result of commercial development on this C.U.P." The dollar amount of the letter of credit for the private wall shall be worked out with City Engineering prior to submitting this plat for scheduling before the City Council.
 5. The applicant shall guarantee the closure of the existing drive approach to Pawnee on Lot 1.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Access to proposed Lot 4 is planned to be by way of a 30-foot wide egress/ingress easement recorded of record on misc. book 579, page 696 and a supplemental east/west easement. A copy of the access easement shall be submitted for the review when the final plat is filed. If the existing easement does not clearly setforth which party to the easement is responsible for initial construction of the paved driving surface, and further, which party is responsible for maintenance of the roadway, a new instrument shall be drafted along with the supplemental east/west easement.
- F. Since easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- G. The applicant has filed an associated vacation case (V-1468) which requests the vacation of that portion of a drainage easement, to the west of this replat, which is not included within this plat's perimeter. It should be noted that a 2-foot wide unencumbered strip of land, along the plat's west line, is being established for construction of a masonry wall.

WICHITA -- SEDGWICK COUNTY

Preliminary Plat S/D 87-43 - SPENCER GARDENS 2ND ADDITION
Page 3

- H. On the final plat, the centerlines of the perimeter streets shall be labeled.
- I. 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.
- J. The applicant shall submit for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property. This drainage agreement shall specify which lots will drain across other lots and shall state that the agreement runs with the land and is binding on future owners and assigns.
- K. Prior to filing a final plat, the applicant shall meet with City Engineering to determine how much additional street right-of-way must be dedicated to accommodate the numerous required arterial street improvements. The final plat shall indicate the dedication of these additional rights-of-way.
- L. The applicant shall make satisfactory arrangements with K.G.&E. for relocation of these company's facilities that are required by this replat. Once arrangements have been made, a letter so stating shall be obtained from K.G.&E. for the plat file.
- M. Prior to filing a final plat, the applicant shall meet with K.G.&E. to work out how large of a building setback needs to be platted from this company's easement on this property. The final plat shall indicate the agreed to building setbacks.
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- P. 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,



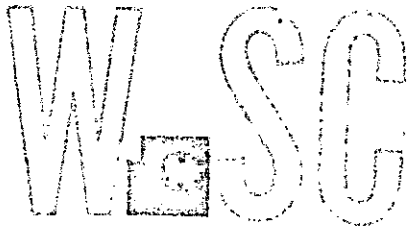
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

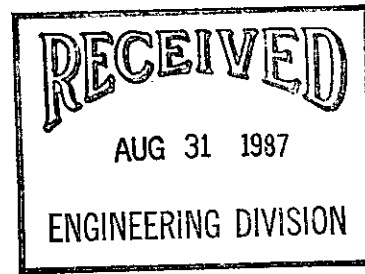
cc: Karl Solomon, 625 N. Carriage Parkway, Wichita, KS 67208
Gene Mosher, K.G.&E., P.O. Box 208, Wichita, KS 67207
~~Mike Lindebak, City Engineering~~

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 258-4561



August 28, 1987

Poe & Associates, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Final Plat S/D 87-43 - SPENCER GARDENS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 27, 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. As required by the associated Community Unit Plan, the applicant shall guarantee the following improvements:
 1. "The applicant shall guarantee one-half the cost of construction of a left turn lane in Oliver, to be installed with the first phase of development to serve this major entrance off that street."
 2. "The applicant shall guarantee the construction of a decel lane - free right turn from eastbound Pawnee to southbound Oliver, to be installed at the time that the City is prepared to install left turn lanes on Oliver at the intersection with Pawnee, or at the time that there is preparation to develop Parcel 5 with land uses and floor area that would exceed 3,000 average daily trip ends on that parcel, based on standard ITE trip generation rates as determined by the city's traffic engineer." Those portions of the required major entrances to Oliver and Pawnee, that are located within dedicated right-of-way, shall be provided for in this guarantee.
 3. "The applicant shall guarantee the cost of reconstruction of the medial in Pawnee, to be installed with the first phase of development, providing for a minimum of 180 feet of storage in the eastbound left turn lane of Pawnee, and a raised medial providing protected left turn storage from westbound Pawnee into an entrance and left turns from the site into westbound Pawnee. The centerline of this entrance shall be approximately 45 feet east of the centerline of Dellrose."

4. A solid, or semi-solid, wall at least five (5) feet, but not more than eight (8) feet high constructed of brick, stone, masonry, architectural tile, or other similar material (excluding wood or woven wire) shall be installed along the west property line of Parcels 1, 4 and 5. The wall will be constructed when residential development begins to develop to the west adjacent to the proposed wall. A letter of credit shall be posted with the Metropolitan Area Planning Department at the time of platting guaranteeing the present cost of wall construction and including an escalator clause. Said guarantee shall be released should the property to the west be approved for a nonresidential zoning classification. The Wichita City Council may order the construction of the wall prior to the development of the property adjacent to the C.U.P. on the west if, in their estimation, a litter problem is occurring as a result of commercial development on this C.U.P." The dollar amount of the letter of credit for the private wall shall be worked out with City Engineering prior to submitting this plat for scheduling before the City Council.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Access to proposed Lot 4 is proposed to be by way of a 30-foot wide egress/ingress easement recorded of record on misc. book 579, page 696. A copy of this easement shall be submitted for the plat file. Unless the location of this access easement is changed, Lot 1 has no other access.
- E. Since easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- F. The applicant has filed an associated vacation case (V-1468) which requests the vacation of that portion of a drainage easement, to the west of this replat, which is not included within this plat's perimeter. It should be noted that a 2-foot wide unencumbered strip of land, along the plat's west line, is being established for construction of a masonry wall.
- G. The applicant shall submit for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property. This drainage agreement shall specify which lots will drain across other lots and shall state that the agreement runs with the land and is binding on future owners and assigns.
- H. The applicant shall make satisfactory arrangements with K.G.&E. for relocation of these company's facilities along Pawnee that are required by this replat. Once arrangements have been made, a letter so stating shall be obtained from K.G.&E. for the plat file.

Final Plat S/D 87-43 - SPENCER GARDENS 2ND ADDITION
Page 3

- I. On the final plat tracing, the access controls being dedicated to Pawnee and Oliver shall be divided up according to how many openings each lot will receive. For Pawnee, the following wording is suggested, "access control except for 1 opening per lot", accompanied by a 30-foot wide break in access control centered on the lot line common to Lots 2 and 3. For Oliver, the following wording is suggested, "access control except for 1 opening per lot" instead of "access control except for 2 openings" from Lots 2 and 3.
- J. All drainage improvements required by this replat are to be constructed at the time of site development. No drainage guarantees need to be submitted with the plat.
- K. On the final plat tracing, a 30-foot building setback shall be indicated from the centerline of the K.G.&E. easement on this property.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. The 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. 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 3, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



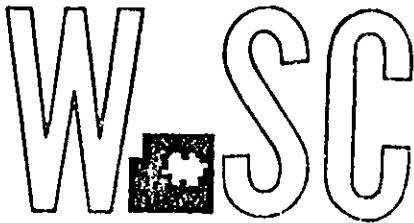
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Karl Solomon, 625 N. Carriage Parkway, Wichita, KS 67208
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY

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

August 28, 1987

Poe & Associates, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Final Plat S/D 87-43 - SPENCER GARDENS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 27, 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. \$ 25,000
- B. As required by the associated Community Unit Plan, the applicant shall guarantee the following improvements:
 1. "The applicant shall guarantee one-half the cost of construction of a left turn lane in Oliver, to be installed with the first phase of development to serve this major entrance off that street." \$ 28,000
 2. "The applicant shall guarantee the construction of a decel lane - free right turn from eastbound Pawnee to southbound Oliver, to be installed at the time that the City is prepared to install left turn lanes on Oliver at the intersection with Pawnee, or at the time that there is preparation to develop Parcel 5 with land uses and floor area that would exceed 3,000 average daily trip ends on that parcel, based on standard ITE trip generation rates as determined by the city's traffic engineer." Those portions of the required major entrances to Oliver and Pawnee, that are located within dedicated right-of-way, shall be provided for in this guarantee. \$ 23,000
 3. "The applicant shall guarantee the cost of reconstruction of the medial in Pawnee, to be installed with the first phase of development, providing for a minimum of 180 feet of storage in the eastbound left turn lane of Pawnee, and a raised medial providing protected left turn storage from westbound Pawnee into an entrance and left turns from the site into westbound Pawnee. The centerline of this entrance shall be approximately 45 feet east of the centerline of Dellrose." \$ 7,000

GET DEC. FOR WALL

PERSHING

DELLROSE

OLIVER

#1: EXISTING MEDIAL

PAWNEE

250' Storage

#2: MAPC RECOMMENDED PLAN

Raised Median Optional

175' Storage

#3: STAFF'S PREFERRED PLAN

200' Storage

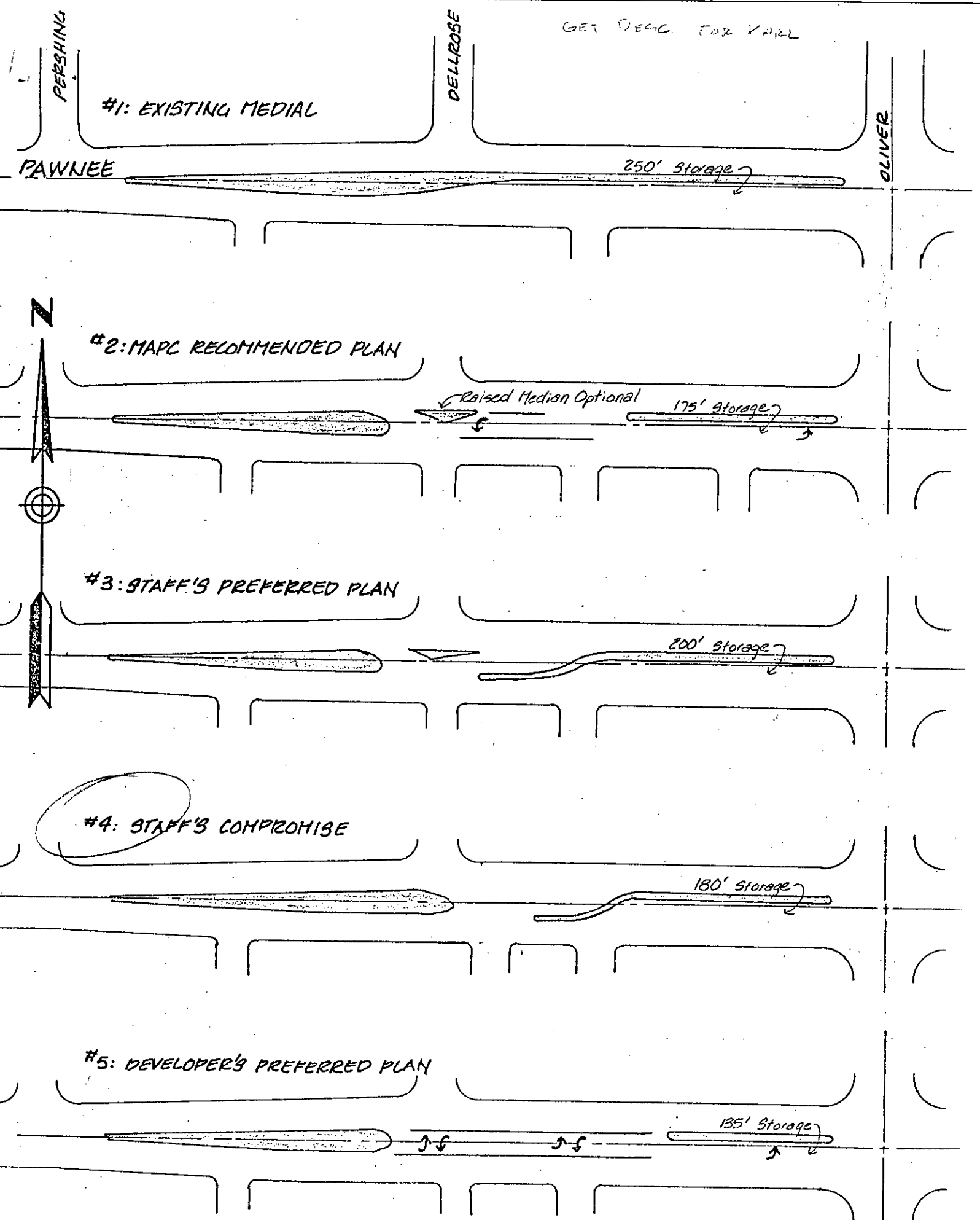
#4: STAFF'S COMPROMISE

180' Storage

#5: DEVELOPER'S PREFERRED PLAN

135' Storage

• SPENCER GARDENS - PAWNEE MEDIAL OPTIONS •



SEDGWICK COUNTY



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

December 13, 1989

Lowell D. High
334 Laura
Wichita, KS 67211

Re: L/S-0782 - Request for lot split approval of Lot 5,
Block 1, SPENCER GARDENS 2ND ADDITION, located west of
Oliver and south of Pawnee.

Dear Mr. High:

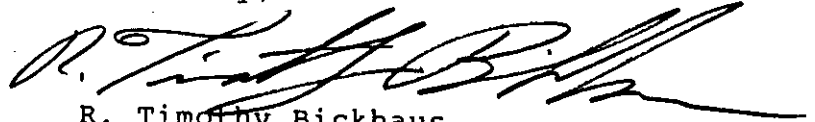
We have completed our review of the above-referenced request for lot split approval and find that approval can be granted subject to the following conditions:

- A. The final lot split drawing shall reference in the legend, near the north arrow, that this lot split is under the general provisions of the Spencer Gardens Commercial Community Unit Plan (DP-169).
- B. The final lot split drawing shall indicate the centerline of Oliver street and the present amount of half street right-of-way.
- C. The applicant shall submit a lot grading plan to City Engineering, which is to include both tracts. This lot split cannot be approved until City Engineering approves the applicants grading plan.
- D. The tract legal descriptions shall be of an adequate font so that they are both readable and recordable by the Register of Deeds.
- E. The final lot split drawing shall use a scale of 1" = 100'. If necessary, the final lot split drawing may be submitted on a 11" x 17" cut paper.
- F. The applicant shall submit a copy of the instrument that created the joint ingress and egress easement within the excepted-out area of the lot split.

- G. The final lot split drawing shall provide the appropriate recording information for the instrument referenced to in comment "F."
- H. The final lot split drawing shall provide a title block that clearly indicates the document as a Lot Split and provides the name of the Addition, Lot, and Block.
- I. The applicant shall submit an avigational easement covering all of the subjected lot split and a restrictive noise covenant.
- J. The applicant shall submit four revised drawings indicating the above required changes. Note: It is necessary that the lot split provide a blank space for the approval stamp and Planning Commission seal.

Once the above-stated approval conditions have been met, we will approve this lot split request. Should you have any questions about what is required, please call me at 268-4421.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Karl Solomon Investments, 625 N. Carriage Parkway, Wichita,
KS 67208
Smith Construction Co., Inc., P.O. Box 13213, Wichita, KS
67213
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

December 14, 1989

Lowell D. High
334 Laura
Wichita, KS 67211

Re: L/S-0782 - Request for lot split approval of Lot 5,
Block 1, SPENCER GARDENS 2ND ADDITION, located west of
Oliver and south of Pawnee.

Dear Mr. High:

This letter is to amend our letter dated December 13, 1989. To
our conditions, for lot split approval, we must add the
following:

The final lot split drawing, along the east line of the lot,
shall add the word "Platted" to the "Access Control Except
for Three Openings." To better delineate how these three
openings are to be allotted, the lot split drawing shall
assign one opening to each tract being created and the area
excepted-out of the lot split.

Again, this condition is in addition to our conditions stated in
our letter dated December 13, 1989. Once all the approval
conditions have been met, we will approve the lot split request.
Should you have any questions about what is required, please call
me at 268-4421.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Karl Solomon Investments, 625 N. Carriage Parkway, Wichita,
KS 67208
Smith Construction Co., Inc., P.O. Box 13213, Wichita, KS
67213
Mike Lindebak, City Engineer

DELLROSE


PAWNEE


• SPENCER
GARDENS •



LEGEND

 AGREED TO BY DEVELOPER

 SHARED COST: 50%-DEVELOPER
50%-CITY

 AGREED TO BY DEVELOPER WHEN:
• DEVELOPMENT REQUIRES
or • CITY IMPROVES OLIVER

OLIVER

PERSHING

DELLROSE

OLIVER

#1: EXISTING MEDIAL

PAWNEE

250' Storage

#2: MARC RECOMMENDED PLAN

Raised Median Optional

175' Storage

#3: STAFF'S PREFERRED PLAN

200' Storage

#4: STAFF'S COMPROMISE

180' Storage

#5: DEVELOPER'S PREFERRED PLAN

135' Storage



• SPENCER GARDENS - PAWNEE MEDIAL OPTIONS •