

S/D No.: 87-5 Name: PARKDALE ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Southeast corner of Third and Parkdale.
Owner: Fidelity Development, c/o A.J. Soerries, 902 N. West Street,
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

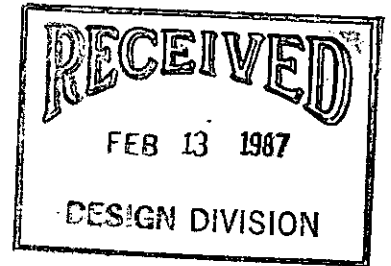
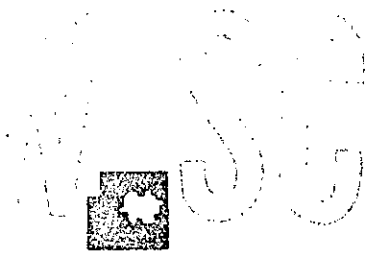
1. Gross Acreage of Plat: 2.85
 2. Number of Lots:
 - Residential: 15
 - Office:
 - Commercial:
 - Industrial:
 - Total: 15
 3. Minimum Lot Area: 7,440 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Parkdale at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to Parkdale at the time of Lot 1 and Lot 15's development.
- D. 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.
- E. 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.
- 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).
- H. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Miles. Vacation of platted minimum building pad elevation. No water problem if streets and parking grades are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Ormo Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediterranean Pkwa Commercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Penstemon to be tied to main in 32nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates 2nd Addition.
8. Willowbend Eighth Addition. Final plat. Item 8, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item 8, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Portdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developers expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lark or Hoover and 31st St. No water problem. Item D, wells.
15. Amadoro Estates Third Addition. Final Plat. Item 8, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem
20. Filing Fees.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 12, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 87-5 - PARKDALE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 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. Since Parkdale at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to Parkdale at the time of Lot 1 and Lot 18's development.
- B. The applicant shall submit square footage figures for existing water, sanitary sewer and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- C. 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.
- D. The applicant shall make satisfactory arrangements with Cablevision and the Telephone Company for relocation of these companies' facilities from proposed Lot 14. Once arrangements have been made, a letter from the two utility companies shall be obtained for the plat file.
- E. 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.
- 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.

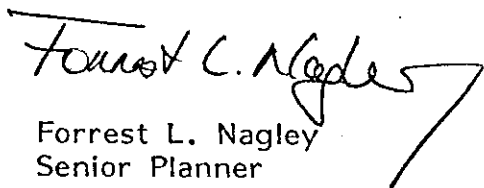
WICHITA -- SEDGWICK COUNTY

Preliminary Plat S/D 87-5 - PARKDALE ADDITION
Page 2

G. 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

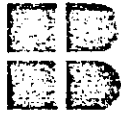
FLN:dlk

Enclosure

cc: Fidelity Development, c/o A.J. Soerries, 902 N. West St.,
Wichita, KS 67203

*Mike Lindebak, City Engineer

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

February 13, 1987

PARKDALE ADDITION, WICHITA, KANSAS

Lot 1,	8502.67 sq. ft.
Lot 2,	7680.01 sq. ft.
Lot 3,	9856.06 sq. ft.
Lot 4,	9344.06 sq. ft.
Lot 5,	7680.05 sq. ft.
Lot 6,	9476.97 sq. ft.
Lot 7,	7496.10 sq. ft.
Lot 8,	8405.20 sq. ft.
Lot 9,	7852.47 sq. ft.
Lot 10,	11620.97 sq. ft.
Lot 11,	7883.76 sq. ft.
Lot 12,	7130.00 sq. ft.
Lot 13,	7440.00 sq. ft.
Lot 14,	7440.00 sq. ft.
Lot 15,	7440.00 sq. ft.
Lot 16,	7440.00 sq. ft.
Lot 17,	7440.00 sq. ft.
Lot 18,	8231.79 sq. ft.

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S side 21st St, no main in Eric adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary plat. Existing 8" main in Orie. Property now served. No water problem.
3. Orno Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amorado Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restriction Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept if 8" line across Lot 1 is to be utilized for building service. Lines to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No Water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J.M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St. So. not shown on sketch plat. Area now served. No water problem.

12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicat. utility easement. No Water problem
14. Golf Courses of America. Dedicat. utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Jansburg Park Cemetery. Dedicat. street R/W. No Water problem.
17. Paul E. Brogan. Grant utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood River Addition. Mains to be sized to allow R-1 fire protection with future extension to 30th 97th St So. to the 4" above 12" main.
20. Other Matters.

S/D No.: 87-5 Name: PARKDALE ADDITION

Preliminary Approved: 2/12/87
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: Southeast corner of Third and Parkdale.
Owner: Fidelity Development, c/o A.J. Soerries, 902 N. West Street,
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 3.39
 2. Number of Lots:
 - Residential: 18
 - Office:
 - Commercial:
 - Industrial:
 - Total: 18
 3. Minimum Lot Area: 7,130 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. Since Parkdale at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to Parkdale at the time of Lot 1 and Lot 18's development.
- B. 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.
- C. The applicant shall make satisfactory arrangements with Cablevision and the Telephone Company for relocation of these companies' facilities from proposed Lot 14. Once arrangements have been made, a letter from the two utility companies shall be obtained for the plat file.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-5 Name: PARKDALE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Southeast corner of Third and Parkdale.
Owner: Fidelity Development, c/o A.J. Soerries, 902 N. West Street,
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 3.39
2. Number of Lots:
 - Residential: 18
 - Office:
 - Commercial:
 - Industrial:
 - Total: 18
3. Minimum Lot Area: 7,130 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This plat was deferred for two weeks at the last Subdivision Committee meeting. Three additional lots are depicted on the revised print.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Parkdale at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to Parkdale at the time of Lot 1 and Lot 18's development.
- D. 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.
- E. 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.
- 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).
- H. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

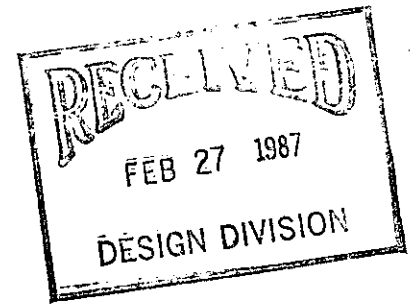
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1987



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-5 - PARKDALE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since Parkdale at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to Parkdale at the time of Lot 1 and Lot 18's development.
- B. 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.
- C. The applicant shall submit square footage figures for existing water, sanitary sewer and street paving projects so existing special assessments can be redefined to the lots created by this plat.
- D. The applicant shall make satisfactory arrangements with Cablevision and the Telephone Company for relocation of these companies' facilities from proposed Lot 14. Once arrangements have been made, a letter from the two utility companies shall be obtained for the plat file.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

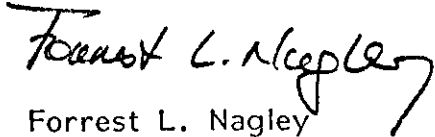
WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-5 - PARKDALE ADDITION
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, March 5, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Fidelity Development, 902 N. West Street, Wichita, KS 67203
~~X~~ Mike Lindebak, City Engineer

Pre-Sub 2-26-87

1. Fidelity Investment Co. . Vacation of Bldg. Setback. No Water problem.
 2. William L. Boggs. Vacation of Alley R/U. No Water problem.
 3. Thomas M. Lee. Vacation of Floodway Reserve. No Water problem.
 4. Broadway 47 Place 2nd Addition. Preliminary Plat. All lots now served. No water problem.
 5. Dugan Industrial Third Addition. Final Plat. Item 5, wells. No water problem.
 6. John Michener Addition. Preliminary Plat. Area now served. No water problem.
 7. Southwest Plaza 2nd Addition. Final plat. Area now served. No water problem.
 8. Parkdale Addition. Final Plat. Area now served. Existing meters are noted on sketch plat. Additional services will be required. Arrangements to be made with Water Dept. No water problem.
 9. Lester Foust Addition. Final Plat. Existing main in Edgemont, no main in Lexington. Plat now served. No water problem.
 10. Wichita Board of Park Commissioners. Grant utility easement. No water problem.
 11. Golf Courses of America. Grant utility easement. No Water problem.
 12. Lakepoint Company. Grant utility easement. No water problem.
 13. Other matters.
-