

Final Plat  
SUBDIVISION REPORT

S/D No. 83-27 Name Schniepp Addition  
Date Application Rec'd. 4-1-83 Preliminary Approval 4-14-83  
Scheduled S/D Meeting March 29, 1984

DESCRIPTION

General Location North side of Kellogg in an area west of Tyler

Owner Ultra Modern Pool & Patio, c/o Clarence Schniepp

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- |  |                               |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>3.2 acres</u>  | 7. Lineal Feet of New Street  |
| 2. Number of Lots:   | a. _____ R/W _____ ft.        |
| Residential _____  | b. _____ R/W _____ ft.        |
| Commercial <u>3</u>  | c. _____ R/W _____ ft.        |
| Industrial _____   | d. _____ R/W _____ ft.        |
| Other _____  | e. _____ R/W _____ ft.        |
| Total Number of Lots <u>3</u>  | TOTAL _____ ft.               |
| 3. Minimum Lot Frontage <u>162.35 ft</u>   | 8. Sidewalk adjacent to all   |
| 4. Minimum Lot Area <u>24,985 sq. ft.</u>  | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>LC</u>   |                               |
| 6. Proposed Zoning <u>C (Z-2399)</u>   |                               |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |                               |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |                               |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |                               |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |                               |

STAFF COMMENTS:

- A. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.
- B. The final plat tracing shall show, and dedicate in the plat's text, complete access control between Kellogg Drive and Kellogg.
- C. The applicant shall petition for the paving of Kellogg Drive adjacent to this plat, including a sidewalk on the north side.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan, the status of the drainage project for this area, and on what drainage improvements, if any, need to be guaranteed by the plat.
- 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.

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Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

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|---|--|
| 1. Gross Acreage of Plat <u>3.2 acres</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential _____   | b. _____ R/W _____ ft.                                     |
| Commercial <u>3</u>   | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>3</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>163 ft.</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>24,935 sq. ft.</u>   |  |
| 5. Existing Zoning <u>LC</u>  |  |
| 6. Proposed Zoning <u>C (Z-2399)</u>  |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name City of Wichita _____    |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name City of Wichita _____ |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No |  |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____       |  |

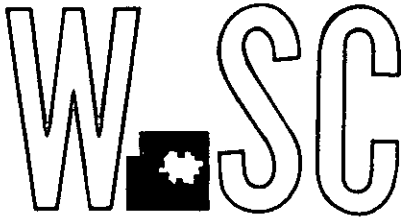
STAFF COMMENTS:

- NOTE: The applicant's associated zone change request (Z-2399) requesting "LC" to "C" has been approved subject to platting.
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property and on the acceptability of the proposed drainage easement vacation.
  - B. The applicant shall guarantee all drainage improvements required by the platting of this property.
  - C. The representative from City Engineering should be prepared to comment on the status of sanitary sewer service for this property and state if a guarantee for sanitary sewer needs to be obtained with this plat.
  - D. The representative from City Engineering should be prepared to comment on the acceptability of the proposed 10-foot dedication for the Kellogg frontage road. Information available at the time the applicant's zone case was approved indicated an additional 12 feet would be needed. This is the amount of additional right-of-way dedicated off of property to the west.
  - E. The final plat shall indicate "complete access control" to the residential street to the north, Dubon Avenue, across the north line of this plat.
  - F. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the frontage road, Kellogg Drive, at the time of each lot's development.
  - G. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.

- H. On the final plat, the frontage road shall be labeled Kellogg Drive. The condemnation case number for the Kellogg right-of-way as well as existing access controls, if any, shall be shown on the final plat.
- I. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. 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



March 30, 1984

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

Re: S/D 83-27 - Final plat of Schniepp Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.
- B. The final plat tracing shall show, and dedicate in the plat's text, complete access control between Kellogg Drive and Kellogg.
- C. The applicant shall petition for the paving of Kellogg Drive adjacent to this plat, including a sidewalk on the north side.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. A large, new sanitary sewer main is located 23 feet east of the west property line. The final plat tracing shall show a 30-foot sanitary sewer easement centered on this main.
- F. The applicant shall grant a temporary drainage easement to cover the existing drainage ditch bisecting this property until such time as the 84" storm sewer is constructed within the drainage easement being granted between Lots 2 and 3.
- G. Closure computations shall be submitted with the final plat tracing.

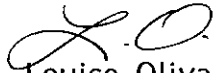
Baughman Company, P.A.  
March 30, 1984  
Page 2

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, April 5, 1984. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Ultra Modern Pool and Patio, c/o Clarence Schniepp, 9028 W.  
Kellogg, 67209  
Mike Lindebak, City Engineer

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TEMPORARY EASEMENT

THIS EASEMENT made this 6th day of January, 1986

by and between CECIL E. SCHNIEPP

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a temporary right-of-way and easement for the purpose of constructing drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and across the following described real estate situated in Sedgwick, County, Kansas, to wit:

A strip of land 50 feet in width across lots 3 and 4, Block L, Westport Addition, Sedgwick County, Kansas, (Being replated into Schniepp Addition, Wichita, Kansas), lying 25 feet either side of the following described centerline: Commencing at the S.W. Corner of said Lot 4; thence northeasterly along the southerly line of said Lot 4, 50 feet; thence northwesterly at right angles to said southerly line, 25 feet to the point of beginning; thence northeasterly parallel with the southerly line of said Lot 4, 155 feet; thence northerly parallel with the east line of said Lot 4, 159.21 feet; thence northeasterly with a deflection angle to the right of 39° 34' 30" a distance of 129.39 feet to the north line of said Lot 3, said point being 45.39 feet east of the N.W. Corner thereof.

This easement does not include a right-of-way over land occupied by a permanent structure. Said easement shall expire upon completion of drainage system. This easement shall be effective only if the Final Plat of Schniepp Addition is approved.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Cecil E. Schniepp  
Cecil E. Schniepp

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Cecil E. Schniepp

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 6 day of Jan, 1986



Rita Rowlen  
Notary Public

(My Commission expires 4-5-89)

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
913-268-4561

April 18, 1983

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

Re: S/D 83-27 - Preliminary plat of Schniepp Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 14, 1983, 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's drainage concept, which proposes relocation of a large drainage easement, has been approved subject to City Commission approval of a drainage project final plat not be submitted until this drainage project has been approved.

B. The applicant shall guarantee all drainage improvements required by the platting of this property, including a channel or storm sewer within the new north-south drainage easement and a supplemental drainage ditch south of Lot 2.

C. Prior to preparation of the final plat, the applicant's agent shall contact City Engineering about the amount of right-of-way needed for Kellogg Drive.

D. The applicant shall petition for the paving of Kellogg adjacent to this plat, including a sidewalk on the north side.

E. The final plat shall indicate "complete access control" on Dubon Avenue.

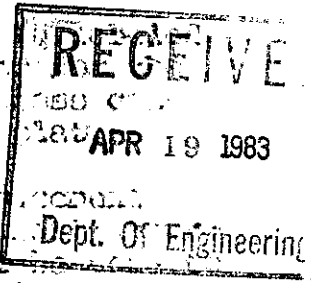
F. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This when vacated, will become "LC" zoned property as the zoning now existing on the west side of Byron.

RECEIVED

APR 19 1983

Dept. Of Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
268-4561

April 18, 1983  
I. The applicant, **Baughman Company, P.A.**, 330 Laura Wichita, Kansas 67211, has submitted an application for a preliminary plat for year 1983. The applicant is requesting that the plat be approved and that the applicant be allowed to install an easement for a drainage project which is subject to the following conditions:  
1. The applicant shall guarantee all drainage improvements required by the platting of this property, including a channel or storm sewer within the new north-south drainage easement and a supplemental drainage ditch south of Lot 2.  
2. Prior to preparation of the final plat, the applicant's agent shall contact City Engineering about the amount of right-of-way needed for Kellogg Drive.  
3. The applicant shall petition for the paving of Kellogg Drive adjacent to this plat, including a sidewalk on the north side.  
4. The final plat shall indicate "complete access control" to Dubon Avenue.  
5. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.

Re: S/D 83-27 - Preliminary plat of Schniepp Addition  
Gentlemen: Attached is a preliminary plat for year 1983. Please call.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 14, 1983, 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's drainage concept, which proposes relocation of a large drainage easement, has been approved subject to City Commission approval of a drainage project for this area. City Engineering recommended that a final plat not be submitted until this drainage project has been approved.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property, including a channel or storm sewer within the new north-south drainage easement and a supplemental drainage ditch south of Lot 2.
- C. Prior to preparation of the final plat, the applicant's agent shall contact City Engineering about the amount of right-of-way needed for Kellogg Drive.
- D. The applicant shall petition for the paving of Kellogg Drive adjacent to this plat, including a sidewalk on the north side.
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- F. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE April 21, 1986

TO Forrest Nagley, Senior Planner  
FROM Carl Gipson, Civil Engineer III

SUBJECT Petitions for Woodbridge Third,  
Schniepp, Andria and Beacon Hill  
Additions

The required petitions for the above referenced additions have been received. The petitions are itemized below:

Woodbridge Third Addition

Sanitary Sewer	3 petitions
Storm Water Sewer	1 petition
Paving	4 petitions
Water	4 petitions

Schniepp Addition

Paving	1 petition
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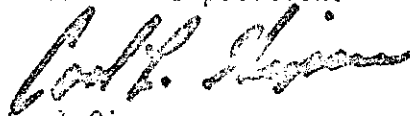
Andria Addition

Water Distribution System	100% petition
Storm Water Sewer	100% petition
Sanitary Sewer	100% petition

Beacon Hill Addition

Sidewalk and Pedestrian Bridge*	100% petition
Paving (2)	100% petition
Water Distribution System	100% petition
Water Supply Line	100% petition
Sanitary Sewer	100% petition
Storm Water Sewer	100% petition

\*Covenant requiring maintenance by Homeowners Association with provision for City to maintain and bill as special assessment required with this petition.

  
Carl Gipson  
Civil Engineer III

CG:mgr



1900 E. PAWNEE  
WICHITA, KANSAS 67211-5398

FACSIMILE TRANSMISSION

Date: 6-19  
Deliver to: Vickey Huang  
Location: \_\_\_\_\_  
From: LAVENE PINNAC  
Total Pages: 2

If you have any problems receiving this message, please call:

316-262-3491

FAX # 316-263-5679

Comments: Vickey during A TITLE Search  
this easement showed up.  
CAN you tell me if this  
DRainage system was completed?  
Will this preclude us from  
Building on the easement area?

TEMPORARY EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

by and between CECIL E. SCHNIEPP

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party \_\_\_\_\_, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a temporary right-of-way and easement for the purpose of constructing drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and across the following described real estate situated in Sedgwick, County, Kansas, to wit:

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IN WITNESS WHEREOF: The said first party \_\_\_\_\_ has \_\_\_\_\_ signed these presents the day and year first written.

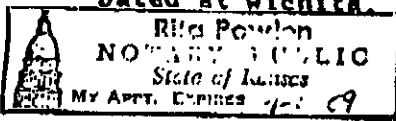
Cecil E. Schniepp  
Cecil E. Schniepp

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Cecil E. Schniepp

to me personally known to be the same person \_\_\_\_\_ who executed the foregoing instrument of writing and said person \_\_\_\_\_ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 6 day of Jan, 1986



Rita Rowlen  
Notary Public



day of JAN, 1986

Rita Rowlen  
Notary Public

(My Commission expires 4-5-89)