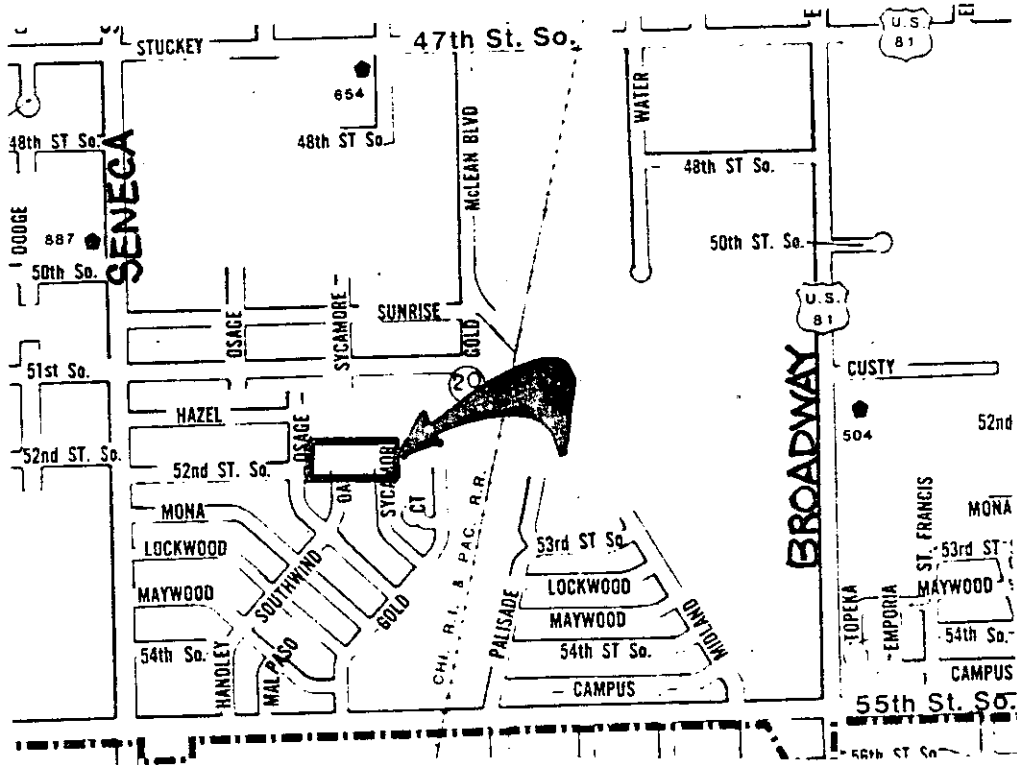


STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-108 - SAND ADDITION
OWNER/APPLICANT: George D. Horn
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: North of 52nd Street South and east of Osage.
SITE SIZE: 3 Acres
NUMBER OF LOTS:
Residential: 12
Office:
Commercial:
Industrial:
Total: 12
MINIMUM LOT AREA: 7,860 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:



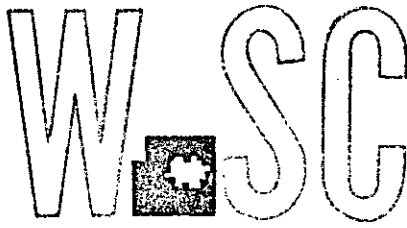
SAND ADDITION

Page 2

STAFF COMMENTS:

- 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the following street improvements:
 - 1. The paving of Sycamore Street within the perimeter of this plat, including a temporary cul-de-sac.
 - 2. The opening up of Oak Street, including a temporary cul-de-sac.
 - 3. The opening up of Osage Street from 52nd Street South to Hazel Street.
 - 4. The applicant shall petition for the paving of Oak Street within this plat. This petition will be held until it can be combined with other valid petitions.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain, by separate instrument, an off-site temporary street dedications for the proper termination of Oak and Sycamore. The wording of this instrument shall specify that the temporary dedications shall expire upon extension of these streets. If the platting chooses, a temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platting's text and the temporary culs-de-sac are indicated on the face of the plat.
- G. On the final plat, the centerline of Osage shall be labeled.
- H. 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.
- I. 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.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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) 268-4581

November 19, 1987

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

Re: Preliminary Plat S/D 87-108 - SAND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 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 following street improvements:
 1. The opening up of Oak Street, including a temporary cul-de-sac.
 2. The opening up of Osage Street from 52nd Street South to Hazel Street.
 3. The applicant shall petition for the paving of Oak Street within this plat. This petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, an off-site temporary street dedications for the proper termination of Oak and Sycamore. The wording of this instrument shall specify that the temporary dedications shall expire upon extension of these streets. If the platlor chooses, a temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary culs-de-sac are indicated on the face of the plat.

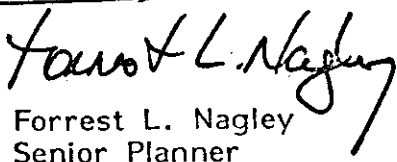
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-108 - SAND ADDITION
Page 2

- F. On the final plat, the centerline of Osage shall be labeled.
- G. 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.
- H. Regarding Lots 4, 5 and 6, Block B, the applicant shall submit a restrictive covenant which provides that these lots shall not be developed until adjacent Sycamore Street is paved and appropriate drainage is provided.
- I. The final plat shall indicate the utility easements requested by K.G.&E.
- J. 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.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- M. 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: George D. Horn, c/o Mike Boyd, 128 S. Dellrose, Wichita, KS 67218
✓ Mike Lindebak, City Engineer

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 11/19/87)

CASE NUMBER: S/D 87-108 - SAND ADDITION

OWNER/APPLICANT: George D. Horn

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of 52nd Street South and east of Osage.

SITE SIZE: 3 Acres

NUMBER OF LOTS:

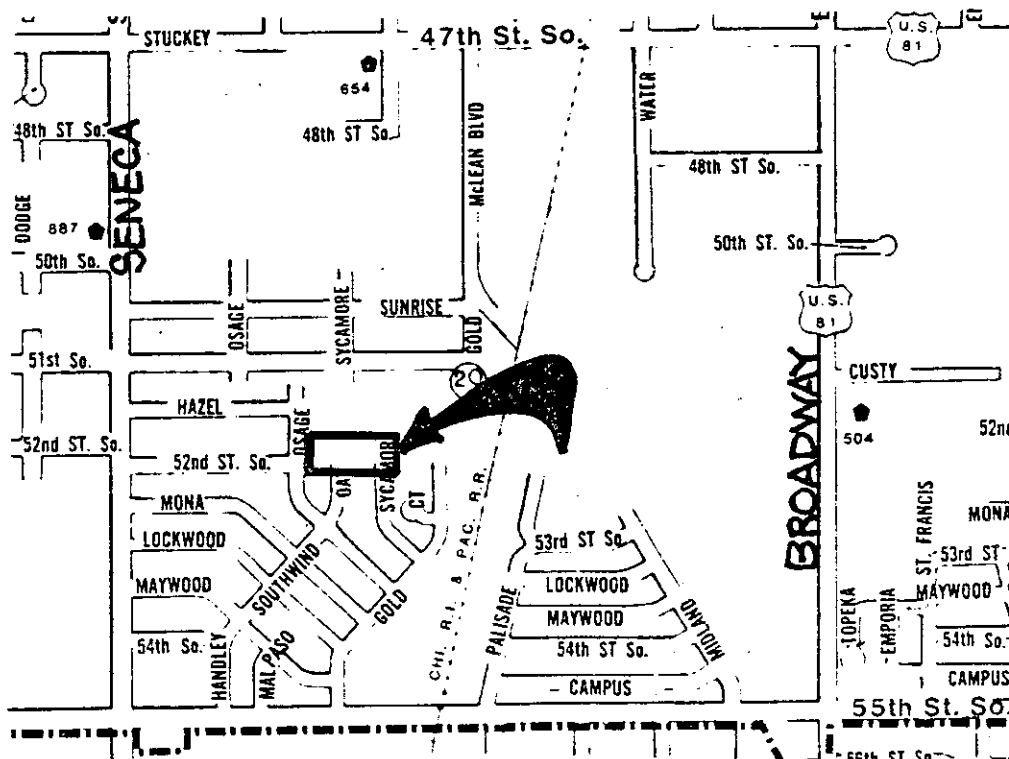
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 7,860 Sq. Ft.

CURRENT ZONING: "AA"

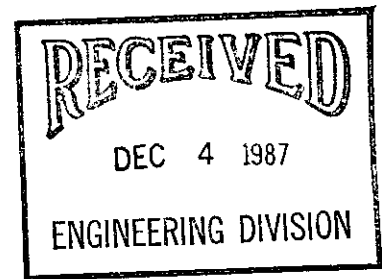
PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- 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 following street improvements:
 - 1. The opening up of Oak Street, including a temporary cul-de-sac.
 - 2. The opening up of Osage Street from 52nd Street South to Hazel Street.
 - 3. The applicant shall petition for the paving of Oak Street within this plat. This petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, an off-site temporary street dedications for the proper termination of Oak and Sycamore. The wording of this instrument shall specify that the temporary dedications shall expire upon extension of these streets. If the platlor chooses, a temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary culs-de-sac are indicated on the face of the plat.
- F. Regarding Lots 4, 5 and 6, Block B, the applicant shall submit a restrictive covenant which provides that these lots shall not be developed until adjacent Sycamore Street is paved and appropriate drainage is provided.
- G. 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.
- H. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - CENTRAL
445 N. GARDNER - 3RD FLOOR
WICHITA, KANSAS 67202
744

December 4, 1987

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

Re: Final Plat S/D 87-108 - SAND ADDITION

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 following street improvements:
 - 1. The opening up of Oak Street, including a temporary cul-de-sac.
 - 2. The opening up of Osage Street from 52nd Street South to Hazel Street.
 - 3. The applicant shall petition for the paving of Oak Street within this plat. This petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, an off-site temporary street dedications for the proper termination of Oak and Sycamore. The wording of this instrument shall specify that the temporary dedications shall expire upon extension of these streets. If the platlor chooses, a temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary culs-de-sac are indicated on the face of the plat.

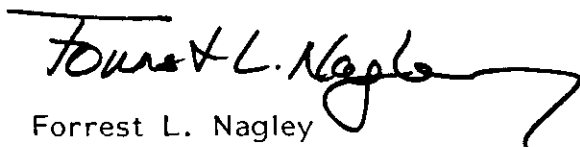
- F. Regarding Lots 4, 5 and 6, Block B, the applicant shall submit a restrictive covenant which provides that these lots shall not be developed until adjacent Sycamore Street is paved and appropriate drainage is provided.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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:dik

Enclosure

cc: George D. Horn, c/o Mike Boyd, 128 S. Dellrose, Wichita, KS 67218
✓Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 15, 1989

Mr. Mike Boyd
128 S. Dellrose
Wichita, KS 67218

Re: S/D 87-108 - SAND ADDITION: Letter of Credit
(\$3,500.00) guaranteeing a sand and gravel roadway
improvements for Oak and Osage Streets, from the south
line to the north line of Sand Addition; located in an
area east of Osage and north of 52nd Street South
(Default date December 10, 1989/Expiration date February
10, 1990)(Credit No. 3195).

Dear Mr. Boyd:

When you platted the Sand Addition in 1988, you submitted a
Letter of Credit from Bank IV Wichita in the amount of \$3,500.00
as guarantee that the above-referenced improvement would be made.

Since City Engineering informs me that plans have been submitted,
though no work has begun, we can authorize a 1-year extension of
time to complete the required improvement provided an amendment
is submitted from the bank which references the following:

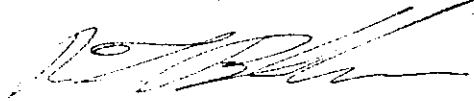
1. A new project completion or default date of December 10,
1990.
2. A new negotiation or expiration date of February 10,
1991.
3. A new dollar amount of \$3,675.00.

The amendment(s) should be submitted to this office and addressed
to my attention. A processing fee of \$50.00 is required when
amendments are submitted. Please contact the bank and authorize
the amendment(s).

S/D 87-108 Sand Addition

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bank IV Wichita, N.A., P.O. Box 4, Wichita, KS 67201-0004
Baughman Company, 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN PLANNING DEPARTMENT

DATE: March 23, 1990

TO: S/D 87-108; SAND ADDITION
FROM: R. Timothy Bickhaus, Associate Planner
SUBJECT: Cash Guarantee for the construction of sand and gravel roadway improvements for Oak and Osage Streets, from the south line to the north line of Sand Addition.

On February 10, 1990 a letter of credit guaranteeing the above mentioned improvements expired. Michael J. Boyd submitted a check in the amount of \$3,500.00 as a replacement guarantee. This work should be completed by December 10, 1990.

The check has been cashed and placed in Account #300210-21000001 by the City Treasurer. The original receipt is here with attached. The entire guarantee (\$3,500.00) will be refunded if the work is satisfactorily completed by December 10, 1990.

RTB:sg

cc: Michael J. Boyd
128 S. Dellrose
Wichita, KS 67218
Baughman Company
315 Ellis
Wichita, KS 67211
Mike Lindebak, City Engineer
Trust Account File

29-011

57854

NAME Michael J. Boyd
FOR Cash Guarantee for Const.

3,500.00

CITY OF WICHITA
CASH REGISTER RECEIPT

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 5, 1990

Mr. Mike Boyd
128 S. Dellrose
Wichita, KS 67218

Re: S/D 87-108 - SAND ADDITION: Letter of Credit
(\$3,500.00) guaranteeing a sand and gravel roadway
improvements for Oak and Osage Streets, from the south
line to the north line of Sand Addition; located in an
area east of Osage and north of 52nd Street South
(Default date December 10, 1989/Expiration date February
10, 1990)(Credit No. 3195).

Dear Mr. Boyd:

This letter is written as follow-up to my previous letter to you dated December 27, 1989, regarding the above-referenced matter. As you are aware, the subject Letters of Credit reference a project completion or default date of December 10, 1989. As of this date, the required improvements have not been completed.

Please make the necessary arrangements to have the work completed by January 31, 1990. Should you chose not to complete the required improvements, we have no choice but initiate the process for collection on the guarantee.

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid collection on your guarantee and damage to your credit rating.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bank IV Wichita, N.A., P.O. Box 4, Wichita, KS 67201-0004
Baughman Company, 315 Ellis, Wichita, KS 67211
✓ Mike Lindebak, City Engineer