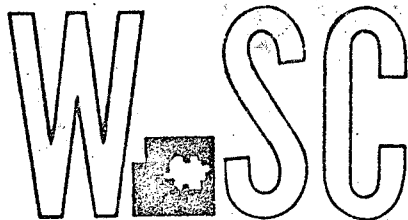
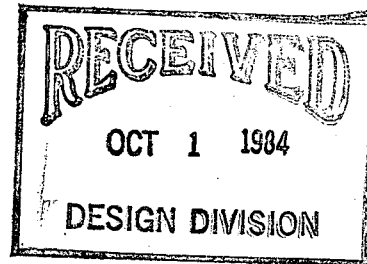


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



October 1, 1984

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

Attn: Gary Wiley

Re: S/D 84-91 - Preliminary Plat of Williamsburg Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 1984, 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 final plat shall reference that the building setbacks for Lots 25 through 28, Block 1, are per Community Plan DP-135. This shall be referenced on the face of the plat as well as in the plat's text.
- B. As required by the Commercial Community Unit Plan, the applicant shall guarantee construction of a decel lane for 13th Street and Oliver adjacent to the commercially zoned lots.
- C. The final plat shall reference that the building setbacks for Lots 1 through 24, Block 1 and Lots 1 through 26, Block 2 are per Community Unit Plan DP-140. This shall be referenced on the face of the plat as well as in the plat's text. If the Residential Community Plan does not indicate building setbacks for Reserves A & B, then they shall be indicated on the final plat and thereby established by the plat.
- D. The applicant is advised that the Residential Community Unit Plan requires construction of a major entrance to 13th Street and associated decel lane for the apartment development at the time of building permit.

# WICHITA - SEDGWICK COUNTY

Professional Engineering Consultants, P.A.  
S/D 84-91 - Williamsburg Addition

October 1, 1984  
Page 2

- E. The final plat shall specify the purposes of the proposed reserves in the plat's text. The plat's text shall also specify who is to own and maintain them.
- F. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- H. The applicant shall guarantee the abandonment of existing sanitary sewer on Lots 27 and 28, Block 1 and guarantee reconstruction of a sewer line in the replacement easement being provided.
- I. The applicant shall guarantee the extension of municipal water to serve each lot.
- J. The applicant shall guarantee the construction of sidewalks at the following locations:
  - 1. North side of 12th Street adjacent to Lot 25, Block 1 (sidewalk certificate).
  - 2. The west side of Williamsburg from 11th to 13th Streets (with street paving petition). The sidewalk need not be guaranteed adjacent to the reserve abutting this street.
- K. The applicant shall guarantee the paving of the following streets:
  - 1. The proposed interior streets (Williamsburg, Williamsburg Circle and 11th Street).

# WICHITA — SEDGWICK COUNTY

Professional Engineering Consultants, P.A.  
SD 84-91 - Williamsburg Addition

October 1, 1984

Page 3

2. The pavement of Harding Street from where the full pavement stops south of 12th Street, down to 10th Street. The applicant shall attempt to obtain the off-site street dedication for this street from the church property to the west. This is needed in order to complete the full pavement of the street. If the necessary right-of-way cannot be obtained. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Harding north of 10th Street. If the church does not wish to dedicate the right-of-way, the applicant is requested to get such a written statement from them. (See Item "P" of this letter.)
  3. The hammerhead turnaround required for terminating 10th Street.
  4. The pavement of 10th Street to a point to the west sufficient to provide street pavement to serve the three existing homes on the south side of 10th Street.
- L. Regarding the street pavement issue for 10th Street, prior to filing a final plat, the applicant shall meet with City Engineering and the three property owners south of 10th Street to discuss the extent and geometrics of the paving needed for this street. Planning staff believes the providing of street pavement for 10th Street is an important issue of this plat. Pavement of the street will relieve the burden placed on the general public for maintenance of a segment of sand Street. There are no other sand streets in this area, and the cost to the City at large for maintenance of this remote segment of unimproved street is significant. Also, the installation of pavement and associated drainage work will help alleviate some of the drainage problems in this area.
- M. The applicant shall guarantee the drainage improvements required by the platting of this property.
- N. Since a 50-foot wide right-of-way is being proposed for 11th Street, the final plat shall indicate "complete access control" to this street across the south line of lot 16, Block 1.

WICHITA - SEDGWICK COUNTY

Professional Engineering Consultants, P.A.  
S/D 84-91 - Williamsburg Addition

October 1, 1984  
Page 4

- O. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- P. The street pavement width for Harding Street shall be 25 feet from back of curb to back of curb.
- Q. The final plat shall indicate a 10-foot utility easement between Lots 5 and 6, and Lots 12 and 13, Block 2.
- R. The applicant shall submit a drainage plan to the City Engineer's office prior to or at the time of submitting a final plat.
- S. 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.
- T. 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.

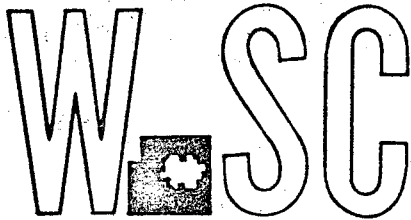
Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Williamsburg Partnership, c/o William E. Morin, 550 N. Woodlawn,  
Bldg. 1, Wichita, KS 67208  
Mike Lindebak, City Engineer

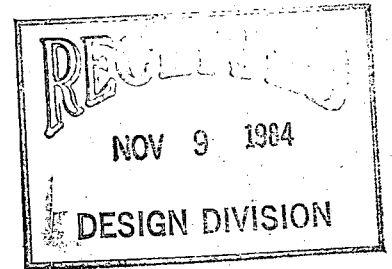
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 9, 1984



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

Attn.: Gary Wiley

Re: S/D 84-91 - Final Plat of Williamsburg Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As required by the Commercial Community Unit Plan, the applicant shall guarantee construction of a decel lane for 13th Street and Oliver adjacent to the commercially zoned lots.
- B. The applicant is advised that the Residential Community Unit Plan requires construction of a major entrance to 13th Street and associated decel lane for the apartment development at the time of building permit.
- C. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the abandonment of existing sanitary sewer on Lots 27 and 28, Block I and guarantee reconstruction of a sewer line in the replacement easement being provided.

# WICHITA—SEDGWICK COUNTY

Professional Engineering Consultants, P.A.  
Re.: S/D No. 84-91 - Final Plat of Williamsburg Addition  
November 9, 1984  
Page 2

- F. The applicant shall guarantee the extension of municipal water to serve each lot.
- G. The applicant shall guarantee the construction of sidewalks at the following locations:
  - 1. North side of 12th Street adjacent to Lot 25, Block I (sidewalk certificate).
  - 2. The west side of Williamsburg from 11th to 13th Streets (with street paving petition). The sidewalk need not be guaranteed adjacent to the reserve abutting this street.
- H. The applicant shall guarantee the paving of the following streets:
  - 1. The proposed interior streets (Williamsburg, Williamsburg Circle and 11th Street).
  - 2. The pavement of Harding Street from where the full pavement stops south of 12th Street, down to, and including, the 11th Street intersection.
  - 3. The pavement of the east half of Harding Street from 10th Street to the south line of the church property to the west, including a hammerhead turnaround.
  - 4. The turnaround required for 10th Street.
  - 5. The pavement of 10th Street to a point to the west sufficient to provide street pavement to serve the existing homes with access to this street.
- I. As agreed at the time of preliminary plat approval, the pavement width for Harding Street, adjacent to Reserve "A", shall be 25 feet from back-of-curb to back-of-curb.
- J. A requirement of preliminary plat approval was for the applicant to attempt to obtain an off-site street dedication for Harding Street. This dedication needed to be obtained from the church to the west. The church has submitted a letter stating their objection to dedicating any right-of-way for this street.

## WICHITA—SEDGWICK COUNTY

Professional Engineering Consultants, P.A.

Re: S/D 84-91 - Final Plat of Williamsburg Addition

November 9, 1984

Page 3

- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. On the final plat tracing, the plattor's text shall be amended to reference the platting of 40 feet of complete access control back from the 13th Street and Oliver intersection.
- M. As can be noted on the final plat, several joint access easements are proposed for the northwest corner of the plat. These access easements shall be established by separate instrument. A draft of the easement agreement shall be submitted to the Planning Department for review and approval. The joint access easements will need to be recorded so appropriate recording information can be shown on the final plat tracing.
- N. The final plat tracing shall indicate the platting of complete access control to 12th Street across the south line of Lot 25, Block 1. Appropriate reference shall be added to the plattor's text.
- O. The final plat tracing shall indicate the amount of half-street right-of-way existing for Harding Street and 12th Street adjacent to this plat.
- P. On the final plat tracing, the plattor's text shall be amended to reference where CUP DP-135 and CUP DP-140 can be found.
- Q. The applicant shall guarantee the drainage pond proposed for development within Reserve "A" and the necessary storm sewers.
- R. Closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

WICHITA—SEDGWICK COUNTY

Professional Engineering Consultants, P.A.

Re: S/D 84-91 - Final Plat of Williamsburg Addition

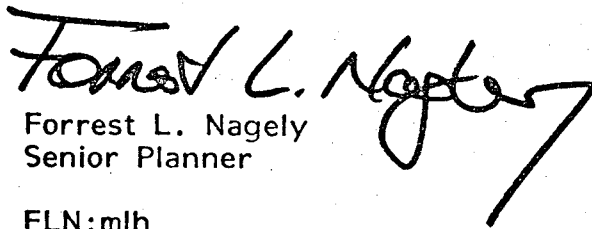
November 9, 1984

Page 4

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, November 15, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

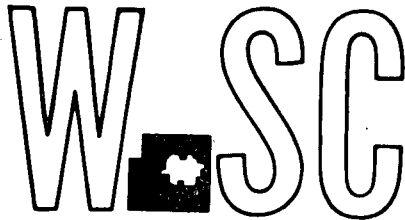


Forrest L. Nagely  
Senior Planner

FLN:mlh

cc: Williamsburg Partnership, c/o William E. Morin, 550 North Woodlawn,  
Building 1, Wichita, KS 67208  
Jim Edwards, 5125 E. 10th Street, Wichita, KS 67208  
Waldo Wetmore, 5125 E. 10th Street, Wichita, KS 67208  
Richard A. Wood, 1156 North Oliver, Wichita, KS 67208  
James Burgis, 5131 E. 10th Street, Wichita, KS 67208  
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



November 15, 1984

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

Re.: S/D 84-91 - Final Plat of Williamsburg Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 15, 1984, the above-captioned plat was considered. The action of the Planning commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 9, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

*Barbara Bonanni*  
Barbara Bonanni  
Planning Analyst

BB:mlh

cc: Williamsburg Partnership, c/o William E. Morin, 550 North Woodlawn  
Building I, Wichita, KS 67208  
Jim Edwards, 5125 E. 10th Street, Wichita, KS 67208  
Waldo Wetmore, 5125 E. 10th Street, Wichita, KS 67208  
Richard A Wood, 1156 North Oliver, Wichita, KS 67208  
James Burgis, 5131 E. 10th Street, Wichita, KS 67208  
✓ Mike Lindebak, City Engineer

C  
O  
P  
Y



# MEMO

TO: Mr. Don Schneider, P.E.

Sanitary Engineer  
7th Floor - City Hall

455 N. Main  
Wichita, KS 67202

PROJECT NO. 32-84541-2,3,&4-04

PROJECT: Williamsburg Imp.

COPIES TO:

ATTN:

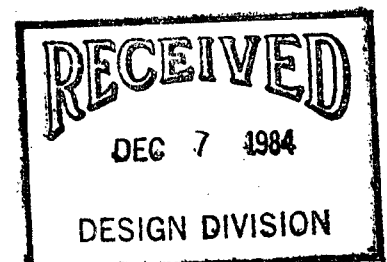
DATE: December 6, 1984

FROM: Brent F. Remsberg, P.E.

REFERENCE: Project Numbers

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is a listing of the various improvements associated with Williamsburg. Please confirm the project numbers for each segment of the work. We are wanting the number to be used on the Title Sheet for each portion.

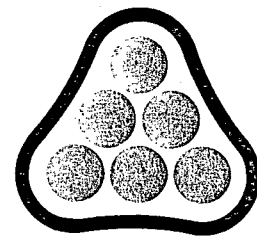


WILLIAMSBURG ADDITION

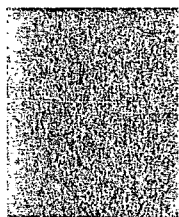
Storm Water Sewer	Lots 1-28 inclusive, Block 1 Lots 1-26 inclusive, Block 2 STORM WATER SEWER 277 468 76 245 81421 000 000 001
Sanitary Sewer	Lots 1-28 inclusive, Block 1 Lots 20-26 inclusive, Block 2 LATERAL 108, MAIN 2, SANITARY SEWER 12 468 76 245 81422 000 000 001
Storm Water Drain	Lots 1-28 inclusive, Block 1 Lots 1-26 inclusive, Block 2 STORM WATER DRAIN 66 468 76 245 81420 000 000 001
Paved Streets	<u>Williamsburg and Williamsburg Circle</u> - From the SL of 13th Street North to and including cul-de-sac; <u>11th Street</u> , from the EL of Harding to the WL of Williamsburg Street; <u>East Half of Harding</u> , from the SL of 11th Street to 290.3' south of the NL of 12th Street; <u>East Half of Harding</u> , from the SL of 10th Street to 366' north of the NL of 10th Street <u>Sidewalk on the west side of Williamsburg</u> - From the SL of Lot 15, Block 1, Williamsburg Addition to the SL of 13th Street North. 472 76 245 81439 000 000 001
Accel-Decel Lane	Oliver (east side) - Decel lane on the east side of Oliver from the SL of Lot 27, Block 1, Williamsburg to the SL of 13th Street North and on the south side of 13th Street from the EL of Oliver to 870' east of the EL of Oliver. 472 76 245 81418 000 000 001
Water line	B.D. 1114-84 448 80 925 81838 000 000 001

DIRECTORS

- C. O. KNOP, P.E.
- R. B. PEUGH, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. PLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- D. E. MALTBIE, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E., PH.D.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



December 14, 1984

Williamsburg Partnership  
 %Kansas General Properties, Inc.  
 555 North Woodlawn  
 Wichita, KS 67208

Attention: Mr. William E. Morin

Reference: Williamsburg - Schedule of Public Improvements

Dear Mr. Morin:

The final plat of Williamsburg was approved by the Board of City Commissioners on December 11, 1984. The plat will be placed on the County Commission Agenda of December 26, 1984 for approval and subsequent recording.

Design engineering services are in progress for the public improvements. It will be necessary to submit development guarantees (Letters of Credit or Bonds) to authorize the City to proceed with construction of the projects prior to development. The guarantees should be submitted to the City no later than the completion of final plans to meet the following estimated schedule.

Project	Final Plans Complete	City Award Contract	Start Const.	Complete Const.
Storm Water Drain (ponds & structures)	3-85	3-85	4-85	8-85
Storm Water Sewers	3-85	4-85	6-85	8-85
Sanitary Sewers	2-85	3-85	3-85	6-85
Water Lines	2-85	3-85 ~	3-85	6-85
Street Paving	3-85	4-85	6-85	9-85
13th & Oliver Decel Lane	11-84	2-85	4-85	10-85

*[Handwritten signature]*

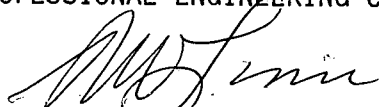
*[Handwritten signature]*

Attached is a list of the City projects with the information required for the Letters of Credit

If additional information is desired, please contact me.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Richard W. Linn, P.E.  
Assistant Manager  
Planning & Development Division

cc: Mike Lindebak, City Engineer ✓

Enc: As noted

RWL:ddd

WILLIAMSBURG ADDITION

Storm Water Sewer

\$ 42,000

Lots 1-28 inclusive, Block 1  
Lots 1-26 inclusive, Block 2  
STORM WATER SEWER 277  
468 76 245 81421 000 000 001

Sanitary Sewer

\$ 96,600

Lots 1-28 inclusive, Block 1  
Lots 20-26 inclusive, Block 2  
LATERAL 108, MAIN 2, SANITARY SEWER 12  
468 76 245 81422 000 000 001

Storm Water Drain

\$ 115,500

Lots 1-28 inclusive, Block 1  
Lots 1-26 inclusive, Block 2  
STORM WATER DRAIN 66  
468 76 245 81420 000 000 001

Paved Streets

\$ 133,000

Williamsburg and Williamsburg Circle - From the SL of 13th Street North to and including cul-de-sac; 11th Street, from the EL of Harding to the WL of Williamsburg Street; East Half of Harding, from the SL of 11th Street to 290.3' south of the NL of 12th Street; East Half of Harding, from the SL of 10th Street to 366' north of the NL of 10th Street  
Sidewalk on the west side of Williamsburg - From the SL of Lot 15, Block 1, Williamsburg Addition to the SL of 13th Street North.  
472 76 245 81439 000 000 001

Water Line

\$ 24,500

B.D. 1114-84  
448 80 925 81838 000 000 001

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE May 16, 1985

TO Carl Gipson, Civil Engineer III  
Rob Younkin, Civil Engineer III

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Storm Water Sewer No. 277  
and Storm Water Drain No.  
66

Bids will be received on Friday, May 31, 1985 on the following projects:

Storm Water Sewer No. 277 (Williamsburg Addition) - This project will have a twenty-day start and forty working days.

Storm Water Drain No. 66 (Williamsburg Addition) - This project will have a twenty day start and sixty working days.

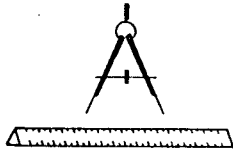
It should be noted that contracts on these projects will not be signed until a permit from the Division of Water Resources for Storm Water Drain No. 66 is received. It is anticipated the permit will be received the first week of June.

  
Chris Breitenstein  
Civil Engineer III

CB:gr

cc: Plat File ✓

# THE CITY OF WICHITA



CITY ENGINEER'S OFFICE  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

May 22, 1985

Mr. William E. Morin  
Kansas General Properties, Inc.  
1650 Georgetown, Suite 250  
Wichita, KS 67218

Dear Mr. Morin:

The water project to serve Williamsburg was successfully bid on May 17, 1985. The estimated start date is June 17th. Forty-five (45) working days are required to complete the project with the estimated completion date August 24, 1985.

The street paving project has an estimated let date of June 14, 1985. The start date of the street paving is pending completion of water and storm water sewer construction within the street right-of-way. The street paving should be completed this fall.

The above information was inadvertently left out in our May 17, 1985 letter. If you have any questions, you may contact Steve Palmer at 268-4530 or me at 268-4237.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Huang".

Vicky Huang, P.E.  
Civil Engineer II

VH:ms  
3431A

cc: Dick Linn, Professional Engineering Consultants

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE October 14, 1986

TO Tom Powell, Senior Assistant City Attorney

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Addendum to Utility Easements

Attached are copies of two utility easements received in connection with a private sewer project. The easements have been revised by the attachment of an addendum.

I would appreciate your review of the addendum and your opinion if we should accept the instruments as submitted.

  
Chris Breitenstein  
Civil Engineer III

CB:lgr

Attachments

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE October 28, 1986

TO Chris Breitenstein, Civil Engineer III  
FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Addendum to Utility  
Easements

I have reviewed the addendum to utility easements that is attached hereto. The addendum has conditions that are not necessary.

First, the City would not have authority to occupy any land that surrounds the easement. Therefore, no property surrounding the easement would need to be repaired since the City would have no legal authority to go upon such land and, thus, such language should be deleted. There should be no improvements that go over the easement at present or in the future and, therefore, the part of the easement pertaining to not interfering with improvements should be deleted.

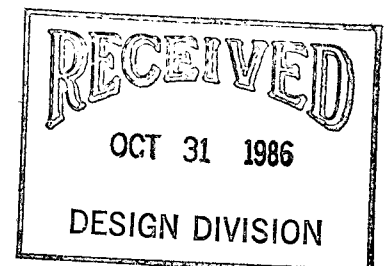
The City should not agree to repair the property to its original condition in the future for the reason that, in the future, the landowner might plant landscaping or put a fence in the easement that would be very expensive to replace. Therefore, it is recommended that a condition that future construction sites be put in original condition not be included unless there are restrictions on what the City would replace at such time. I.e., the City would not replace plants or fencing in the future that is planted or built after the sewer is originally put in place.

In conclusion, the addendum, in its present form, is not acceptable for the above-stated reasons.

*Thomas R. Powell*

Thomas R. Powell  
Senior Assistant City Attorney

TRP:cdh



November 4, 1986

Ms. Joyce O. McReynolds, President  
Greener & Associates, Inc.  
900 South St. Paul, Suite 300  
Richardson, Texas 75080

Subject: Utility Easements for Wichita Advantages,  
Ltd. (Lot 1, Block 1, Williamsburg Addition)

Dear Ms. McReynolds:

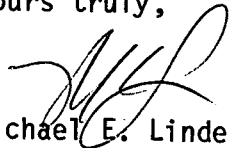
I am returning to you the unrecorded utility easements in Lot 1, Block 1, Williamsburg Addition for Public Works Improvements to serve Wichita Advantages, Ltd.

The easements as submitted with the addendum are unacceptable to the City's Law Department. I am enclosing a copy of the memo sent to this office from the Law Department.

If you wish the City of Wichita to operate, maintain and repair the water and sanitary sewer lines to serve the Advantages, please return an unencumbered, executed easement to this office.


If you have any questions, please feel free to contact Chris Breitenstein (who is in this office) at 316-268-4235.

Yours truly,

  
Michael E. Lindebak, P.E.  
City Engineer

MEL:bgr

cc: Kevin Rood, Professional Engineering Consultants



Pave 10<sup>th</sup> St from WL lot 5 to WL lot 7, Block B,  
Levitt's Add'n.

$$\frac{201.22 \times 26}{9} \times 1.03 \times \$35 = \$20,956$$

$$\text{Turnaround} \sim 70 \text{ SY} \times \$35 = \$2,450$$

---

$$\$23,406$$

Benefit District

N. Side  $\sim 57,000 \text{ sq'}$

S. Side  $\sim 42,000 \text{ sq'}$

---

99,000 sq'

Assessment  $\sim \$24/\text{sq'}$

$\$33/\text{lot}$  on south side.

Williamsburg  
13<sup>th</sup> & Oliver Decel Lane

Benefit District: Lots 25 thru 28 incl., Blk. 1

Method of Assessment: sq. ft. basis

Lot 25 (165,785)

" 26 (30,000)

" 27 (89,583)

" 28 (22,500)

tot. 307,868 S.F.

Estimated Cost: \$ <sup>120,000</sup>  
140,000 - 100% Property

Description of Improvements:

E.S. Oliver, S.L. Lot 27, Blk. 1, Williamsburg to S.L. 13<sup>th</sup> St.

Construct 11' concrete decel lane, 8" thick

S.S. 13<sup>th</sup> St, E.L. Oliver to 870' E. of E.L. Oliver

Construct 11' decel lane, 6" conc. base, 2" A.C. surface

Construct right turn lane at intersection with traffic island, construct necessary cb. & g.tr, construct necessary drainage.

# Williamsburg

13<sup>th</sup> & Oliver Decel Lane

## Petition Estimate:

Lime	18 tons	@ 90 <sup>00</sup>	= 1,620
Water	26 MG.	@ 8	= 208
Manipulation	1420 S.Y.	@ 2	= 2840
Exc.	600 C.Y.	@ 2	= 1200
6" Conc. base	870 S.Y.	@ 25	= 21750
8" Conc. pit	530 S.Y.	@ 30	= 15,900
Comb. C. & G.	590 L.F.	@ 9	= 5310
Asph. (SC-1)	71 T	@ 30	= 2130
Asph. (BC-1)	47 T	@ 30	= 1410
4 drives		@ 2500	= 10,000
2 "		@ 3000	= 6,000
30" RCP	120 L.F.	@ 40	= 4,800
24" RCP	44 "	@ 35	= 1,540
18" RCP	21 "	@ 30	= 630
15" RCP	15 "	@ 25	= 375
M.H.	2	@ 2500	= 5,000
Inlets	4	@ 1800	= 7,200
Inlets & MH rem.	6	@ 200	= 1,200
Special Inlet	1	@ 2500	= 2,500

tot 91,613

Design Engr. 8,700 12,900

15% Const. Engr. & Conting 9,161 13,742

tot 109,474 13,242

Use \$ 140,000 136,716

UTILITY EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between WICHITA ADVANTAGES, LTD. of the first part and the City of Wichita, Kansas of the second part.

WITNESSETH: That the said first part, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, operating, maintaining, and repairing utilities over, along, and under the following described real estate situated in Sedgwick County, Kansas, to wit:\*

A UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, WILLIAMSBURG, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S89°54'13"W, A DISTANCE OF 444.27'; THENCE S0°05'47"E, A DISTANCE OF 167.06' TO THE POINT OF BEGINNING; THENCE S0°05'47"E, A DISTANCE OF 20.00'; THENCE S89°54'13"W, A DISTANCE OF 136.00'; THENCE S0°00'17"W, A DISTANCE OF 604.15'; THENCE S89°59'43"E, A DISTANCE OF 181.50'; THENCE S0°00'17"W, A DISTANCE OF 20.00'; THENCE N89°59'43"W, A DISTANCE OF 201.50'; THENCE N0°00'17"E, A DISTANCE OF 644.11'; THENCE N89°54'13"E, A DISTANCE OF 155.97' TO THE POINT OF BEGINNING.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of construction, operating, maintaining, and repairing such utilities.

(SEE ADDENDUM ATTACHED HERETO)

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

WICHITA ADVANTAGES, LTD.

BY: GREENER & ASSOCIATES, INC.  
General Partner

BY: Joyce O. McReynolds  
Joyce O. McReynolds,  
President

STATE OF ~~KANSAS~~ TEXAS  
DALLAS SS  
~~SEDGWICK~~ COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid JOYCE O. McREYNOLDS, President of GREENER & ASSOCIATES, INC. to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dallas, Texas

Dated at ~~Wichita, Kansas~~, this 16<sup>th</sup> day of September, 1986



DEE DEE McALISTER  
Notary Public, State of Texas  
My Commission Expires Oct. 29, 1988

Dee Dee McAlister  
Notary Public

My Commission Expires \_\_\_\_\_

ADDENDUM

Party of the Second Part hereby warrants that in the event Party of the Second Part constructs, repairs, or maintains the above referenced \_\_\_\_\_ that the Party of the Second Part will repair the damaged property, the subject of this deed and surrounding property in substantially the same condition that it was prior to the repair, maintenance or construction. Further, Party of the Second Part shall not interfere with Grantors improvements existing on the property or the uses intended for the property during construction, repair or maintenance of the aforesaid \_\_\_\_\_.

UTILITY EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between WICHITA ADVANTAGES, LTD. of the first part and the City of Wichita, Kansas of the second part.

WITNESSETH: That the said first part, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, operating, maintaining, and repairing utilities over, along, and under the following described real estate situated in Sedgwick County, Kansas, to wit:\*

A UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, WILLIAMSBURG, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE S89°54'13"W, A DISTANCE OF 230.00' TO THE POINT OF BEGINNING; THENCE S 0°00'17"W, A DISTANCE OF 436.11'; THENCE N 89°59'43"W, A DISTANCE OF 138.44'; THENCE S0°00'17"W, A DISTANCE OF 415.35' TO A POINT ON THE WEST EASEMENT LINE OF A 20' UTILITY EASEMENT CENTERED ON THE EAST PROPERTY LINE OF LOT 1, BLOCK 1 OF SAID ADDITION; THENCE S34°57'30"W, A DISTANCE OF 52.36' WHICH IS ALONG SAID EASEMENT LINE; THENCE N0°00'17"E, A DISTANCE OF 451.06'; THENCE N 37°21'23"W, A DISTANCE OF 58.50'; THENCE N0°00'17"E, A DISTANCE OF 209.39'; THENCE S 89°54'13"W, A DISTANCE OF 10.00'; THENCE N0°05'47"W, A DISTANCE OF 187.06' TO A POINT ON THE NORTH PROPERTY LINE OF LOT 1, BLOCK 1 OF SAID ADDITION; THENCE N89°54'13"E, A DISTANCE OF 20.00'; THENCE S0°05'47"E, A DISTANCE OF 144.30'; THENCE S89°59'43"E, A DISTANCE OF 10.07'; THENCE S0°00'17"W, A DISTANCE OF 245.38'; THENCE S37°21'23"E, A DISTANCE OF 32.78'; THENCE S89°59'43"E, A DISTANCE OF 144.05'; THENCE N0°00'17"E, A DISTANCE OF 416.07' TO A POINT ON THE NORTH PROPERTY LINE OF LOT 1, BLOCK 1 OF SAID ADDITION; THENCE N89°54'13"E, A DISTANCE OF 20.00' TO THE POINT OF BEGINNING.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of construction, operating, maintaining, and repairing such utilities.

(SEE ADDENDUM ATTACHED HERETO)

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

WICHITA ADVANTAGES, LTD.

BY: GREENER & ASSOCIATES, INC.  
General Partner

BY: Joyce O. McReynolds  
Joyce O. McReynolds,  
President

STATE OF ~~KANSAS~~ TEXAS  
SS  
DALLAS  
~~SEDGWICK~~ COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid JOYCE O. McREYNOLDS, President of GREENER & ASSOCIATES, INC. to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dallas, Texas  
Dated at ~~Wichita, Kansas~~, this 16<sup>th</sup> day of September, 1986

Dee Dee McAlister  
Notary Public



DEE DEE McALISTER  
Notary Public, State of Texas  
My Commission Expires Oct. 29, 1988

My Commission Expires \_\_\_\_\_

ADDENDUM

Party of the Second Part hereby warrants that in the event Party of the Second Part constructs, repairs, or maintains the above referenced \_\_\_\_\_ that the Party of the Second Part will repair the damaged property, the subject of this deed and surrounding property in substantially the same condition that it was prior to the repair, maintenance or construction. Further, Party of the Second Part shall not interfere with Grantors improvements existing on the property or the uses intended for the property during construction, repair or maintenance of the aforesaid \_\_\_\_\_.

Preliminary Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-91

Name: Williamsburg Addition

Preliminary Approved:

Scheduled S/D Meeting:

DESCRIPTION

General Location: At the southeast corner of 13th & Oliver

Owner: Williamsburg Partnership, c/o William E. Morin

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 41.8 Acres +
  2. Number of Lots:
    - Residential: 50
    - Office:
    - Commercial: 4
    - Industrial:
    - Total: 54
  3. Minimum Lot Area: 8,176
  4. Existing Zoning: LC, R-6, and AA
  5. Proposed Zoning: Same
- 

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Lamsdale Commercial Community Unit Plan (DP-135) and the Williamsburg Residential Community Unit Plan (DP-140). Lots 25, 26, 27 and 28, Block 1 are in the Commercial Community Unit Plan. The remainder of the plat is within the Residential Community Unit Plan. Lot 1, Block 1, is to be developed with Garden Apartments. Lots 2 through 15, Block 1, are to be developed with duplexes triplexes or 4-plexes. Lots 16 through 24, Block 1 and lots 1 through 26, Block 2, are to be developed for single family or duplex uses.
- A. On the final plat, the east line of Lot 1, Block 1 (R-6 zoning) shall match the legal description for the zoning ordinance which changed the zoning to the R-6 district.
  - B. The final plat shall reference that the building setbacks for Lots 25 through 28, Block 1, are per Community Plan DP-135. This shall be referenced on the face of the plat as well as in the plat's text.
  - C. As required by the Commercial Community Unit Plan, the applicant shall guarantee construction of a decel lane for 13th Street and Oliver adjacent to the commercially zoned lots.
  - D. The final plat shall reference that the building setbacks for Lots 1 through 24, Block 1 and Lots 1 through 26, Block 2 are per Community Unit Plan DP-140. This shall be referenced on the face of the plat as well as in the plat's text. If the Residential Community Plan does not indicate building setbacks for Reserves A & B, then they shall be indicated on the final plat and thereby established by the plat.
  - E. The applicant is advised that the Residential Community Unit Plan requires construction of a major entrance to 13th Street and associated decel lane for the apartment development at the time of building permit. The applicant should advise which entrance is to be the major one with the decel lane.
  - F. The final plat shall indicate the dedication of the street right-of-way needed for the required decel lane for 13th Street to serve Lot 1, Block 1 of this addition.
  - G. The final plat shall specify the purposes of the proposed reserves in the plat's text. The plat's text shall also specify who is to own and maintain them.
  - H. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- I. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- J. The applicant shall guarantee the abandonment of existing sanitary sewer on Lots 27 and 28, Block 1 and guarantee reconstruction of a sewer line in the replacement easement being provided.
- K. The applicant shall guarantee the extension of municipal water to serve each lot.
- L. The applicant shall guarantee the construction of sidewalks at the following locations:
  - 1. North side of 12th Street adjacent to Lot 25, Block 1 (sidewalk certificate).
  - 2. The west side of Williamsburg from 11th to 13th Streets (with street paving petition).
- M. The applicant shall guarantee the paving of the following streets:
  - 1. The proposed interior streets (Williamsburg, Williamsburg Circle and 11th Street).
  - 2. The pavement of Harding Street from where the full pavement stops south of 12th Street, down to 10th Street. The applicant shall attempt to obtain the off-site street dedication for this street from the church property to the west. This is needed in order to complete the full pavement of the street. If the necessary right-of-way cannot be obtained, then this plat shall dedicate and construct a temporary turnaround for terminating Harding north of 10th Street.
  - 3. The turnaround required for 10th Street.
  - 4. The pavement of 10th Street to a point to the west sufficient to provide street pavement to serve the existing homes with access to this street.
- N. The applicant shall guarantee the drainage improvements required by the platting of this property.
- O. Since a 50-foot wide right-of-way is being proposed for 11th Street, the final plat shall indicate "complete access control" to this street across the south line of lot 16, Block 1.
- P. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- Q. The City Engineer's representative should be prepared to comment on the status of the applicant's drainage concept for this property.
- R. The City Engineer's representative should be prepared to address the issue of the location and size of the required turnaround for 10th Street.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-91 Name: WILLIAMSBURG

Preliminary Approved:  
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: At the southeast corner of 13th and Oliver.  
Owner: Williamsburg Partnership, c/o William E. Morin  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 41.8 Acres +
  2. Number of Lots:
    - Residential: 50
    - Office:
    - Commercial: 4
    - Industrial:
    - Total: 54
  3. Minimum Lot Area: 8,176 Sq. Ft.
  4. Existing Zoning: LC, R-6 and AA
  5. Proposed Zoning: Same
- 
- 

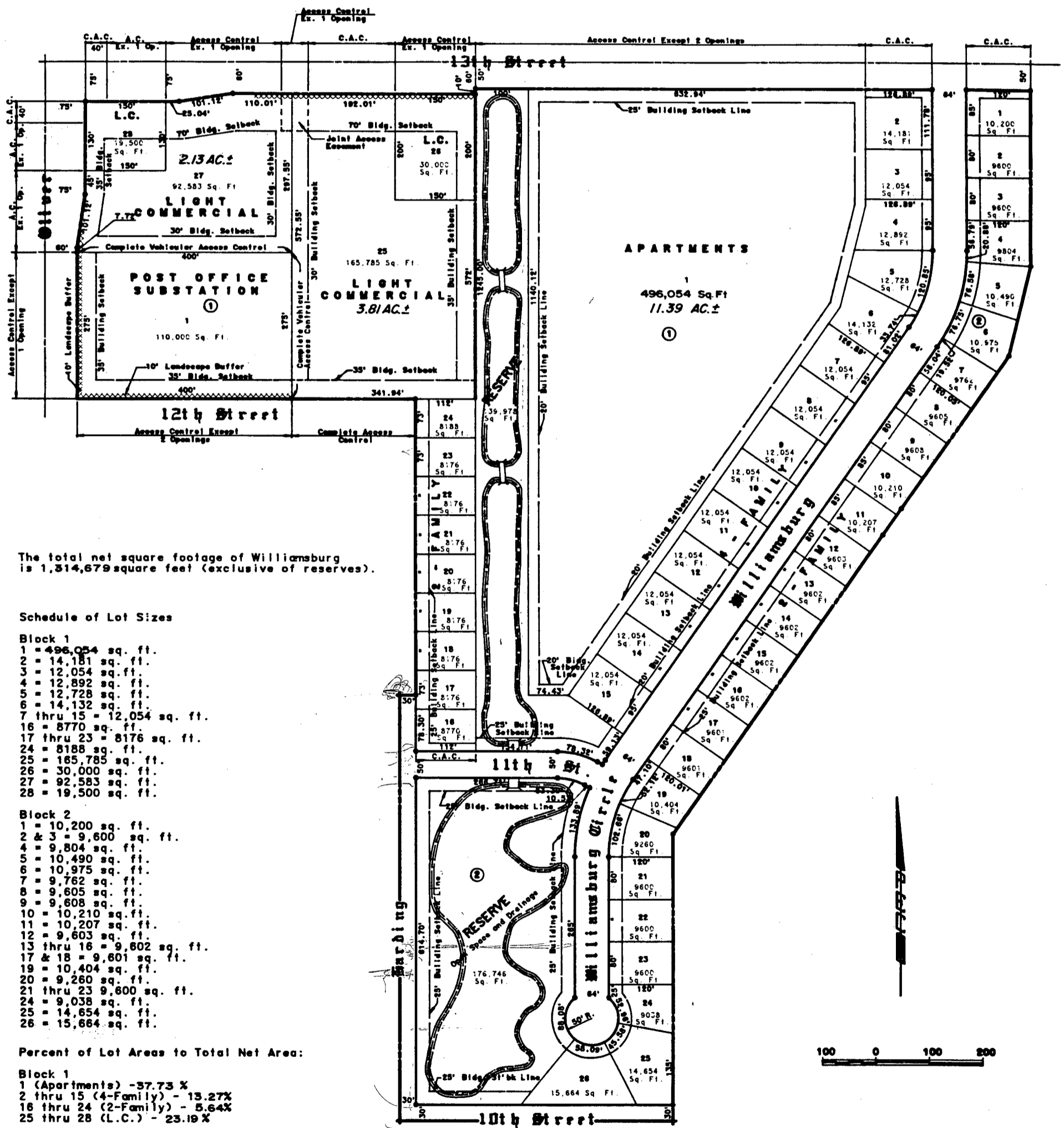
STAFF COMMENTS:

- A. As required by the Commercial Community Unit Plan, the applicant shall guarantee construction of a decel lane for 13th Street and Oliver adjacent to the commercially zoned lots.
- B. The applicant is advised that the Residential Community Unit Plan requires construction of a major entrance to 13th Street and associated decel lane for the apartment development at the time of building permit.
- C. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the abandonment of existing sanitary sewer on Lots 27 and 28, Block I and guarantee reconstruction of a sewer line in the replacement easement being provided.
- F. The applicant shall guarantee the extension of municipal water to serve each lot.
- G. The applicant shall guarantee the construction of sidewalks at the following locations:
  1. North side of 12th Street adjacent to Lot 25, Block I (sidewalk certificate).
  2. The west side of Williamsburg from 11th to 13th Streets (with street paving petition). The sidewalk need not be guaranteed adjacent to the reserve abutting this street.
- H. The applicant shall guarantee the paving of the following streets:
  1. The proposed interior streets (Williamsburg, Williamsburg Circle and 11th Street).
  2. The pavement of Harding Street from where the full pavement stops south of 12th Street, down to, and including, the 11th Street intersection.

3. The pavement of the east half of Harding Street from 10th Street to the south line of the church property to the west, including a hammerhead turnaround.
  4. The turnaround required for 10th Street.
  5. The pavement of 10th Street to a point to the west sufficient to provide street pavement to serve the existing homes with access to this street.
- I. As agreed at the time of preliminary plat approval, the pavement width for Harding Street, adjacent to Reserve "A", shall be 25 feet from back-of-curb to back-of-curb.
  - J. A requirement of preliminary plat approval was for the applicant to attempt to obtain an off-site street dedication for Harding Street. This dedication needed to be obtained from the church to the west. The church has submitted a letter stating their objection to dedicating any right-of-way for this street.
  - K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - L. On the final plat tracing, the plattor's text shall be amended to reference the platting of 40 feet of complete access control back from the 13th Street and Oliver intersection.
  - M. As can be noted on the final plat, several joint access easements are proposed for the northwest corner of the plat. These access easements shall be established by separate instrument. A draft of the easement agreement shall be submitted to the Planning Department for review and approval. The joint access easements will need to be recorded so appropriate recording information can be shown on the final plat tracing.
  - N. The final plat tracing shall indicate the platting of complete access control to 12th Street across the south line of Lot 25, Block 1. Appropriate reference shall be added to the plattor's text.
  - O. The final plat tracing shall indicate the amount of half-street right-of-way existing for Harding Street and 12th Street adjacent to this plat.
  - P. On the final plat tracing, the plattor's text shall be amended to reference where CUP DP-135 and CUP DP-140 can be found.
  - Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any improvements required to be guaranteed with this plat?
  - R. Closure computations shall be submitted with the final plat tracing.
  - S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

# Williamsburg Development

13th and Oliver + Wichita, Kansas



The total net square footage of Williamsburg is 1,314,679 square feet (exclusive of reserves).

**Schedule of Lot Sizes**

- Block 1**
- 1 = 496,054 sq. ft.
  - 2 = 14,181 sq. ft.
  - 3 = 12,054 sq. ft.
  - 4 = 12,892 sq. ft.
  - 5 = 12,728 sq. ft.
  - 6 = 14,132 sq. ft.
  - 7 thru 15 = 12,054 sq. ft.
  - 16 = 8770 sq. ft.
  - 17 thru 23 = 8176 sq. ft.
  - 24 = 8188 sq. ft.
  - 25 = 165,785 sq. ft.
  - 26 = 30,000 sq. ft.
  - 27 = 92,583 sq. ft.
  - 28 = 19,500 sq. ft.

- Block 2**
- 1 = 10,200 sq. ft.
  - 2 & 3 = 9,600 sq. ft.
  - 4 = 9,804 sq. ft.
  - 5 = 10,490 sq. ft.
  - 6 = 10,975 sq. ft.
  - 7 = 9,762 sq. ft.
  - 8 = 9,605 sq. ft.
  - 9 = 9,608 sq. ft.
  - 10 = 10,210 sq. ft.
  - 11 = 10,207 sq. ft.
  - 12 = 9,603 sq. ft.
  - 13 thru 16 = 9,602 sq. ft.
  - 17 & 18 = 9,601 sq. ft.
  - 19 = 10,404 sq. ft.
  - 20 = 9,260 sq. ft.
  - 21 thru 23 = 9,600 sq. ft.
  - 24 = 9,038 sq. ft.
  - 25 = 14,654 sq. ft.
  - 26 = 15,664 sq. ft.

**Percent of Lot Areas to Total Net Area:**

- Block 1**
- 1 (Apartments) - 37.73 %
  - 2 thru 15 (4-Family) - 13.27 %
  - 16 thru 24 (2-Family) - 5.64 %
  - 25 thru 28 (L.C.) - 23.19 %

- Block 2**
- 1 thru 26 (2-Family) - 20.17 %

BY:  **KANSAS GENERAL PROPERTIES, INC.**

• INVESTMENT / COMMERCIAL REAL ESTATE •  
555 N. Woodlawn, Bldg. 1,  
Wichita, Kansas 67208, (316)881-2171