

PLAT NO. S/D 70-27 MAP NO. 6047

NAME ASPEN COURT ADDITION

LOCATION On the south side of Central Parkway in
an area west of Cypress.

ENGINEER Baughman Company

OWNER B. E. Calkins, et al

APPLICATION FILED 5-25-70

SKETCH PLAT FILED N/A

PRELIMINARY FILED 5-25-70

S/D ACTION 6-4-70 *Approve*

FINAL FILED 7-6-71

S/D ACTION 7-15-71 *Approve* *S/D 3-15-73 Reapproved*

MAPC ACTION 7-22-71 *Approve* *3-22-73 Closed
sub to conditions*

BCC ACTION 4-3-73 *Approved*

RECORDED _____

REMARKS _____

SEE: S/D 62-8, A.W. MILES ADD.

S/D 6A-10, CALKINS ADD.

5/29/70

S/D 70-27 - ASPEN COURT ADDITION -
On the south side of Central Park-
way in an area west of Cypress Dr.
Baughman

ACTION

	COMMITTEE	DATE
S/D	(initial) Cypress	6-4-70
S/D	(final) Approved	7-15-71
M.A.P.C.	Approved	3-15-73
M.H.P.C.	Approved	2-22-71
	Approved only to Cox -	3-22-73
	B.C.C. Approved	4-3-73

Map No. 6047
Sec. No. 20
Twp. No. 27 S
Range 2 E

Subdivision Report and Progress
S/D No.: 70-27

Name: ASPEN COURT ADDITION

General Location: On the south side of Central Parkway in an area west of Cypress Drive.

Owner: B. E. Calkins, et al
Address: 940 Back Bay Blvd. (03) Phone: AM 5-1480
Subdivider: SAME
Address: _____ Phone: _____
Engineer/Surveyor: Baughman Company
Address: 2522 East Kellogg Phone: MU 3-7431

Application Received 5-25-70
Conf. with Applicant _____
Sketch Plat Received N/A
Present Zoning AA
Proposed Zoning AA
Letter of Intent _____

PREL. PLAT RECEIVED 5-25-70
S/D Comm. Action 6-4-70 Approved
Dept. Report on Prel. 6-5-70

TRACING PROGRESS:
Received 2-26-73
Released 4-10-73
Received _____
Released _____

FINAL PLAT RECEIVED 7-16-71
S/D Comm. Action 7-15-71 Approved
3-15-73 Reapproved
Dept. Report on Final 3-16-73
M.A.P.C. ACTION 7-22-71 Approved *
Dept. Report on Final 3-23-71
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 7-6-73
Final Review 3-29-73
Referral to B.C.C. 2-29-73

B.C.C. ACTION 4-3-73 Approved
Recorded APRIL 23, 1973

Comments:

SEE: S/D 62-8, A.W. Miles Add.
S/D 64-10, Calkins Add.
* John Howell - 682-2535 - send correspondence to new purchasing lead.
* ~~Approved 3-15-73~~ NARC 3-22-73 Approved subj to conditions
4-9-73 Called John Howell today for pick-up of plat tracing to be recorded

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

J
4-24-73

ASPEN COURT _____ ADDITION was

filed for record on April 23, 1973

S-3 2-24

82

vh

John Hale

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-27	Name	ASPEN COURT ADDITION
Application Filed:	5-25-70	Sketch Filed:	N/A
Preliminary Plat Filed:	5-25-70	Approved by S/D:	6-4-70
Final Plat Filed:	7-6-71	Approved by S/D:	3-15-73
Approved by Metropolitan Area Planning Commission:			3-22-73

DESCRIPTION

General Location: South side of Central Parkway
in an area west of Cypress

Surveyor or Engineer: Baughman Company
Owner: B. E. Calkins, et al.
Address: 940 Back Bay Boulevard 67203

- | | | |
|--------------------------|---------------|--------------------------------|
| 1. Gross Acreage of Plat | .8 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. _____ R/W _____ ft. |
| Residential | 3 | b. _____ R/W _____ ft. |
| Commercial | _____ | c. _____ R/W _____ ft. |
| Industrial | _____ | d. _____ R/W _____ ft. |
| Other | _____ | e. _____ R/W _____ ft. |
| Total Number of Lots: | 3 | TOTAL _____ None _____ ft. |
| 3. Minimum Lot Frontage: | _____ ft. | 6. Existing Zoning: "AA" |
| 4. Minimum Lot Area | 12,060 sq.ft. | |

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Kamen moved, Jackson seconded and it carried unanimously.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

March 23, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 70-27 - Final Plat of
ASPEN COURT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 22, 1973, the above-captioned plat was considered. It was the action of the Commission to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 16, 1973.

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:

- ✓ Compliance with the requirements of the Metropolitan Area Planning Commission.
- ✓ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: B. E. Calkins, et al., 940 Back Bay Blvd. 67203
Ronald J. Wilkinson, Attorney, 4th Nat'l Bank Bldg. 67202
Dean Sellers, Assistant City Engineer

March 16, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 70-27 - Final Plat of
ASPEN COURT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be reapproved as previously approved, all conditions of the original approval having now been complied with.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: B. E. Calkins, et al., 940 Back Bay Blvd., 67203
Ronald J. Wilkinson, Attorney, 4th National Bank Bldg., 67202
Dean Sellers, City Engineering

DEDICATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Anthony W. Miles and Jeanne W. Miles, his wife, being the owners of the real estate to be subjected thereto do hereby dedicate to the public an easement for the construction and maintenance of all public utilities and for the drainage of surface water in, over and upon the following described premises:

An easement 10 feet in width adjacent and parallel to the outer boundary of the street which was dedicated by the undersigned to the public by an instrument dated September 27, 1960, which is recorded in Book 1222 at Page 389 in the office of the Register of Deeds, Sedgwick County, Kansas, and which street is described as follows:

A tract in the North Half of the Northeast Quarter of Section 20, Township 27 South, Range 2 East, described as beginning at the Northwest corner of Lot 5, Block 2, Forest Hills, Sedgwick County, Kansas; thence west along the south line of Central Parkway as platted in Forest Hills, 60 feet; thence south parallel with the west line of said Lot 5, 77.8 feet to the P. C. of a curve to the left having a central angle of 56°-00' and a radius of 43.04 feet; thence along said curve 42.07 feet to the P. R. C. of a curve to the right having a central angle of 56°-00' and a radius of 47.71 feet; thence along said curve 46.63 feet to the P. T. of said curve; thence along tangent to said curve 17 feet to the P. C. of a curve to the right having a central angle of 75°-00' and a radius of 42.5 feet; thence along said curve 55.63 feet to the P. T. of said curve; thence along tangent to said curve 30.73 feet to the P. C. of a curve to the left having a central angle of 75°-00' and a radius of 39.55 feet; thence along said curve 51.77 feet to the P. T. of said curve; Thence along tangent to said curve 59.84 feet to a point on a circle having a radius of 25 feet and which radius point is 340 feet south and 100.5 feet west of the place of beginning; thence along said circle 136.52 feet; thence north parallel to the west line of Lot 7, Block 2 in said Forest Hills, 59.84 feet to the P. C. of a curve to the right having a central angle of 75°-00' and a radius of 19.55 feet; thence along said curve 25.59 feet to the P. T. of said curve; thence along tangent to said

STATE OF KANSAS Fss
SEDGWICK COUNTY
FILED FOR RECORD AT
2:10 a M

SEP 29 1960

20130

NO. RUFUS E. DEERING
REGISTER OF DEEDS

Wm. R. Ashford

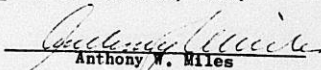
3

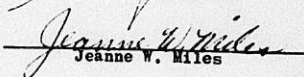
*150 Langston North Co
20130*

curve 30.73 feet to the P. C. of a curve to the left having a central angle of 75°-00' and a radius of 62.5 feet; thence along said curve 81.81 feet to the P. T. of said curve, said point being on the west line of Lot 6, Block 2 in said Forest Hills; thence north 170 feet to beginning;

excepting from the easement so described and dedicated that portion thereof which would lie within the boundaries of Lots 5 and 6, Block 2, Forest Hills, which lots are not owned by the undersigned.

EXECUTED this 29th day of September, 1960.

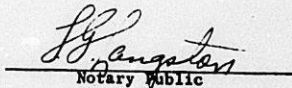

Anthony W. Miles

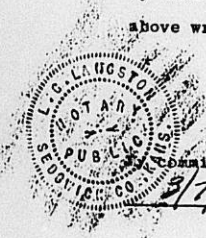

Jeanne W. Miles

STATE OF KANSAS)
) SS.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 29th day of September, 1960, before me, a Notary Public in and for the said County and State, came Anthony W. Miles and Jeanne W. Miles, his wife, to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year above written.


Notary Public



Commission expires: 3/7/64

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Anthony W. Miles and Jeanne W. Miles, his wife, being the owners of the following described real estate in Sedgwick County, Kansas, to-wit:

Beginning at the Northwest Corner of Lot 5, Block 2, Forest Hills, Sedgwick County, Kansas, thence west along the south line of Central Parkway as platted in Forest Hills, 60 feet; thence south parallel with the west line of said Lot 5, 77.8 feet to the P. C. of a curve to the left having a central angle of 56°-00' and a radius of 43.04 feet; thence along said curve 42.07 feet to the P. R. C. of a curve to the right having a central angle of 56°-00' and a radius of 47.71 feet; thence along said curve 46.63 feet to the P. T. of said curve; thence along tangent to said curve 17 feet to the P. C. of a curve to the right having a central angle of 75°-00' and a radius of 42.5 feet; thence along said curve 55.63 feet to the P. T. of said curve; thence along tangent to said curve 30.73 feet to the P. C. of a curve to the left having a central angle of 75°-00' and a radius of 39.55 feet; thence along said curve 51.77 feet to the P. T. of said curve; thence along tangent to said curve 59.84 feet to a point on a circle having a radius of 25 feet and which radius point is 340 feet south and 100.5 feet west of the place of beginning; thence along said circle 136.52 feet; thence north parallel to the west line of Lot 7, Block 2 in said Forest Hills, 59.84 feet to the P. C. of a curve to the right having a central angle of 75°-00' and a radius of 19.55 feet; thence along said curve 25.59 feet to the P. T. of said curve; thence along tangent to said curve 30.73 feet to the P. C. of a curve to the left having a central angle of 75°-00' and a radius of 62.5 feet; thence along said curve 81.81 feet to the P. T. of said curve, said point being on the west line of Lot 6, Block 2 in said Forest Hills; thence north 170 feet to beginning;

do hereby dedicate the above described real estate to the public for street purposes.

EXECUTED this 27th day of September, 1960.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
- 9:05 a.m.

SEP 29 1960
20129

RUFUS E. DEERING
REGISTER OF DEEDS

W. O. WILLIAMS
COUNTY CLERK

ENTERED ON
TRANSFER RECORD

SEP 29 1960

W. O. WILLIAMS
COUNTY CLERK

Anthony W. Miles

Anthony W. Miles

Jeanne W. Miles

Jeanne W. Miles

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 27th day of
September, 1960, before me, a Notary Public in and for the
said County and State, came Anthony W. Miles and Jeanne W.
Miles, his wife, to me personally known to be the same
persons who executed the foregoing instrument and duly
acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed
my name and affixed my official seal, the day and year last
above written.



J. J. Langston

Notary Public

commission expires:
3/7/64

DEDICATION OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Anthony W. Miles and Jeanne W. Miles, his wife, being the owners of the real estate to be subjected thereto do hereby dedicate to the public easements for the construction and maintenance of all public utilities and for the drainage of surface water in, over and upon the following described premises:

②

An easement 8 feet in width (North and South) running along the South boundary of Central Parkway commencing at the Northwest corner of Lot 5, Block 2 of Forest Hills and running West to the Northeast corner of Lot 2, Block 2 of Forest Hills;

③

An easement 8 feet in width (East and West) running along the East side of a line commencing at the Northeast corner of Lot 2, Block 2, Forest Hills, and running thence South 460 feet more or less to the Northwest corner of Reserve "B" of Forest Hills;

④

An easement 10 feet in width (North and South) running along the North side of a line commencing at the Northwest corner of Reserve "B" of Forest Hills and running thence to the Northeast corner of said Reserve "B";

⑤

An easement 8 feet in width (East and West) running along the West side of a line commencing at the Northwest corner of Lot 5, Block 2, Forest Hills, and running thence South 460 feet more or less to the Northeast corner of Reserve "B" of Forest Hills;

⑥

An easement 16 feet in width (North and South) lying 8 feet on either side of a line commencing at the Northwest corner of Lot 8, Block 2, Forest Hills, and running thence West 201 feet more or less to a point on the East line of Lot 4, Block 2, Forest Hills, 120 feet North of the Northeast corner of Reserve "B" of Forest Hills;

STATE OF KANSAS, F.S.S.
REGISTRATION DIVISION
FILED FOR RECORD AT
7:15 P.M.

SEP 29 1960

20128

RUFUS E. DEERING
REGISTER OF DEEDS

W. K. Carpenter

⑦ An easement 16 feet in width (North and South) lying 8 feet on each side of a line commencing at a point on the East line of Lot 2, Block 2, Forest Hills, 220 feet South of the Northeast corner of said Lot 2, running thence East 201 feet more or less to a point on the West line of Lot 6, Block 2, Forest Hills, 220 feet South of the Northwest corner of Lot 5, Block 2, Forest Hills;

⑧ An easement 16 feet in width lying 8 feet on each side of a line commencing at a point on the East line of Lot 2, Block 2, Forest Hills, 220 feet South of the Northeast corner of said Lot 2, running thence Northeasterly a distance of 215 feet more or less to a point 60 feet West and 66.8 feet South of the Northwest corner of Lot 5, Block 2, Forest Hills;

⑨ An easement 16 feet in width (North and South) lying 8 feet on each side of a line commencing at a point 60 feet West and 66.8 feet South of the Northwest corner of Lot 5, Block 2, Forest Hills, running thence East 60 feet to a point on the West line of said Lot 5 which is 66.8 feet South of the Northwest corner of said Lot 5;

⑩ An easement 16 feet in width (East and West) lying 8 feet on each side of a line commencing at a point 100.5 feet East of the Northwest corner of Reserve "B" of Forest Hills, and running thence North 120 feet to a point 100.5 feet East and 120 feet North of the Northwest corner of said Reserve "B";

All in Sedgwick County, Kansas.

EXECUTED this 26th day of September, 1960.

Anthony W. Miles
Anthony W. Miles

Jeanne W. Miles
Jeanne W. Miles

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

BE IT REMEMBERED, that on this 26th day of
September, 1960, before me, a Notary Public in and for the
said County and State, came Anthony W. Miles and Jeanne W.
Miles, his wife, to me personally known to be the same
persons who executed the foregoing instrument and duly
acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed
my name and affixed my official seal, the day and year
above written.



J. H. Langston
Notary Public

J. EDWARD TAYLOR, JR.

ATTORNEY AT LAW
626 NORTH BROADWAY
WICHITA, KANSAS 67214
PHONE: (316) 264-1904

March 6, 1973

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is to certify that I have examined available title evidence concerning the property described as metes and bounds tracts and proposed to be platted as:

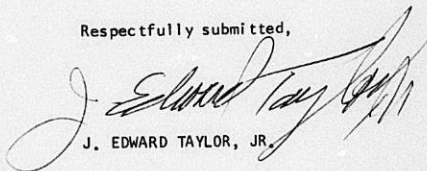
Lots 1, 2, 3 ASPEN COURT ADDITION

and from the available materials I find the fee title vested in:

BERNARD E. CALKINS and FRANCES J. CALKINS.

I have also seen the receipts for the payments of all taxes through the office of the County Treasurer and can certify that the taxes through the year 1972 have been paid in full.

Respectfully submitted,



J. EDWARD TAYLOR, JR.

MAPD Received
3-6-73
CLN

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

Curt
note & file

DATE February 11, 1972



ON SAFETY
PHASE II

TO Jack Galbraith, Senior Planner
FROM Bill H. Otten, Design & Planning Superintendent
SUBJECT Aspen Court Addition

The plattors of the Aspen Court Addition have submitted a valid petition for a water main extension to serve this plat. Therefore, all of our requirements for water service to this area have been fulfilled.

Bill H. Otten
Bill H. Otten
Design & Planning Supt.

BHO:bg

cc: John D. Wynkoop, Operations Chief Engineer



July 22, 1971

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Re: S/D 70-27 - Final Plat of
ASPEN COURT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 22, 1971, 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 July 16, 1971.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1970 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: B. E. Calkins, et al., 940 Back Bay Boulevard 67203
Ronald J. Wilkinson, Attorney, 4th National Bank Bldg. 67202

July 16, 1971

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 70-27 - Final Plat
of ASPEN COURT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 15, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- AK* Appropriate language excepting from the legal description those portions of subject property shown as "exceptions" to the plat, shall be included in the surveyor's certificate.
- AK* The 16-foot utility easement running from southwest to northeast across the exception to the north of Lots 1 and 2 has previously been vacated (MAPC V-0548, Ord. No. 31-572), and this change shall be reflected on the face of the final plat.
- AK* The purpose or type of easements which are shown as recorded and existing across the "exception" areas, shall be labeled on the face of the plat.
- AK* The applicant shall contact the Water Department and make satisfactory arrangements for the installation, or submission of a satisfactory guarantee, for the extension of City water to serve all lots within the subdivision.
- AK* The plat's text shall be expanded to include the following:

Page 2
July 16, 1971

"The private drive easement is in favor of Lots 1, 2 and 3, and the improvement and maintenance of said easement shall be the responsibility of the owners of said lots."

JDG Copies of the instruments which are of record, and which are noted on the "exception" areas shall be furnished to the Planning Department for their files.

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

The two copies of the instruments which were furnished at the Subdivision Committee meeting were both of the "Dedication", as recorded in Deed Book 1222 at Page 389. Copies of the other instruments or easements as noted on the Exception areas are also to be submitted to the Planning Department.

The delivery of mail to the Lots being platted was discussed at the Subdivision Committee meeting. It is suggested that the applicant contact C. Ferol Holler, Assistant Director of Local Service, regarding this matter, and that Mr. Holler also be furnished with a copy of the recorded instrument which provides access to the lots from Central Parkway.

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. 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, July 22, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: B. E. Calkins, et al., 940 Back Bay Blvd., 67203
Ronald J. Wilkinson, Attorney, 4th National Bank Bldg., 67202

July 12, 1971

Willard B. Thompson
Attorney at Law
P. O. Box 997
Wichita, Kansas 67201

Subject: S/D 70-27 - Final Plat
of ASPEN COURT ADDITION as submitted
by Mr. Bernard E. Calkins for property
on the south side of Central Parkway
in an area west of Cypress Drive.

Dear Mr. Thompson:

Because of our receiving a carbon copy of the letter from yourself to Mr. Bernard E. Calkins, dated November 9, 1970, concerning the above captioned plat, this is to advise you that Mr. Calkins has presented the final plat of Aspen Court Addition to be considered by the Subdivision Committee at their regular meeting on July 15, 1971. Your reference to the lots or tracts owned by Palmer and Houston have been indicated as "EXCEPTIONS" to the plat. Therefore, that being platted is to only be that which is owned by Mr. Calkins, and the Exceptions have been shown to better relate and orient subject property to it's surroundings. The easements which are of record, along with the recording data thereof, have been shown both on Mr. Calkins property and the Exception areas.

We do not know whether you have any further interest in this matter, or whether you are still involved with Houston, but a copy of the proposed final plat is available for you at our office. The Committee meeting will be held at 2:00 p.m. in Room 401 of the City Building Annex at 104 South Main, Wichita, Kansas. If you should have any questions concerning this matter, please contact our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: B. E. Calkins, 940 Back Bay Blvd., 67203
Ronald J. Wilkinson, 4th National Bank Bldg., 67202

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-27 Name ASPEN COURT ADDITION
Date Application Rec'd. 5-25-70 Preliminary Approval 6-4-70
Scheduled S/D Meeting 7-15-71

DESCRIPTION

General Location On the south side of Central Parkway in an
area west of Cypress Drive
Owner B. E. Calkins, et al
Surveyor/Engineer Baughman Company
Address 2522 East Kellogg Phone 683-7431

- | | | | |
|--|-----------------------|--|--|
| 1. Gross Acreage of Plat | <u>.8</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u>3</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>3</u> | TOTAL <u> </u> None <u> </u> ft. | |
| 3. Minimum Lot Frontage | <u> </u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>12,060</u> sq. ft. | streets? <u> </u> yes <u>X</u> no | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u> </u> | | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u> </u> | | | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

- At their meeting of June 4, 1970, the Subdivision Committee approved an overall preliminary plat of subject property which consisted of 6 lots and included the property shown as exceptions to this final plat.
- Appropriate language excepting from the legal description those portions of subject property shown as "exceptions" to the plat, shall be included in the surveyor's certificate.
- The 16 foot utility easement running from the southwest to the northwest across the exception to the north of Lots 1 and 2 has previously been vacated (MAPC V-0548, Ord. No. 31-572), and this change shall be reflected on the face of the final plat.
- The applicant shall contact the Water Department and make satisfactory arrangements for the installation, or submission of a satisfactory guarantee, for the extension of City water to serve all lots within the subdivision.
- The plat's text shall be expanded to include the following:
"The private drive easement is in favor of Lots 1, 2 and 3, and the improvement and maintenance of said easement shall be the responsibility of the owners of said lots."
- The applicant has indicated that the right of access to Lots 1, 2 and 3 from Central Parkway is assured by instruments which are recorded of record, and which are noted on the Exception to the north. Copies of such recorded instruments shall be furnished to the Planning Department for their files.
- Recording of the plat within 30 days after approval by the Board of City Commissioners.

FLEESON, GOOING, COULSON & KITCH
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET

POST OFFICE BOX 997

WICHITA, KANSAS 67201

(316) 267-7361

November 9, 1970

WAYNE COULSON
PAUL R. KITCH
DALE M. STUCKY
DONALD R. NEWKIRK
GERRIT H. WORNHOUDT
PHILIP KASSELBAH
JOHN E. REES
ROBERT T. GORNWELL
WILLARD B. THOMPSON
DAVID W. BURTON
JOHN PRATHER
RICHARD I. STEPHENSON
JOHN E. MATSON
DOUGLAS D. JOHNSON
THOMAS D. KITCH

*the
Gint
Newby.*

HOWARD T. FLEESON
(1895-1957)

HOMER V. GOOING
RETIRED

HUGO T. WEDELL
COUNSEL

Mr. Bernard E. Calkins
940 Backbay Boulevard
Wichita, Kansas 67203

Dear Mr. Calkins:

Mr. George Houston and this office have just learned that you have made application to plat your lots and the Palmer and Houston lots into an addition known as "Aspen Court", which plat would purport to dedicate some of the Houston property to a private drive, drainage and utility easement.

This is to advise that Mr. Houston has no intention of consenting to or in any way participating in the plat of Aspen Court, and we further understand that the Palmers are of the same view.

A copy of this letter is being sent to the Metropolitan Area Planning Commission so that it may be made a matter of public record.

Very truly yours,

Willard B. Thompson

Willard B. Thompson
of FLEESON, GOOING, COULSON & KITCH,
Attorneys for George Houston

WBT:hb

cc: Metropolitan Area Planning Commission
Attention: Mr. Curtis Newby

C
O
P
Y

Mr. George Houston



June 5, 1970

Baughman Company
2522 East Kellogg
Wichita, Kansas 67211

Subject: S/D 70-27 - Preliminary Plat of
ASPEN COURT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 4, 1970, 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:

- OK The "private drive and utility easement" and the utility easement adjacent to the north line of Lot 1, shall be granted and labeled so as to also provide for drainage.
2. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Central Parkway; the total estimated construction cost to be in the amount of \$600. *final plat has no frontage on Central Parkway (no requirements)*
3. The applicant shall contact the Water Department regarding the installation, or arrangements for submission of a satisfactory guarantee, for the extension of City water to serve all lots within the subdivision.
4. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Page 2 - S/D 70-27
Baughman Company
June 5, 1970

The enclosed "marked" copy of the preliminary plat is for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Senior Planner

JDG:vjp

Enclosure

cc: B. E. Calkins, et al
940 Back Bay Blvd.
Wichita, Kansas 67203

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-27 Name ASPEN COURT ADDITION
Date Application Rec'd. 5-25-70 Preliminary Approval _____
Scheduled S/D Meeting 6-4-70

DESCRIPTION

General Location On the south side of Central Parkway in an area west of Cypress Drive

Owner B. E. Calkins, et al
Surveyor/Engineer Baughman Company Phone MU 3-7431
Address 2522 East Kellogg

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>2.12</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>6</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>6</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage _____ ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>12,060</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- Two previous cases, A. W. Miles Addition in 1962 and Calkins Addition in 1964, have been filed on subject property. A. W. Miles Addition received approval of a final plat by the Planning Commission which indicated a public street ending in a cul-de-sac at the approximate location of the private drive shown on this preliminary plat of Aspen Court. No further action was taken on A. W. Miles Addition and the file was closed when Calkins Addition was filed in 1964. Calkins Addition was considered several times by the Subdivision Committee, always being deferred for the plat to be resubmitted indicating certain changes and additions. Said plat provided access to the lots being created by means of a private drive as proposed here, but the Calkins Addition plat was also never completed and the case was closed by action of the Planning Commission in 1969.
- The Subdivision Regulations require that each lot have direct access to a public dedicated street. Because of surrounding development and the size and proportions of subject property, the applicant proposes a private drive to meet the definition of a street as set out in the Zoning Ordinance, and the owner(s) could obtain building permits on the lots if permitted to be platted in this fashion.
- It should be pointed out that in consideration of the A. W. Miles Addition, the applicant was advised that the drainage along the existing drainageway was a private problem for the owner(s) as there were no easements granted for drainage purposes.
- The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of Central Parkway; the total estimated construction cost to be in the amount of \$600.

(over)

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Aspen Court an Addition to Wichita, Kansas.

General Location: Central Parkway between Linden & Cypress

Name of Property Owner: B. E. Calkins et al

Address: 940 Back Bay Blvd. Phone: 265-1480

Name of Subdivider: _____ Phone: _____

Address: _____ Phone: _____

Name of Agent/Surveyor: Baughman Co Phone: _____

Address: _____ Phone: _____

Date of Application: May 25 1970

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.12
2. Number of Lots:
 - Residential 6 6
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 6 6
3. Minimum Lot Frontage _____ ft.
4. Minimum Lot Area 12,060 ft.
5. Existing Zoning _____
6. Proposed Zoning R-0
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL None ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers Yes (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Bernard E. Calkins

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by JHG
Date 5-25-70
Fee Submitted 70.00
65.00

F9-301B (10-68)



FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
-------------	--------

*Application for #165.23
Ground Water Table.*

Name: *B.E. Williams*

Address: *940 Park Row Bldg.*

Type: *R-71-C* Due Date: _____

Comments: _____

Date: *5-25-70* By: *J. H. [Signature]*

Following re:

Calkins Add.

Map No. F-10
Sec. No. 20
Twp. No. 125
Range 45

Subdivision Report and Progress

S/D No.: 64-10

Name: CAIKINS ADDITION

General Location: Inner area south of Central Parkway and west of Cypress

Owner: G. E. Calkins, et al. Phone: 24 5-7221
Address: 1131 East Central
Subdivider: Same Phone: _____
Address: _____
Engineer/Surveyor: Baughman Company
Address: 2522 East Kellogg Phone: MU 3-7431

PLAT DATA

1. Gross Acreage of Plat 2.12
2. Number of Lots:
 - Residential 5
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total 5
3. Min. Lot Frontage _____ ft.
4. Min. Lot Area 12,000 sq. ft.
5. Lineal Feet of New Streets:
 - (a) 20 R/W 230 ft.
 - (b) 60 R/W 110 ft.
 - (c) _____ R/W _____ ft.
 - (d) _____ R/W _____ ft.
 - (e) Total 340
6. Total Area of New Street
R/W 11,200 sq. ft.
7. Existing Zoning "AA"
8. Proposed Zoning "AA"
9. Lot Area Required by
Zoning _____ sq. ft.
10. Assoc. Zoning Case _____

COMMENTS:

See S/D 62-B and S/D 64-10

PLAT PROGRESS

Application Received 11-29-65
Conf. with Applicant None
Sketch Plat Received None
Letter of Intent None

PREL. PLAT RECEIVED 3-16-64/1-28-65
Staff Analysis (Pink sheet) 11-30-65
S/D Comm. Action 12-9-65 deferred
for revised preliminary
Dist. Report on Prel. _____

FINAL PLAT RECEIVED _____
TRACING RECEIVED _____
Staff Analysis (Grn. sheet) _____
S/D Comm. Action _____
Letter of Advice _____

*** M.A.P.C. ACTION 3-13-69 CLOSED
by MAPC ACTION**

Dept. Report on Final _____
Letter on Irons Rec'd _____
Title/Taxes Rec'd & Reviewed _____
Final Review _____
Referral to B.C.C. _____

B.C.C. ACTION _____
Prints _____
Released _____
Recorded _____
Annexed _____

February 11, 1969

Mr. B. L. Calkins
1101 East Central
Wichita, Kansas 67214

Subject: 601 05-10 Calkins Addition
(formerly 672 02-8 - W. W. Mills, Inc.)
Located on the south side of Central be-
tween Linden and Cypress.

Dear Mr. Calkins:

We are in the process of updating our active case files and attempting to determine whether they should remain open or be closed. As you may recall, the above captioned plat was referred by the Subdivision Committee of the Metropolitan Area Planning Commission at its meeting of December 9, 1968, and was subject to several conditions as outlined in our letter to you on December 13, 1968. The Planning Department would appreciate a letter from you by March 3, 1969 outlining your intentions pertaining to this plat. In the event we do not receive a letter from you, this matter will be scheduled for disposition by the Metropolitan Area Planning Commission at their regular meeting of March 13, 1969, at 1:45 p.m., Room 401 in the City Building Annex, at 104 South Main.

Very truly yours,

Curtis L. Newby
Planner I

CLN:rjs

cc: Edward A. Opperman
2210 George Washington Blvd.
Wichita, Kansas 67218

Leonard Palmer
7 Aspen Court
Wichita, Kansas 67206

John L. Faggar
1 Aspen Court
Wichita, Kansas 67206

Baughman Company
2522 E. Kellogg
Wichita, Kansas

MICROFILMED
FROM THE BEST
AVAILABLE COPY

December 13, 1965

Doughman Company
2522 East Kellogg
Wichita, Kansas

Subject: S/D 64-16 - Revised Preliminary Plat
of Celkins Addition

Gentlemen:

At its regular meeting on December 9, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Revised Preliminary Plat of Celkins Addition. The action of the subdivision Committee was to defer this plat and recommend that it be resubmitted indicating the following:

- ✓ Removing the words "Drainage and Utility easement" from both sides of the private drive.
- ✓ Topography being shown by contours on the face of the plat.
- ✓ Removing the words "Central Parkway Court" from the face of the plat and indicating the area as a private drive and utility easement.
- ✓ Deleting the solid line which indicates Central Parkway Court.
- ✓ Extending the lot lines into the area to be designated as "Private Drive and Utility Easement".
- ✓ Extending the south line of Central Parkway to the east line of the plat.

Record of Book 1222 page 389
Sept 29, 1960

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FROM THE BEST
AVAILABLE COPY

December 13, 1965

1. Showing easements as recorded in Miscellaneous Book 470, Page 185, on the face of the plat.
2. The applicant providing a sidewalk adjacent to the south line of Central Parkway.
3. Prior to the time this plat is forwarded to the City Commission for its consideration, the applicant shall provide for either:
- a. Construction of sidewalks in accordance with plans and specifications of the City Engineer; or
 - b. A Corporate Surety Bond guaranteeing construction within 2 years, such bond to be in the amount of \$355.

The enclosed "marked" copy of the Revised Preliminary Plat is for your information and files.

This matter will be rescheduled for further hearing by the Subdivision Committee at such time as twenty-five copies of the Revised Preliminary Plat are submitted to this Office.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:GJS:bjg
Enclosure

cc: B. E. Calkins
1101 East Central

Edward A. Oppersmann
2210 George Washington Blvd.

Leonard E. Palmer
7 Aspen Court

John L. Saggau
1 Aspen Court

MICROFILMED
FROM THE BEST
AVAILABLE COPY

S/D No. 64-10 NAME Calkins Addition
 DATE APPLICATION REC'D 11-29-65 S/D COMMITTEE MEETING 12-9-65

DESCRIPTION

GENERAL LOCATION In an area south of Central Parkway and west of Cypress

OWNER B. E. Calkins, et al.

SURVEYOR/ENGINEER Baughman Company

ADDRESS 2522 East Kellogg PHONE MU 3-7431

1. GROSS ACREAGE OF PLAT <u>2.12</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>20</u> R/W <u>230</u> FT.
RESIDENTIAL <u>5</u>	(B) <u>60</u> R/W <u>110</u> FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL <u>340</u> FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL <u>5</u>	R/W <u>11,200</u> SQ. FT.
3. AVERAGE LOT FRONTAGE <u>NA</u> FT.	9. EXISTING ZONING <u>"AA"</u>
4. MINIMUM LOT FRONTAGE <u>141</u> FT.	10. PROPOSED ZONING <u>"AA"</u>
5. AVERAGE LOT AREA <u>18,500</u> SQ. FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>12,000</u> SQ. FT.	ZONING <u>6,000</u> SQ. FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. On July 9, 1964, the Subdivision Committee deferred this plat indefinitely since the applicant had never appeared to answer certain questions regarding the private drive, recorded utility easements not shown on the Preliminary Plat and the guy wire located in the private drive right-of-way. The applicant has now requested that the Preliminary Plat be resubmitted so that these problems can be solved.
2. At the regular meeting of the Subdivision Committee on March 26, 1964, the Department of Public Works requested 30 feet of right-of-way for the cul-de-sac which is also to be accompanied by a petition for the paving of this street and the assessment to the abutting property owners; or in lieu thereof, providing that the cul-de-sac be a private drive.
3. It should be pointed out that in the Zoning Ordinance a street is defined as: "A public or private thoroughfare more than 20 feet in width which provides the principal means of access to abutting property for persons or vehicles and public utilities". Therefore, in order for the applicant to obtain building permits on this property the private drive will have to be wider than the proposed 20 feet.
4. The applicant shall provide a sidewalk adjacent to the south side of Central Parkway.
5. Prior to this plat being forwarded to the City Commission for its consideration, the applicant shall provide for either:
 - a. Construction of the sidewalk in accordance with plans and specifications of the City Engineer; or
 - b. A Corporate Surety Bond guaranteeing construction within 2 years, such bond to be in the amount of \$355.
6. Prior to submitting the Final Plat, the Preliminary Plat shall be resubmitted with the topography shown.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

November 15, 1965

Mr. Bernard E. Calkins
940 Back Bay Boulevard
Wichita, Kansas

Subject: S/D 64-10 - Calkins Addition

Dear Mr. Calkins:

In response to the conversation in our office on November 12, 1965, concerning the plat of Calkins Addition, I am enclosing copies of our previous letters concerning this plat.

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

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:RAW:jmm

Enclosures

MICROFILMED
FROM THE BEST
AVAILABLE COPY

November 2, 1965

Mr. Bernard E. Calkins
940 Back Bay Boulevard
Wichita, Kansas

Subject: S/D 64-10 - Calkins Addition

Dear Mr. Calkins:

It has been brought to our attention by the Water Department that this area is still unplatted. A request was made for city water by Mr. L. E. Palmer; however, since the area is unplatted, the Water Department will not install their line.

This plat was last heard July 9, 1964 by the Subdivision Committee in preliminary form and at that time it was deferred until the applicant could meet with the staff to solve certain right-of-way and easement problems.

The Planning Department would appreciate a letter from you within 60 days outlining your intentions pertaining to this plat. In the event we do not receive a letter from you within 60 days stating that you intend to complete the platting procedure in the near future, this matter will be scheduled for disposition by the Metropolitan Area Planning Commission.

Thank you for your attention to this matter. If you have any questions concerning this matter, please contact Ron Williamson or me in the Planning Department.

Sincerely yours,

Jack H. Galbraith
Senior Planner

cc: Baughman Company, Edward A. Opperman, Leonard E. Palmer,
John L. Saggau

MICROFILMED
FROM THE BEST
AVAILABLE COPY

July 10, 1964

Mr. Clyde M. Baughman
2522 East Wallogg
Wichita, Kansas

Subject: S/D 64-10 - Preliminary Plat
of Calkins Addition

Dear Mr. Baughman:

This is to advise you that at its regular meeting of July 9, 1964, the Subdivision Committee of the Metropolitan Area Planning Commission took action to defer this case for the following reasons:

1. There are several easements of record which have not been shown on the preliminary plat.
2. There were several questions raised regarding the street name and house numbering in connection with this private drive. It was also pointed out that the guy wire indicated in the private drive should be removed as noted on the plat, but there was some question as to who the "owner" is as mentioned on the drawing.

This application will not be scheduled for further consideration pending a letter from the applicant indicating his intentions in regards to this plat and his willingness to appear before the Subdivision Committee to clarify the questions which have been indicated above. This application has been deferred indefinitely, but no longer than six months from the date of this letter. In the event the applicant has not submitted a letter of intent or contacted the Planning Department within six months of this date, this application will be scheduled for consideration and disposition by the Metropolitan Area Planning Commission.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

Clyde M. Baughman
July 10, 1964

If you have any questions concerning this matter, please do not
hesitate to call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:JLH:an

cc: B. E. Calkins
1101 East Central

MICROFILMED
FROM THE BEST
AVAILABLE COPY

June 26, 1964

Mr. Clyde M. Baughman
2522 East Kellogg
Wichita, Kansas

Subject: S/D 64-10 - Preliminary Plat
of Calkins Addition

Dear Mr. Baughman:

This is to advise you that at its regular meeting of June 25, 1964, the Subdivision Committee of the Metropolitan Area Planning Commission took action to defer this case for the following reasons:

1. There are several easements or record which have not been shown on the preliminary plat. Enclosed is a copy of a dedication instrument which sets out all of the recorded easements.
2. There were several questions raised regarding the street name and house numbering in connection with this private drive. It was also pointed out that the guy wire indicated in the private drive should be removed as noted on the plat, but there was some question as to who the "owner" is as mentioned on the drawing.
3. The Subdivision Committee pointed out that this application will continue to be deferred until such time as the applicant or his engineer is present to answer the questions which have been raised.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

Clyde M. Baughman
June 26, 1964

This application will be scheduled for further consideration on
July 9, 1964.

If you have any questions concerning this matter, please do not
hesitate to call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:DLH:an

cc: B. E. Calkins
1101 East Central

MICROFILMED
FROM THE BEST
AVAILABLE COPY

June 12, 1964

Mr. Clyde M. Baughman
2522 East Kellogg
Wichita, Kansas

Subject: S/D 64-10 - Preliminary Plat
of Calkins Addition, on the south side
of Central between Linden and Cypress

Dear Mr. Baughman:

This is to advise you that at its regular meeting of June 11, 1964, the Subdivision Committee of the Metropolitan Area Planning Commission took action to defer this case for the following reasons:

1. There are several easements of record which have not been shown on the preliminary plat. Enclosed is a copy of a dedication instrument which sets out all of the recorded easements.
2. There were several questions raised regarding the street name and house numbering in connection with this private drive. It was also pointed out that the guy wires indicated in the private drive should be removed as noted on the plat, but there was some question as to who the "owner" is as mentioned on the drawing.
3. The Subdivision Committee pointed out that this application will continue to be deferred until such time as the applicant or his engineer is present to answer the questions which have been raised.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

June 12, 1964

This application will be scheduled for further consideration on June 25, 1964.

If you have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ELH:bgs

cc: E. E. Calkins
1101 East Central
Wichita, Kansas

MICROFILMED
FROM THE BEST
AVAILABLE COPY

March 27, 1964

Mr. Clyde Baughman
2522 East Kellogg
Wichita, Kansas

Subject: S/D 64-10 - Preliminary Plat
of Calkins Addition

Dear Mr. Baughman:

This is to advise you that at its regular meeting of March 26, 1964, the Subdivision Committee took action to defer this case for the following reasons:

1. The topography was not shown on the Preliminary Plat and should be indicated by either contours or spot elevations before rescheduling.
2. The Department of Public Works requested 30 feet of right-of-way for the cul de sac which is also to be accompanied by a petition for the paving of this street and the assessment to the abutting property owners; or in lieu thereof, providing that the cul de sac be a private drive.

This application will be scheduled for further consideration at such time as the above requests have been complied with. If you have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack E. Galbraith
Senior Planner

JHG:DEH:ean

cc: E. E. Calkins, 1101 E. Central
Guy Shelley, 254 Laura

MICROFILMED
FROM THE BEST
AVAILABLE COPY

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 64-10 Name Calkins Addition
DATE APPLICATION REC'D 3-16-64 S/D COMMITTEE MEETING 3-26-64

DESCRIPTION

GENERAL LOCATION South side of Central between Linden and Cypress

OWNER B. E. Calkins et al
SURVEYOR/ENGINEER Clyde M. Raubman PHONE _____
ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT	<u>2.12</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>20</u> R/W <u>230</u>	FT.
RESIDENTIAL	<u>5</u>	(B) <u>60</u> R/W <u>110</u>	FT.
COMMERCIAL		(C) _____ R/W _____	FT.
INDUSTRIAL		(D) TOTAL <u>340</u>	FT.
OTHER		8. TOTAL AREA OF NEW STREET	
TOTAL	<u>5</u>	R/W <u>11,200</u>	SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>N/A</u>	9. EXISTING ZONING	<u>AA</u>
4. MINIMUM LOT FRONTAGE	<u>141</u>	10. PROPOSED ZONING	<u>AA</u>
5. AVERAGE LOT AREA	<u>18,500</u>	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>12,000</u>	ZONING <u>5,000</u>	SQ.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. Contour lines have not been shown.

ACTION: 3-26-64

THE SUBDIVISION COMMITTEE RECOMMENDS:

T21-303

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Map No.: F10
Sec. No.: 20
Twp. No.: 27
Range: 2E

City No. _____

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Calkins Addition

GENERAL LOCATION: East Central Parkway & Cypress Dr.

NAME OF PROPERTY OWNER: B.E. Calkins et al

ADDRESS: 1101 E. Central PHONE: AM 57221

NAME OF SUBDIVIDER: same PHONE: _____

ADDRESS: _____

NAME OF AGENT/SURVEYOR: Clyde M. Baughman Co. PHONE: MT 47411

ADDRESS: 2522 E. Kellogg

DATE OF APPLICATION: _____

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 2.12

2. NUMBER OF LOTS:

RESIDENTIAL 5

COMMERCIAL _____

INDUSTRIAL _____

OTHER _____

TOTAL NUMBER OF LOTS _____

3. AVERAGE LOT FRONTAGE _____ FT.

4. MINIMUM LOT FRONTAGE _____ FT.

5. AVERAGE LOT AREA 18,500 SQ.FT.

6. MINIMUM LOT AREA 12,000 SQ.FT.

7. LINEAL FEET OF NEW STREETS:

A. 20 R/W 230 FT.

B. 00 R/W 170 FT.

C. _____ R/W _____ FT.

D. TOTAL 370 FT.

8. TOTAL AREA OF NEW STREET R/W: 11,200 SQ.FT.

9. EXISTING ZONING _____

10. PROPOSED ZONING _____

11. PUBLIC WATER SUPPLY yes (YES-NO), NAME City

12. PUBLIC SANITARY SEWERS yes (YES-NO), NAME "

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-NO)

14. CITY OF WICHITA OR 3 MILE AREA: City

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: _____
Clyde M. Baughman Co.

BY: _____
AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION, ROOM 402, CITY BUILDING
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY _____
DATE _____

S/D-I M.A.P.C. 7-23-58 (REV. 10-62)

T21-301

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MAP No. F-10
SEC. No. 20
TWP. No. 27S
RANGE 2E

H. Palmer

SUBDIVISION REPORT AND PROGRESS

S/D No.: 62-8

A.W. MILES

NAME: ADDED CORN ADDITION

GENERAL LOCATION: IN AN AREA S OF CENTRAL PARKWAY AND W OF CYPRESS

OWNER: _____
ADDRESS: _____ PHONE: _____
SUBDIVIDER: _____
ADDRESS: _____ PHONE: _____
ENGINEER/SURVEYOR: CLYDE M. BAUGHMAN
ADDRESS: 2522 E. KELLOGG PHONE: MU 3-7431

- PLAT DATA
- GROSS ACREAGE OF PLAT _____
 - NUMBER OF LOTS:
RESIDENTIAL _____
COMMERCIAL _____
INDUSTRIAL _____
OTHER _____
TOTAL _____
 - AVE. LOT FRONTAGE _____ FT.
 - MIN. LOT FRONTAGE _____ FT.
 - AVE. LOT AREA _____ SQ. FT.
 - MIN. LOT AREA _____ SQ. FT.
 - LINEAL FEET OF NEW STREETS:
(A) _____ R/W _____ FT.
(B) _____ R/W _____ FT.
(C) _____ R/W _____ FT.
(D) _____ R/W _____ FT.
(E) TOTAL _____
 - TOTAL AREA OF NEW STREET
R/W _____ SQ. FT.
 - EXISTING ZONING _____
 - PROPOSED ZONING _____
 - LOT AREA REQUIRED BY
ZONING _____ SQ. FT.
 - ASSOC. ZONING CASE _____

- PLAT PROGRESS
- APPLICATION RECEIVED 3-15-62
 - CONF. WITH APPLICANT _____
 - SKETCH PLAT RECEIVED 3-15-62
 - POSTED TO ATLAS _____
 - SKETCH PLAT _____
 - LETTER OF INTENT _____
 - PREL. PLAT RECEIVED 3-15-62
 - PREL. PLAT REVIEWED _____
 - S/D REPORT #1 PREPARED _____
 - S/D COMM. ACTION 3-29-62
 - Approved*
 - S/D REPORT #1 MARKED _____
 - DEPT. REPORT ON PREL. _____
 - MARKED COPY SENT TO ENG. _____
 - FINAL PLAT RECEIVED 6-1-62
 - TRACING RECEIVED _____
 - FINAL PLAT REVIEWED _____
 - S/D REPORT #2 PREPARED _____
 - S/D COMM. ACTION 6-14-62
 - Approved*
 - S/D REPORT #2 MARKED _____
 - DEPT. REPORT ON FINAL _____
 - MARKED COPY SENT TO ENG. _____
 - M.A.P.C. ACTION 6-21-62
 - Approved*
 - S/D REPORT #2 MARKED 6-22-62
 - DEPT. REPORT ON FINAL 6-22-62
 - LETTER ON IRONS REC'D. _____
 - TITLE/TAXES REC'D. _____
 - TITLE/TAXES REVIEWED _____
 - FINAL REVIEW _____
 - SIGNATURES _____
 - CLEARANCE FOR B.C.C. _____
 - LETTER TO B.C.C. _____
 - B.C.C. ACTION _____

COMMENTS:

8-6-62 See Ball, attorney

PRINTS _____
RELEASED _____
RECORDED _____
ANNEXED _____

*see S/D 6A-10, Calkins Addition
(closed on 3-13-69)*

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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 25, 1967

TO The Files
FROM Jack H. Galbraith, Senior Planner
SUBJECT S/D 62-8 - A. W. Miles Addition

As this area included in the plat of A. W. Miles Addition is now being platted as Calkins Addition (S/D 64-10) this case is now considered closed.

JHG:bgs

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August 23, 1965

Mr. A. W. Miles
3333 East Central
Wichita, Kansas

Subject: S/D 62-8 - A. W. Miles Addition

Dear Mr. Miles:

On June 21, 1962, the Metropolitan Area Planning Commission took action to approve the final plat of A. W. Miles Addition subject to the conditions outlined in a letter dated June 22, 1962. Since that date, the Planning Department has not received any of the information necessary for the completion of this plat.

In addition to the conditions outlined in the letter dated June 22, 1962, it will now be necessary to provide sidewalks in accordance with the policy on urban sidewalks as adopted by the Board of City Commissioners on August 10, 1965.

1. Sidewalks shall be provided adjacent to the south side of Central Parkway and on both sides of Central Parkway Court, including the circumference of the cul-de-sac.
2. Prior to the time this plat is forwarded to the City Commission for their consideration, the applicant shall provide for either:
 - a. construction of the sidewalks in accordance with plans and specifications of the City Engineer, or
 - b. a corporate surety bond guaranteeing construction within 2 years, such bond to be in the amount of \$1,780.

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A. W. Miles

August 23, 1965

We assume that you will want to use the corporate surety bond which may be obtained by contacting a local bonding house. Enclosed is a copy of a sample performance bond form which has been approved by the City Legal Department. We are also enclosing a copy of the letter dated June 22, 1962, and a copy of a letter dated September 23, 1963, which outlines the conditions under which the plat was approved.

The Planning Department would appreciate a letter from you within 60 days of the above date outlining your intentions pertaining to this plat. In the event we do not receive a letter from you within 60 days stating that you intend to complete the platting procedure in the near future, this matter will be scheduled for disposition by the Metropolitan Area Planning Commission.

Thank you for your attention to this matter. If you have any questions concerning this matter, please contact Ron Williamson or me in the Planning Department.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:RAW:jmm

Enclosures (3)

cc: George W. Ball, Beacon Building
Baughman Company, 2522 East Kellogg
John L. Saggau, 340 South Broadway

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September 23, 1963

Mr. George W. Ball
Beacon Building
Wichita, Kansas

Subject: S/D 62-8 - A.W. Miles Addition

Dear Mr. Ball:

As you will remember, sometime ago, there was a building permit and platting problem on land owned by Mr. Saggau in the "Forest Hills area". At that time a building permit was issued based on the promise that the owner would have prepared and recorded a plat of the area. This plat has been approved by the Planning Commission, but has not been carried on to the point where it can be sent to the Board of City Commissioners for approval and eventual release for recording.

We have on file a letter dated June 22, 1962, advising Fred Doane of the action of the Metropolitan Area Planning Commission concerning the requirements necessary for Board of City Commissioners approval of the plat. To date these requirements have not been met.

At its regular meeting on June 21, 1962, the Metropolitan Area Planning Commission approved the Final Plat of A. W. Miles Addition subject to the following:

1. Deleting "drainage" from all drainage and utility easements where the word drainage is circled in red on the engineer's copy as returned.

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Mr. George W. Ball
September 23, 1963

2. Noting that the drainage along the existing drainage-way is a private problem of the owners as no drainage easement has been granted along the flow line of the drainage.
3. That Item 7, Street and Alley Width, b. of the Sub-division Rules and Regulations of the Wichita-Sedgwick County Metropolitan Area Planning Commission is specifically waived and that a 20 foot right-of-way for Central Parkway Court be approved.
4. Recording within 30 days after approval by the Board of City Commissioners.
5. The owners of the plat shall be notified of the need for renumbering of the houses on the Court.

The Final Plat of A. W. Miles Addition can be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable have been paid.
5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Item 5 of the Planning Commission recommendations will be handled by the Department of Public Works. I believe Item 2 in that same list can be handled by our writing a letter (Registered Mail) to the owners of property shown in the title opinion.

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Page 3

Mr. George W. Ball
September 23, 1963

I would appreciate it if something could be done to bring this project to completion. It has been pending for quite some time and I'm sure that the problem will arise again at such time building permits are needed for the balance of the area.

If you have any questions concerning this matter, I'd be happy to discuss them with you.

Sincerely,

Robert A. Lakin
Assistant Planning Director

RAL:an

cc: Mr. John L. Saggau
340 South Broadway

Glen Lytle
Superintendent of Central Inspection

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		A. W. Miles	
Expenditures	misc	470	188
"		470	185
Cops. et	Dead Book	1222	389

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JUNE 22, 1962

MR. FRED DOANE
CLYDE M. BAUGHMAN COMPANY
2522 EAST KELLOGG
WICHITA, KANSAS

DEAR MR. DOANE:

AT ITS REGULAR MEETING ON JUNE 21, 1962, THE METROPOLITAN AREA PLANNING COMMISSION APPROVED THE FINAL PLAT OF A. W. MILES ADDITION SUBJECT TO THE FOLLOWING:

1. DELETING "DRAINAGE" FROM ALL DRAINAGE AND UTILITY EASEMENTS WHERE THE WORD DRAINAGE IS CIRCLED IN RED ON THE ENGINEER'S COPY AS RETURNED.
2. NOTING THAT THE DRAINAGE ALONG THE EXISTING DRAINAGEWAY IS A PRIVATE PROBLEM OF THE OWNERS AS NO DRAINAGE EASEMENT HAS BEEN GRANTED ALONG THE FLOW LINE OF THE DRAINAGE.
3. THAT ITEM 7, STREET AND ALLEY WIDTH, B. OF THE SUBDIVISION RULES AND REGULATIONS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION IS SPECIFICALLY WAIVED AND THAT A 20 FOOT RIGHT-OF-WAY FOR CENTRAL PARKWAY COURT BE APPROVED.
4. RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.
5. THE OWNERS OF THE PLAT SHALL BE NOTIFIED OF THE NEED FOR RENUMBERING OF THE HOUSES ON THE COURT.

THE FINAL PLAT OF A. W. MILES ADDITION WILL BE FORWARDED TO THE BOARD OF CITY COMMISSIONERS FOR THEIR CONSIDERATION AS SOON AS THE FOLLOWING REQUIREMENTS HAVE BEEN MET.

1. COMPLIANCE WITH THE REQUIREMENTS OF THE METROPOLITAN AREA PLANNING COMMISSION.
2. SUBMISSION OF THE FULLY COMPLETED AND SIGNED TRACING OF THE SUBDIVISION TO THE METROPOLITAN AREA PLANNING DEPARTMENT.
3. CERTIFICATION BY AN ATTORNEY THAT FEE TITLE IS VESTED IN THE PLATTOR.

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PAGE 2 - MR. FRED DOANE
JUNE 22, 1962

4. CERTIFICATION THAT ALL TAXES DUE AND PAYABLE HAVE BEEN PAID.
5. CERTIFICATION THAT THE IRONS HAVE BEEN SET AS REQUIRED BY THE SUBDIVISION RULES AND REGULATIONS OF THE METROPOLITAN AREA PLANNING COMMISSION.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:COMIBER

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JUNE 15, 1962

MR. FRED DOANE
CLYDE M. BAUGHMAN COMPANY
2522 EAST KELLOGG
WICHITA, KANSAS

SUBJECT: S/D62-8 - A. W. MILES
ADDITION, FINAL PLAT

DEAR MR. DOANE:

AT ITS REGULAR MEETING ON JUNE 14, 1962, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE FINAL PLAT OF A. W. MILES ADDITION AND RECOMMENDED THAT THE METROPOLITAN AREA PLANNING COMMISSION APPROVE THIS PLAT SUBJECT TO:

1. DELETING "DRAINAGE" FROM ALL DRAINAGE AND UTILITY EASEMENTS WHERE THE WORD DRAINAGE IS CIRCLED IN RED ON THE ENGINEER'S COPY AS RETURNED.
2. NOTING THAT THE DRAINAGE ALONG THE EXISTING DRAINAGEWAY IS A PRIVATE PROBLEM OF THE OWNERS AS NO DRAINAGE EASEMENT HAS BEEN GRANTED ALONG THE FLOW LINE OF THE DRAINAGE.
3. THAT ITEM 7, STREET AND ALLEY WIDTH, 5. OF THE SUBDIVISION RULES AND REGULATIONS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION IS SPECIFICALLY WAIVED AND THAT A 20 FOOT RIGHT OF WAY FOR CENTRAL PARKWAY COURT BE APPROVED.
4. RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

ITEM 3 OF THE LETTER OF MARCH 30, 1962, STATED THAT ONE OF THE CONDITIONS OF APPROVAL WAS THAT THE OWNERS OF THE PLAT SHALL BE NOTIFIED OF THE NEED FOR RENUMBERING OF THE HOUSES ON THE COURT. WE WOULD ASK THAT YOU NOTIFY US IF THIS HAS BEEN DONE. ALSO WE WOULD AGAIN ASK THAT YOU FILE A FORMAL APPLICATION FOR THIS SUBDIVISION.

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MR. FRED DOANE

- 2 -

JUNE 15, 1962

THE RECOMMENDATIONS OF THE SUBDIVISION COMMITTEE WILL BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION AT ITS REGULAR MEETING OF JUNE 21, 1962.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:CDM:BR

ATTACHMENT

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THE CITY OF WICHITA

OFFICE OF DIRECTOR OF PUBLIC WORKS DATE November 6, 1961

TO L. L. Little, Director of Planning

FROM Ralph Walz, Director of Public Works

SUBJECT Building Permits
 John L. Saggau

Attached for your files is a letter from Mr. John L. Saggau, in which he agrees to plat the lot upon which his residence is being built at 11 Central Parkway.

Ralph Walz
Director of Public Works

RW:dm
11/6/61

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Wichita, Kansas
October 31, 1961

Mr. C. L. McCaig
Acting Superintendent of Building Inspection
City of Wichita
Wichita, Kansas

Dear Mr. McCaig:

In correction with Building Permit No. B94365 heretofore issued for residence at 11 Central Parkway referred to in your letter of October 26, 1961, this will advise you that I will cause the land I own on which my house is to be located to be platted in the event my property is not included in a larger plat approved by the Metropolitan Area Planning Commission and the City of Wichita. Until such platting is accomplished, I will not erect improvements on my property except those described in the application pursuant to which the above mentioned permit was issued.

Very truly yours,

JOHN L. SAGGAU

cc - Mr. Robert Lakin
Planning Commission
Wichita, Kansas

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DECEMBER 8, 1961

MR. GEORGE W. BALL
BEACON BUILDING
WICHITA, KANSAS

SUBJECT: SAGGAU PROPERTY

DEAR MR. BALL:

ON OCTOBER 31, 1961, MR. JOHN L. SAGGAU WROTE MR. C. L. McCAIG, ACTING SUPERINTENDENT OF THE BUILDING INSPECTION DIVISION OF THE CITY OF WICHITA, THAT HE WOULD CAUSE HIS PROPERTY TO BE PLATTED IN THE EVENT IT WAS NOT INCLUDED IN A LARGER PLAT OF THE PROPERTY WHICH IS GENERALLY KNOWN AS "THE KFH PROPERTY".

WE HAVE NOT HEARD FURTHER FROM MR. SAGGAU CONCERNING THIS MATTER, BUT IN CHECKING THE MATTER, MR. FRED DOANE OF CLYDE M. BAUGHMAN COMPANY INFORMED US THAT HE HAD DELIVERED TWENTY-FIVE COPIES OF A PRELIMINARY PLAT TO YOU SOME TIME PREVIOUSLY.

THERE IS SOME URGENCY IN GETTING THIS MATTER BEFORE THE SUBDIVISION COMMITTEE IN THAT AT LEAST ONE OF THE UTILITIES HAS A PROBLEM IN GETTING SERVICE TO MR. SAGGAU'S PROPERTY. WITH THIS IN MIND, WE WOULD APPRECIATE YOUR COOPERATION IN GETTING THIS MATTER BEFORE THE SUBDIVISION COMMITTEE FOR CONSIDERATION BY THEM AT THE EARLIEST POSSIBLE TIME.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:CDH:BR

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FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 62-8 Name A. W. MILES ADDITION
 DATE APPLICATION REC'D _____ PRELIMINARY APPROVAL 3-29-62
 SUBMITTED AS ASPEN COURT ADDITION

DESCRIPTION

GENERAL LOCATION SOUTH OF CENTRAL PARKWAY AND WEST OF CYPRESS

OWNER _____
 SURVEYOR/ENGINEER CLYDE M. BAUGHMAN COMPANY
 ADDRESS 2522 EAST KELLOGG

1. GROSS ACREAGE OF PLAT <u>2.12</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) _____ R/W _____ FT.
RESIDENTIAL <u>6</u>	(B) _____ R/W _____ FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL _____ FT.
OTHER _____	
TOTAL <u>6</u>	8. TOTAL AREA OF NEW STREET
3. AVERAGE LOT FRONTAGE <u>119</u> FT.	R/W _____ SQ. FT.
4. MINIMUM LOT FRONTAGE <u>39</u> FT.	9. EXISTING ZONING <u>"AA"</u>
5. AVERAGE LOT AREA <u>13,090</u> SQ. FT.	10. PROPOSED ZONING <u>"AA"</u>
6. MINIMUM LOT AREA <u>11,610</u> SQ. FT.	11. LOT AREA REQUIRED BY
	ZONING <u>5,000</u> SQ. FT.

STAFF COMMENTS:

1. THE OWNERS OF THE PLAT SHALL BE NOTIFIED OF THE NEED FOR RENUMBERING THE HOUSES ON THE COURT.
2. THE REQUIREMENT THAT THE PLAT BE RENAMED "REPLAT OF PART OF BLOCK 2, FOREST HILLS ADDITION" WAS IN ERROR IN THAT THIS AREA WAS AN EXCEPTION OF, BUT NEVER A PART OF THE FOREST HILLS ADDITION.

misc. Bl 1222 pg. 389 *more approve by M.A.P.C.*
470 188 *of B.C.C.*
470 185 *filed 9-29-60*

SUBDIVISION COMMITTEE ACTION: JUNE 14, 1962 (DATE)
 THE SUBDIVISION COMMITTEE RECOMMENDS:

B

M. A. P. C. ACTION: _____ (DATE)
 THE METROPOLITAN AREA PLANNING COMMISSION:

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MARCH 30, 1962

MR. FRED DOANE
CLYDE M. BAUGHMAN COMPANY
2522 EAST KELLOGG
WICHITA, KANSAS

SUBJECT: S/D62-8 - ASPEN COURT
ADDITION, PRELIMINARY PLAT

DEAR MR. DOANE:

AT ITS REGULAR MEETING ON MARCH 29, 1962, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE PRELIMINARY PLAT OF ASPEN COURT ADDITION AND APPROVED IT FOR FINAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE NAME OF ASPEN COURT SHOULD BE CHANGED TO CENTRAL PARKWAY COURT.
2. THE NAME OF THE SUBDIVISION SHOULD BE CHANGED FROM ASPEN COURT ADDITION TO REPLAY OF PART OF BLOCK 2, FOREST HILLS ADDITION.
3. THE OWNERS OF THE PLAT SHALL BE NOTIFIED OF THE NEED FOR REHUNBERING OF THE HOUSES ON THE COURT.

WE WOULD CALL YOUR ATTENTION TO THE FACT THAT WE HAVE NOT AS YET RECEIVED THE REQUIRED APPLICATION FOR SUBDIVISION APPROVAL.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

JERROLD A. MOORE
ASSISTANT PLANNING DIRECTOR

JAM:CDM:BR
ENCLOSURE

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PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

A.W. Miles

S/D No. 62-R NAME ARLEN COURT ADDITION
DATE APPLICATION REC'D S/D COMMITTEE MEETING 3-29-62

DESCRIPTION

GENERAL LOCATION SOUTH OF CENTRAL PARKWAY AND WEST OF CYPRESS

OWNER A. W. MILES, ET AL
SURVEYOR/ENGINEER CLYDE M. DAUGHMAN COMPANY
ADDRESS 2522 EAST KELLOGG PHONE MD 3-7441

1. GROSS ACREAGE OF PLAT <u>2.12</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(a) <u>20</u> R/W <u>355.70</u> FT.
RESIDENTIAL <u>6</u>	(b) <u> </u> R/W <u> </u> FT.
COMMERCIAL <u> </u>	(c) <u> </u> R/W <u> </u> FT.
INDUSTRIAL <u> </u>	(d) TOTAL <u>355.70</u> FT.
OTHER <u> </u>	8. TOTAL AREA OF NEW STREET
TOTAL <u>6</u>	R/W <u>13,923</u> SQ. FT.
3. AVERAGE LOT FRONTAGE <u>119.00</u> FT.	9. EXISTING ZONING <u>"AA"</u>
4. MINIMUM LOT FRONTAGE <u>39.26</u> FT.	10. PROPOSED ZONING <u>"AA"</u>
5. AVERAGE LOT AREA <u>13,090</u> SQ. FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>11,610</u> SQ. FT.	ZONING <u>6,000</u> SQ. FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. EXISTING UTILITIES IN AND ADJACENT TO THE AREA BEING PLATTED HAVE NOT BEEN SHOWN.
2. TOPOGRAPHY HAS NOT BEEN SHOWN.
3. STREET WIDTH IS LESS THAN 60 FEET.
4. CUL-DE-SAC HAS LESS THAN 50 FOOT RADIUS.
5. LOT WIDTH OF LOTS 4 AND 5 ARE LESS THAN 60 FOOT FRONTAGE.

ACTION:

THE SUBDIVISION COMMITTEE RECOMMENDS:

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