

PLAT NO. S/D 74-116 MAP NO. 5444

NAME SODERBERG ADDITION

LOCATION Southeast corner of S. Lawrence Road and Carp

ENGINEER Baughman Company

OWNER Carl E. Soderberg

APPLICATION FILED 10-25-74

SKETCH PLAT FILED 10-25-74

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 10-25-74

S/D ACTION 11-7-74 Approved

12-5-74 Approved

MAPC ACTION 11-14-74 referred back to S/D Comm.

12-12-74 Approved

BCC ACTION 11-11-75 Defer to Dec 9, 1975 for Public Hearing on Drainage and Survey.

RECORDED 3-8-76

REMARKS

BCC 12/9/75 - deferred
BCC 1/13/76 - Approved (Did not require drawings)

POSTED
11-1-74
CH

S/D 74-116 - SODERBERG ADDITION -
Southeast corner of South Lawrence Rd. & Carp. Baughman

ACTION

	DATE
S/D COMMITTEE	Approved 11-2-74
	12-5-74
M.A.P.C.	Deferred back to S/D 11-14-74
	Approved 12-12-74
B.C.C./B. CO. C.	Deferred for 4 weeks 11/11/75
	for public hearing on
	Business and Policy
BCC	Deferred 12/9/75
BCC	Approved 1/13/76
	(Did not require drawings)

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	<u>Plan</u>	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		\$56

DESCRIPTION

AMOUNT

Soderberg Add

Name

W. Korber

Address

330 Laura

Type

AA 407104

Due Date

Comments:

Date

10/24/74

By

Richter

WICHITA-SEDGWICK COUNTY

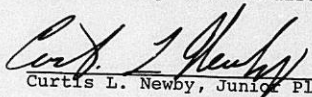
DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 2, 1975

TO The File
FROM Curtis L. Newby, Junior Planner
SUBJECT City Commission consideration of plat.

On December 1, 1975, Dick Linn, City Engineer, advised that he had contacted the City Manager's office and had received from the City Manager approval to defer consideration of the Soderberg plat until the January 13, 1976 City Commission meeting, at which time the drainage benefit district proposal will be discussed. The reason for the deferral was to allow the City Engineer's office time to send out appropriate notification to affected property owners regarding the storm drainage benefit district.


Curtis L. Newby, Junior Planner

CLN:rme

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE November 12, 1975




TO Dick Linn, City Engineer
FROM Ralph Wulz, City Manager

SUBJECT Drainage Project for
Sodenberg Addition

On November 11, 1975, the City Commission deferred action on S/D 74-116, Sodenberg Addition, for 4 weeks so that it could be considered concurrently with the subject drainage project and the paving of Old Lawrence Road in that area.

Please provide notice on the proposed project for hearing before the City Commission on December 9, 1975.


Ralph Wulz
City Manager

RW/imp
cc: Robert A. Lakin, Director of Planning
Ray W. Bruggeman, Director of Public Works



November 11, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-116 - Final Plat of
SODERBERG ADDITION

Gentlemen:

The Board of City Commission at their regular meeting of November 11, 1975, considered the above captioned plat. As previously discussed, there was again discussion on the drainage problems related to this plat and the over-all area. The action of the Commission was to defer consideration of this plat for 4 weeks so that a public hearing could be scheduled to consider a storm sewer system and the paving of Old Lawrence Road to eliminate the maintenance and drainage problems in the area.

Therefore, subject plat will be rescheduled for consideration at the Board of City Commission December 9, 1975 meeting, City Commission Room, City Hall, First floor, 455 North Main, Wichita, Kansas. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Carl E. Soderberg, 352 Summitlawn, 67209
Gary Munn, 800 East Mt. Vernon, 67211
Dick Linn, City Engineer

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-116 Name SODERBERG ADDITION
Application & Sketch Filed: 10-25-74
Preliminary Plat Filed: -- Approved by S/D: --
Final Plat Filed: 10-25-74 Approved by S/D: 12-5-74
Approved by Metropolitan Area Planning Commission: 12-12-74

DESCRIPTION

General Location: Southeast corner of South
Lawrence Road and Carp

Surveyor or Engineer: Baughman Company
Owner: Carl E. Soderberg
Address: 352 Summitlawn 67209

- | | | |
|--|--------------------------|-----------------------|
| 1. Gross Acreage of Plat <u>2.1</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Lawrence Road</u> | No. Openings <u>3</u> |
| Residential _____ | St. <u>Carp Road</u> | No. Openings <u>1</u> |
| Commercial <u>1</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving _____ | Water <u>X</u> |
| Total Number of Lots: <u>1</u> | Sidewalk <u>X</u> | Drainage _____ |
| 3. Minimum Lot Area: <u>2.1</u> Acres | Sewer _____ | Other _____ |
| 4. Existing Zoning <u>"C"</u> | | |
| 5. Special Problems Discussed <u>Drainage of subject property involving storm drainage project for Lawrence Road. Note minutes attached.</u> | | |

Valid petitions have been submitted guaranteeing the installation of sidewalks adjacent to the east side of Old Lawrence Road and the south side of Carp Road. Satisfactory arrangements have been made with the Water Department for a water benefit district to serve subject property. A certificate certifying the petitions has also been submitted.

Planning Commission Recommendation:

That this plat be approved subject to: (See attached sheet for conditions.)

Hill moved, Gragert seconded and it carried unanimously. Arnholz and Gardenhire were absent.

NOTE: A drainage study for Lawrence Road has been done by the City Engineer and has been forwarded for consideration by the governing body with this plat.

ACTION: Accept the contingent dedication, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate and the contingent dedication with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

S/D 74-116 - SODERBERG ADDITION - Conditions of Approval:

- A. "Complete access control" shall be labeled adjacent to the curve on the northwest corner of Lot 1.
 - B. "Access control except for one opening" shall be labeled adjacent to each lot on Lawrence Road and Carp Road. The appropriate wording shall appear in the plat's text.
 - C. A 35-foot building setback shall be indicated from Carp Road and Lawrence Road.
 - D. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Carp and the east side of Lawrence Road.
 - E. A 10-foot utility easement shall be indicated across the entire length of the south line of Lot 3.
 - F. The applicant shall contact the Maintenance-Flood Control Office relative to solving the drainage for subject property.
 - G. The applicant shall guarantee the extension of water to serve subject property.
 - H. The applicant shall submit a contingent dedication in the form of a separate instrument for 10 feet of additional street right-of-way for the east half of Old Lawrence Road. Said contingent dedication shall be appropriately indicated on the plat.
 - I. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
 - J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-

~~It will also be necessary to vacate the balance of said right-of-way between this plat and Curtis Street on the east. This shall be done by the submission of a separate vacation application.~~

- ~~I. The I-235 right-of-way condemnation number shall be indicated on the final plat.~~
- ~~J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.~~
- ~~K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).~~

-
8. S/D 74-116 - Final plat of SODERBERG ADDITION, generally located at the southeast corner of South Lawrence Road and Carp Road.

NEWBY stated that it was the applicant's intention to drain his ownership to Lawrence Road. He pointed out, however, that there is a serious existing problem in getting Lawrence Road to drain. He said that in addition he was advised that the applicant was concerned about cost of extending City water to serve subject property.

DEAN SELLERS, City Engineering, stated that the Department of Public Works had made a drainage study involving this overall area. He recommended presenting the drainage project to the City Commission for funding.

KORBER questioned whether the proposed drainage project would eliminate the need for the additional 10 feet of street right-of-way requested for South Lawrence Road. He pointed out that there is an existing fence within the 10 feet that is being requested.

SELLERS said the recommendation to the City Commission would be to install a storm drainage system and pave Old Lawrence Road.

KORBER stated that if the project was approved, the owner would be willing to move his fence back. He questioned whether the fence would have to be moved if the project is not approved. SELLERS stated that he assumed the plat would be approved and furthermore the fence could remain in place for the time being.

KORBER stated that at the previous meeting it was pointed out that water would have to be extended from Broadway. He indicated that the extension of water that far would cost the applicant approximately \$12,000. In view of the expense to extend City water, the applicant is desirous of providing a private water supply to serve this plat.

GRAGERT suggested requiring the extension of water.

KORBER said that he would like to have the water requirement waived. He stated that the applicant was willing to sign a petition to pay his proportionate share of the expense to extend the water. He indicated that if extending the water is a requirement of platting, he would revise the plat to a one lot plat.

M. S. MITCHELL, Maintenance-Flood Control, pointed out that there is no water, drainage or paving on Old Lawrence Road. He felt that no plats should be approved in this area until these problems have been solved.

GRAGERT moved that the plat be approved subject to the staff's recommendations.

MOTION: It was moved, seconded and carried unanimously that the Subdivision Committee recommend to the Planning Commission that this plat be approved, subject to:

- A. "Complete access control" shall be labeled adjacent to the curve on the northwest corner of Lot 1.
- B. "Access control except for one opening" shall be labeled adjacent to each lot on Lawrence Road and Carp Road. The appropriate wording shall appear in the plat's text.
- C. A 35-foot building setback shall be indicated from Carp Road and Lawrence Road.
- D. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Carp and the east side of Lawrence Road.
- E. A 10-foot utility easement shall be indicated across the entire length of the south line of Lot 3.
- F. The applicant shall contact the Maintenance-Flood Control Office relative to solving the drainage for subject property.
- G. The applicant shall guarantee the extension of water to serve subject property.

- H. The applicant shall submit a contingent dedication in the form of a separate instrument for 10 feet of additional street right-of-way for the east half of Old Lawrence Road. Said contingent dedication shall be appropriately indicated on the plat.
- I. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: The City Engineer has prepared a drainage study of the area as discussed at the previous Planning Commission hearing of this plat, and a recommendation from the City Engineer for a drainage benefit district and the paving of Old Lawrence Road from Carp Street south to 31st Street will be forwarded with the final plat to the City Commission.

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- 9. ~~S/D 74-126 - Final plat of SMITH'S PARKWILDE ADDITION, generally located between 1st Street and Douglas Avenue in an area west of West Street.~~

~~NEWBY outlined the area on the map and reviewed the staff comments:~~

~~BILL KORBER, surveyor, representing the applicant, asked if Lots 11, 12 and 13 could be made into one lot so that the existing structure would not be in violation of side lot setbacks.~~

~~NEWBY felt that platting Lots 11, 12 and 13 all into one lot would only serve to set that lot up for a commercial zone change.~~

~~KORBER stated that the shed and the machine shop will be removed prior to recording of the plat. He pointed out that the same person owned the land on the north side of 1st Street from Tracy to Florence and is unwilling to sign any paving petitions.~~

~~DEAN SELLERS, City Engineering, requested a paving petition for Douglas. KORBER stated that he thought he could get a valid paving petition for Florence. He felt rather than paving 1st Street, a cul-de-sac should be provided at the north end of Nevada. If the recommendation to pave 1st Street stands, he thought that the paving of said street could be ordered in after paving Florence, Tracy and Nevada.~~

November 6, 1975

Ray Bruggeman, Director of Public Works
and Dick Linn, City Engineer
Jack H. Galbraith, Chief Planner

S/D 74-116 - SODERBERG ADDITION - Generally
located at the southeast corner of South
Lawrence Road and Carp Road

The above referred to plat has been scheduled for consideration by the City Commission on November 11, 1975. One of the problems with the plat is drainage of the site to South Lawrence Road. South Lawrence Road needs to be paved and a storm sewer system installed in order to handle the drainage from his plat as well as other properties in the area. At the Subdivision Committee and Planning Commission hearings on this plat, the City Engineer's Office advised that a drainage study has been prepared for South Lawrence Road and would be forwarded with the final plat to the City Commission. Attached herewith for your information are the minutes of the Subdivision Committee consideration of the plat. Dick Linn was advised last Friday of the scheduling of this plat for the November 11 City Commission meeting.

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

Jack H. Galbraith
Chief Planner

JHG:CLN:ber
Attachment

cc: M. S. Mitchell, Flood Control Supervisor

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

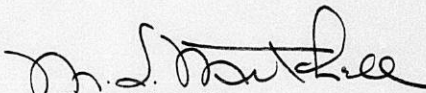
DATE Oct. 30, 1975

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Soderberg Addn.
S/D 74-116

Reference is made to my memo of November 13, 1974. On September 24, 1975 I received another version of the Lot Grading Plan which had been submitted October 29, 1974. The new version shows proposed walk grades for Carp Road and Old Lawrence Road taken from profiles prepared by the Engineering Division. In the past year the Engineering Division completed its study of the drainage problems and proposed solution to them. I am now advised that the Lot Grading Plan submitted on September 24th is approved and that the final plat should be transmitted to the City Commission when other conditions imposed by the Metropolitan Area Planning Commission have been met. The City Engineer will present his drainage report to the Commission at the time the plat is considered. I trust this information is sufficient to permit final processing of the plat; however, if further information is desired, please advise.



M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn
R. W. Bruggeman
Central Insp/John Riddel w/plan
Soderberg Plat File



CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Carl E. Soderberg & Ruby L. Soderberg, owner of
Soderberg Addition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Sidewalk Petition east side of Old Lawrence Road
2. Sidewalk Petition south side of Carp Road
3. Water Petition
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
Soderberg Addition Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this _____ day of _____, 19____.

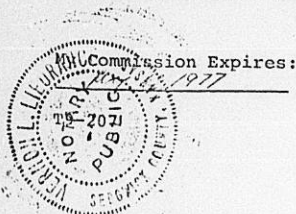
Carl E. Soderberg
Carl E. Soderberg
Ruby L. Soderberg
Ruby L. Soderberg

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 22nd day of October,
1975, before me, a notary public in and for said County and State,
came Carl E. Soderberg & Ruby L. Soderberg, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

[Signature]
Notary Public



CONTINGENT DEDICATION

WHEREAS, Carl E. Soderberg and Ruby L. Soderberg are the owners of Lot 1, Soderberg Addition, Wichita, Sedgwick County, Kansas; and

WHEREAS, the said owners are desirous of making a contingent dedication to the public for street rights-of-way covering the following described real estate, to-wit:

The West ten feet (10') of Lot One (1),
Soderberg Addition, Wichita, Sedgwick
County, Kansas;

and

WHEREAS, at the present time there is a fence located on the aforesaid real estate being dedicated; and

WHEREAS, it is the intention of the owners to dedicate to the public the above described real estate, but effective only in the event of certain contingencies hereinafter specified.

NOW, THEREFORE, Carl E. Soderberg and Ruby L. Soderberg, being the legal owners of the above described real estate, do hereby dedicate to the public for street purpose the real estate hereinabove set forth; but the right of the public and the City of Wichita and the Board of County Commissioners of Sedgwick County, Kansas, to make use thereof for public purposes, including streets, excavation, fill, street paving, public utilities, and other similar street purposes, shall not occur unless and until the need for said above described real estate for street improvement purposes is determined by the public or the City of Wichita; it being understood that in the event of a substantial or total destruction of all of said fence by fire or other casualty, or in the event all of said fence is substantially torn down or destroyed, and upon the happening of any of such event, this dedication shall be and become, without further notice or act, in full force and effect.

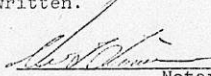
It is the intent of the grantors and owners that this contingent dedication shall be a covenant running with the land and shall be binding upon their heirs, executors, assigns, and successors and all subsequent owners of any part or parcel of said property covered by said dedication.

Carl E. Soderberg
CARL E. SODERBERG
Ruby L. Soderberg
RUBY L. SODERBERG

CITY OF WICHITA)
SEDGWICK COUNTY) ss:
STATE OF KANSAS)

BE IT REMEMBERED, that on this 22nd day of October, 1975, before me, the undersigned, a Notary Public in and for said county and state aforesaid, Carl E. Soderberg and Ruby L. Soderberg, who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Notary Public

My commission expires:

May 13, 1977



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE October 22, 1975

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer, Water Engineering
SUBJECT Soderberg Addition

The plattors of Soderberg Addition have submitted a valid petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten
Bill H. Otten
Chief Engineer - Water Engineering

cc: John D. Wynkoop
Director of Water

BHO:ar

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

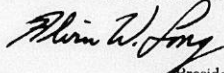
IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371



Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY


President.

ATTEST:


Secretary.

SCHEDULE A

Number
230393

Effective Date
October 20, 1975 at 7:00 A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: unknown
(Amended 10-17-70)
Proposed Insured:
City of Wichita
- Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Carl E. Soderberg and Ruby L. Soderberg, husband and wife.

3. The land referred to in this Commitment is described as follows:

Beginning at a point 904.3 feet West and 1626.33 feet North of the Southeast corner of the Southeast Quarter of Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said point being on the East line of Old Lawrence Road; thence North along the East line of Old Lawrence Road, 381.17 feet; thence East parallel with the South line of said Southeast Quarter, 175.1 feet; thence South parallel with the East line of said Old Lawrence Road, 188 feet; thence East parallel with the South line of said Southeast Quarter, 128.8 feet; thence South parallel with the East line of said Old Lawrence Road, 193.17 feet; thence West parallel with the South line of said Southeast Quarter, 303.9 feet to the point of beginning.

SCHEDULE B

Upon payment of the full consideration to, or for the amount of, the grantors or mortgagors, and recording of the necessary deeds and/or mortgages in insurable form, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): 1974 Taxes, Paid. - Key #A-8778-14; A-8778-15; A-8778-42.
9. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
10. Case #A-57727; Condemnation for Sewer, filed in Book Misc. 378, Page 149; over the South 8 feet; the East 8 feet; and the North 8 feet of the East 128.8 feet of the South 193.77 feet of captioned property.

December 13, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-116 - Final Plat of
SODERBERG ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 1974, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of December 6, 1974.

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 1974 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbreith
Chief Planner

JHG:ber

cc: ✓ Carl E. Soderberg, 352 Summitlawn 67209
✓ Gary Munn, 800 East Mt. Vernon 67211
Dean Sellers, Assistant City Engineer

December 6, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-116 - Final Plat of
SODERBERG ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 5, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Complete access control" shall be labeled adjacent to the curve on the northwest corner of Lot 1.
- B. "Access control except for one opening" shall be labeled adjacent to each lot on Lawrence Road and Carp Road. The appropriate wording shall appear in the plat or the plat's text.
- C. A 35-foot building setback shall be indicated from Carp Road and Lawrence Road.
- D. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Carp and the east side of Lawrence Road.
- E. A 10-foot utility easement shall be indicated across the entire length of the south line of Lot 3.
- F. *not to get depends on R.C.C. action*
The applicant shall contact the Maintenance-Flood Control Office relative to solving the drainage for subject property.
- G. The applicant shall guarantee the extension of water to serve subject property.

December 6, 1974
Page 2

2. The applicant shall submit a contingent dedication in the form of a separate instrument for 10 feet of additional street right-of-way for the east half of Old Lawrence Road. Said contingent dedication shall be appropriately indicated on the plat.
1. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
1. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: The City Engineer has prepared a drainage study of the area as discussed at the previous Planning Commission hearing of this plat, and a recommendation from the City Engineer for a drainage benefit district and the paving of Old Lawrence Road from Carp Street south to 31st Street will be forwarded with the final plat to the City Commission.

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, December 12, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Carl E. Soderberg, 352 Sumitlawn, 67209
Gary Munn, 800 E. Mt. Vernon, 67211
Dean Sellers, Assistant City Engineer

November 15, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-116 - Final Plat of
SODERBERG ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1974, the above-captioned plat was considered. At the request of your surveyor, this plat was referred back to the Subdivision Committee for reconsideration. In addition to the problem that we understand you have with the extension of water, the City Engineer has been instructed by the Director of Public Works to prepare a report which would analyze the drainage problems and recommend solutions. The City Engineer advises us that will not have this prepared by the next scheduled Subdivision Committee meeting. Therefore, we will schedule this plat for reconsideration at the Subdivision Committee meeting on December 5, 1974.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Carl E. Soderberg, 352 Sumitlawn, 67209
Gary Munn, 800 E. Mt. Vernon, 67211
Dean Sellers, Assistant City Engineer

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE Nov. 13, 1974



**ON SAFETY
PHASE II**

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT Soderberg Addition
SD 74-116

Reference is made to Newby's letter of November 8th in which the applicant was advised that the final plat was approved subject to several conditions, among which are:

"F. The applicant shall contact the Maintenance-Flood Control Office relative to solving the drainage for subject property.

H. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department."

The applicant's engineer contacted me on November 8th and I suggested that he arrange a meeting between the owner and representatives of Public Works and Planning Departments since it is my opinion that drainage in the area can be solved only by a street paving and storm water sewer project. On November 11th; Newby, Sellers and I met with Korber, Soderberg and others representing the applicant. At that time we discussed the problems the Maintenance Division faced in trying to maintain Old Lawrence Road and its open ditch system between Carp Street and 31st Street South. I again advised that I thought the plat should not go forward without a recommendation that a paving and storm water sewer project be initiated at once. Later Sellers, Linn and I met with the Director of Public Works and we again discussed the entire matter of lot grading and drainage. The Director instructed Linn to prepare a report which would analyze the drainage problems and recommend a solution. As it will not be possible for that report to be available for the Planning Commission Meeting of November 14th, he asks that you defer the plat until such time as the report is available.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: R. W. Bruggeman
G. H. Wilton
Dick Linn
Soderberg Plat File



November 8, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-116 - Final Plat of
SODERBERG ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Complete access control" shall be labeled adjacent to the curve on the northwest corner of Lot 1.
- B. "Access control except for one opening" shall be labeled adjacent to each lot on Lawrence Road and Carp Road. The appropriate wording shall appear in the plat's text.
- C. A 35-foot building setback shall be indicated from Carp Road and Lawrence Road.
- D. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Carp and the east side of Lawrence Road.
- E. A 10-foot utility easement shall be indicated across the entire length of the south line of Lot 3.
- F. The applicant shall contact the Maintenance-Flood Control Office relative to solving the drainage for subject property.
- G. The applicant shall guarantee the extension of water to serve subject property.

November 8, 1974
Page 2

- H. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- I. 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. 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, November 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Carl E. Soderberg, 352 Sumitlawn, 67209
Gary Munn, 800 E. Mt. Vernon, 67211
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-116 Name SODERBERG ADDITION
Date Application Rec'd. 10-25-74 Preliminary Approval N/A
Scheduled S/D Meeting 11-7-74

DESCRIPTION

General Location At the southeast corner of South Lawrence Road
and Carp Road.

Owner Carl E. Soderberg
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 2.1
2. Number of Lots: 3
- Residential _____
- Commercial 3
- Industrial _____
- Other _____
- Total Number of Lots 3
3. Minimum Lot Frontage 96.5 ft.
4. Minimum Lot Area 29326.35 sq. ft.
5. Existing Zoning C
6. Proposed Zoning C
7. Lineal Feet of New Streets:
- a. 30 R/W 30 ft.
- b. _____ R/W _____ ft.
- c. _____ R/W _____ ft.
- d. _____ R/W _____ ft.
- e. _____ R/W _____ ft.
- TOTAL 30 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 _____ (Yes-No)

STAFF COMMENTS:

- A. An additional 5 feet of street right-of-way shall be dedicated for Carp Road and Lawrence Road.
- B. A 35 foot building setback shall be indicated from Carp Road and Lawrence Road.
- C. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Carp and the east side of Lawrence Road.
- D. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- E. Approval of the plat as drawn will require waiving of the lot depth requirement of the Subdivision Regulations for Lots 2 and 3.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5444
Section No.: 5
Twp. No.: 28
Range: 1E

S/D No. 74-116

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Soderberg Addition
General Location: S.E. Corner of Old Lawrence Road
and Carp Road
Name of Property Owner: Carl. E. Soderberg
Address: 352 S. Sumitlawn 09 Phone: 943-1754
Name of Subdivider: Agent Gary Munn
Address: 800 E. ME. Vernon 11 Phone: 262-3041
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: October 24, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.1
2. Number of Lots:
Residential _____
Commercial _____
Industrial _____
Other _____
Total Number of Lots _____
3. Minimum Lot Frontage 96.5 ft.
4. Minimum Lot Area 29326.35 ft.
5. Existing Zoning C
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
a. 30 R/W 30 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 30 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 XX 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: [Signature]

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

Received by John T.
Date 10-25-74
Fee Submitted \$56.00