

Box 80-3

PLAT NO. S/D 77-28 MAP NO. 5535

NAME LIPPOLDT ADDITION

LOCATION: Northeast corner of Broadway & 103rd St.  
South.

ENGINEER Moehring & Associates

OWNER Vernon Lippoldt

APPLICATION FILED 2-28-77

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 2-28-77

S/D ACTION 3-10-77 approve

FINAL FILED 3-28-77

S/D ACTION 4-7-77 approve

MAPC ACTION 4-14-77 Approved

ECOA ACTION <sup>Com</sup> 4/26/78 Approved and to letter agreeing  
not to request build units until drawings in review

RECORDED 2-201-80

REMARKS \_\_\_\_\_

B.C.C. 2-13-80 Approved

S/D 77-28 - LIPPOLDT ADDITION -  
Northeast corner of Broadway &  
103rd St. South, by Moehring &  
Associates.

POSTED  
2-9-77  
PH

### ACTION

	DATE
S/D COMMITTEE (Prelim) approve	3-10-77
S/D (final) approve	4-7-77
M.A.P.C. Approved	4-14-77
B.C.C./B. CO. C. Referral made	4-19-78
Bd Co.C. Approved	4-26-78
B.Co.C. Approved	2-13-80
B6 C Rec + Lippoldt petition against project	5-8-85

Map No. 5535  
Sec. No. 21  
Twp. No. 29  
Range 1E

Subdivision Report and Progress  
S/D No.: 77-28

Name: LIPPOLDT ADDITION

General Location: Northeast corner of Broadway & 103rd St, South

Owner: Vernon Lippoldt

Address: 121 Baughman, Haysville, 67060 Phone: 524-6212

Subdivider: Same

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Moehring & Associates

Address: 314 Brown Bldg., 67202 Phone: 263-6781

Application Received 2-28-77

Conf. with Applicant \_\_\_\_\_

Sketch Plat Received \_\_\_\_\_

Present Zoning A-1

Proposed Zoning \_\_\_\_\_

Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED 2-28-77

S/D Comm. Action 3-10-77 *Approve*

Dept. Report on Prel. \_\_\_\_\_

TRACING PROGRESS:

Received \_\_\_\_\_

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

Comments:

LIPPOLDT ADDITION

Salem Township

U.S.D. #263

FINAL PLAT RECEIVED 3-28-77

S/D Comm. Action 4-7-77 *approve*

Dept. Report on Final \_\_\_\_\_

M.A.P.C. ACTION 4-14-77 *Approved*

Dept. Report on Final \_\_\_\_\_

Letter on Irons Received \_\_\_\_\_

Title/Taxes Rec'd & Reviewed \_\_\_\_\_

Final Review \_\_\_\_\_

Referral to B.C.C. \_\_\_\_\_

B.C.C. ACTION 4-19-78 *Deferred back*

4-26-78 *Approved*

Recorded \_\_\_\_\_

2-20-80 \_\_\_\_\_

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REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

LIPPOLDT

filed for record on

Feb 20, 1980

ADDITION was

*Boyd J. McCall*  
Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-30

T9-328

S/D 77-28  
Map: 5535  
no zone case

*B.C.C. Approved 2-13-80*

*B.C.C. Reversible Petition 5-9-85*

*2-31-84*

*264 0112*

*See map*

*Mike Vink Contractor*

Recorded

2-20-80

*subject to no building permits being issued until drainage improvements are made*

REGISTERED MAP - LOS ANGELES  
LOGAN OH - MADISON, TX U.S.A.

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

MAY 8, 1985

(Welcome to Channel 8 viewing audience and an overview of agenda items to be considered)

- A. Call Meeting to Order following adjournment of the Board of Equalization
- B. Invocation of the Christian Businessmen's Committee
- C. Flag Salute
- D. Roll Call
- E. Approval of Minutes, Regular Meeting of April 24, 1985.
- F. Certification as to the availability of funds - County Controller's Office.
- G. Proclamation declaring the month of May as Foster Family Appreciation Month. Presented by Louanna Honeycutt, Public Affairs Officer.

ACTION: Approve the proclamation and authorize the Chairman to sign.

- H. Request by A.J. Schlegal to address the Board of County Commissioners regarding the construction of a proposed 94 unit mobile home park at 103rd Street South and Broadway.

ACTION: Take such action as the Board deems appropriate.

- I. Presentation of Government Finance Officers Association Award for Distinguished Budget Presentation. Presented by Chairman Don Gragg.

The Government Finance Officers Association of the United States and Canada (GFOA) has granted its Award for Distinguished Budget Presentation to Sedgwick County, Kansas, for its 1985 budget. This award is the highest form of recognition in governmental budgeting, and attainment represents a significant accomplishment by the management and elected officials of Sedgwick County, Kansas.

To date, only 55 organization have received the Award for Distinguished Budget Presentation on a national basis. Sedgwick County is the first and remains the only jurisdiction in Kansas to have received this award.

- J. Presentation of 1985 Programs and Services Book. Presented by Forest Tim Witsman, County Administrator.

The Programs and Services Book serves as a companion document to the Adopted 1985 Budgets, and is formally presented to the Board of County Commissioners today.

The purpose of the book, 1985 Programs and Services, is to explain to the public the mission of each County operation, the services which are provided to accomplish the mission, and the programs from which the services are created.

Arthur Brown  
Dean Pashe  
Supt of School  
in Mulvane  
USD 263  
Lane Schlegal  
61 signatures

917 E 103rd St  
So.

78  
- build by county  
- approved  
- 78/79  
- Show us by  
we need ed.  
to write zoning



SEDGWICK COUNTY, KANSAS

RECEIVED LEGAL DEPARTMENT

APR 15 1985

WILLIAM D. RUSTIN  
COUNTY COUNSELOR

METROPOLITAN PLANNING

ROUTE

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203-3790 • TELEPHONE (316) 268-7111

April 9, 1985

John Terry Moore, Esq.  
Columbian Title Building  
313 South Market  
Wichita, Kansas 67202-3805

RE: Issuance of a Construction Permit for Mobile Home  
Development for Lippoldt Addition, Located at the  
Northeast Corner of Broadway and 103rd Street South,  
Sedgwick County, Kansas

Dear Terry:

After my meeting with you and Bob Lakin, on April 8, 1985, and after reviewing the materials that you submitted to me concerning the issuance of a construction permit for the mobile home park development for Lippoldt Addition, it is my opinion that Sedgwick County should issue a construction permit for this development. It appears from the record that Sedgwick County should have moved this matter along in our process, prior to January 1, 1985. I therefore believe that since this was not done during the time before countywide zoning, effective January 1, 1985, this development should not be affected by countywide zoning.

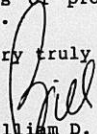
The preponderance of events show that the developers in this case had complied with all of the requests necessary for this development prior to January 1, 1985, and that a building permit may be issued at this time for construction, rather than your need to reapply and go through the new regulations, as set out by countywide zoning adopted January 1, 1985.

I will, by separate letter, advise Ron Worley to issue you a construction permit for this mobile home permit for Lippoldt Addition, and you may start construction forthwith.

Page Two  
John Terry Moore  
April 9, 1985

If you have any further questions or problems that need my attention, don't hesitate to contact me.

Very truly yours,

  
William D. Rustin,  
County Counselor

WR/jgs

cc: Board of County Commissioners  
of Sedgwick County, Kansas  
Forest Tim Witsman,  
County Administrator  
Ron Worley, Director  
Zoning  
Bob Lakin, Director  
M.A.P.C.



## SEDGWICK COUNTY, KANSAS

### DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213-4498  
(316) 258-1961

Claud S. Shelor, P.E.  
Director of Public Works/County Engineer

RECEIVED

AUG 7 1984

METROPOLITAN PLANNING  
ROUTE  FN - FN

TO: Jack Galbraith, M.A.P.D.

FROM: Jim Weber *JW*

DATE: August 3, 1984

SUBJ: Lippoldt Addition

The above referenced plat was approved in 1977 with a requirement that the developers submit a final development plan to this department prior to issuance of building permits. This final plan was to be "substantially the same as the approved preliminary park development plan." We have recently reviewed the final development plan dated March 30, 1984, and find that substantial changes have been made.

In 1980, when the plat was finally filed, arrangements were made for submittal of a drainage plan prior to issuance of building permits. We have received a drainage concept for the site dated July 26, 1984, that appears to conform to the criteria outlined in a 1977 meeting between the developers and County staff.

If the developers wish to continue with the new development plan, we feel that the plan should be reviewed by the Subdivision Committee and approved by the Planning Commission prior to further site development. In particular this review should address the following items:

1. The latest development plan indicates an increase from 78 lots to 95 lots. This represents a 21% increase in the number of lots.
2. The original plan indicated private street widths of 50 feet while the new plan indicates 40 feet.
3. The 12 green areas and the center recreation area shown on the original plan have been combined into a large central green area on the new plan. This change would have a radical effect on the previously approved sewer plan for this site.
4. The arrangement of the new development plan may be in conflict with the drainage concept discussed in 1977, particularly if a different sewer system is required.

Jack Galbraith  
Page Two  
August 3, 1984

On July 31, 1984, I discussed some of these items with the developer, Jack Hunt, and recommended that he contact your office to schedule the development plan for Subdivision Committee review. I have offered to meet with Mr. Hunt or his agent, the Health Department, and a representative of your department to discuss particular issues of the development plan. To date no such meeting has been scheduled.

JW/yls

cc: Jack Brown, Health Department  
Forrest Nagely, M.A.P.D.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health      DATE July 31, 1984


TO Jack Galbraith, Chief Planner of Current Plans

FROM Jack Brown, Chief, Environmental Quality

SUBJECT S/D No. 77-28  
Lippoldt Addition

After reviewing the original (undated-circa 1977) and a more recent development plan regarding this subdivision I feel that the plat should be reviewed again by the Subdivision Committee. I have discussed this with Jim Weber of Sedgwick County Public Works and I feel he concurs with this approach. At this time the Health Departments concerns are:

1. Length of time since plans to develop were active.
2. Substantial changes in the development plans (dated 3-30-84 by Lawrence E. Wells) concerning "green areas", the number and size of lots which will effect the density and sewage facilities originally designed.
3. Possible effects the most recent drainage plan will have on the location of lateral and tanks.
4. Location and separation requirements on water wells which will be a "public supply" requiring KDHE approval.

  
Jack Brown, Chief  
Environmental Quality

JAB/cb

cc: Michael J. Everhart  
Jim Weber, County Public Works  
Forrest Nagley, MAPD

RECEIVED

AUG 1 1984

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-28 Name Lippoldt Addition  
Application & Sketch Filed: 2-28-77  
Preliminary Plat Filed: 2-28-77 Approved by S/D: 3-10-77  
Final Plat Filed: 3-28-77 Approved by S/D: 4-7-77  
Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

General Location:

Northeast corner of Broadway and 103rd Street South

Surveyor or Engineer: Moehring & Associates

Owner: Vernon Lippoldt

Address: 121 Baughman, Haysville, Kansas

- |  |                       |                             |                           |
|--|-----------------------|-----------------------------|---------------------------|
| 1. Gross Acreage of Plat <u>17.75</u>              | 6. Access Control     |                             |                           |
| 2. Number of Lots:                                 |                       | St. U.S. 81 Highway         | No. Openings <u>0</u>     |
| Residential _____                                  |                       | St. 103rd South             | No. Openings <u>2</u>     |
| Commercial _____                                   |                       | St. _____                   | No. Openings _____        |
| Industrial _____                                   | 7. Req'd Improvements | St. Paving <u>not req'd</u> | Water <u>req'd</u>        |
| Other <u>1</u>                                     |                       | Sidewalk <u>not req'd</u>   | Drainage <u>not req'd</u> |
| Total Number of Lots: <u>1</u>                     |                       | Sewer <u>req'd</u>          | Other <u>none</u>         |
| 3. Minimum Lot Area: <u>16.25</u> Acres            |                       |                             |                           |
| 4. Existing Zoning <u>none (outside of zoning)</u> |                       |                             |                           |
| 5. Special Problems Discussed _____                |                       |                             |                           |

The Health Department has approved a sewage treatment facility and a water supply for subject property being platted for a mobile home park.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of County Commissioners.

Bayouth moved, Bell seconded and it carried unanimously. Greider, Savina absent. Porter resigned.

Note: This plat was originally approved by the Board of County Commissioners on April 26, 1978. The applicant now requests approval by the current Board of County Commissioners so that their signatures can be added to the plat and the plat can be recorded with the Register of Deeds.

No drainage improvement guarantees were required by the Subdivision Committee or Planning Commission. A 25-foot to 40-foot wide drainage easement adjacent to Broadway is being granted on the plat. The County Engineer accepted a letter from Mr. Lippoldt stating that he would not ask for building permits until the drainage improvements were constructed. On April 26, 1978, the Board of County Commissioners approved the plat for recording subject to withholding of building permits until the drainage improvements were made.

Mr. Lippoldt wishes to record his plat now because he has a buyer for the property. Because of the probability that this property ownership will soon change, the County Department of Public Works requests that a notarized document be submitted by Mr. Lippoldt which binds him and/or future owners to making these drainage improvements. An updated title and tax opinion should be submitted to the Planning Department.

ACTION: Instruct the County Clerk to file the notarized drainage document with the Register of Deeds and approve the plat as approved by the Metropolitan Area Planning Commission.

1	3	4	5	6	7	9	10	12	14
2		0		0			11	13	
		M	M	M	M				

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia  
**COMMITMENT FOR TITLE INSURANCE**  
SCHEDULE A

FOR  
PLATTING  
PURPOSES ONLY

1. Effective Date **February 6, 1980, at 7:00 o'clock A. M.** Case No. **RT-80204**

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ \_\_\_\_\_

None

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)  
Proposed insured:

Amount \$ \_\_\_\_\_

None

(c)  
Proposed insured:

Amount \$ \_\_\_\_\_

None

3. Title to the **fee simple** estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

**Wayne R. Cain, as to an undivided 1/2 interest; Wilma Loraine Cain, as to an undivided 20/100 interest; Esther Ilene Cain Dahlberg, as to an undivided 15/100 interest; and Melba Louise Cain Smith, as to an undivided 15/100 interest**

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

**The west half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section 21, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the north 2010 feet thereof.**

REALTY TITLE CO., INC.

Countersigned at Wichita, Kansas

Linda Ayaia  
Authorized Officer or Agent

Form No. 91-88 (SCH. A) Linda Ayaia  
035-1-088-0001/1

*received 2-13-80*

Commitment No. BB 668678  
Schedule A—Page 1

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ORIGINAL

# Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

## SCHEDULE B—Section 1 Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

N/A



This commitment is invalid unless  
the Insuring Provisions and Sched-  
ules A and B are attached.  
Form No. 91-88 (B-1)  
035-O-088-0003/1

Schedule B-Section 1-Page 1-Commitment No. BB668678 RT-80204

ORIGINAL

# Lawyers Title Insurance Corporation

A STOCK COMPANY

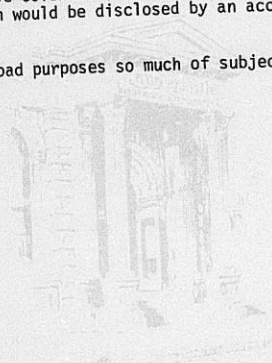
Home Office — Richmond, Virginia

## SCHEDULE B—Section 2

### Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. 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 interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 1980 and subsequent years not yet due and payable together with special assessments due and payable therewith.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not recorded which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of others to use for road purposes so much of subject property as lies in any roadway.



BB 658678 RT-80204

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Form No. 91-88 (B-2)  
035-0-088-0004/1

Schedule B-Section 2-Page 1-Commitment No. \_\_\_\_\_

ORIGINAL

COMMITMENT NO. **BB 668678**

**A Stock Company**  
Home Office — Richmond, Virginia

**COMMITMENT FOR TITLE INSURANCE**

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for 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 (6) 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. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

**CONDITIONS AND STIPULATIONS**

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**Lawyers Title Insurance Corporation**

*Robert C. Dawson*  
President

Attest:

*Raymond*  
Secretary.



91-68 COVER  
0351-988-0008

AMERICAN LAND  
TITLE ASSOCIATION  
STANDARD FORM  
COMMITMENT



**Lawyers Title**  
Insurance Corporation  
A Stock Company  
Home Office  
Richmond, Virginia

SAWHILL AND UNDERHILL

ATTORNEYS AT LAW

152 NORTH MAIN  
HAYSVILLE, KANSAS 67060  
(316) 524-4276

January 30, 1980

WALTER A. SAWHILL  
WALLACE W. UNDERHILL

Sedgwick County Department of Public Works  
1015 Stillwell  
Wichita, Kansas 67213

Attention: Mr. G. C. McClure Jr.  
County Engineer/Director of Public Works  
Sedgwick County, Kansas

RE: Lippoldt Addition  
Drainage Channel Improvements  
Adjacent to U.S. Highway 81

Dear Mr. McClure:

This letter is to advise that as the owner of land being platted as Lippoldt Addition which is to be developed as a Mobile Home Park, that we are aware that it is necessary to excavate or otherwise improve a surface water drainage channel along the West side of the above referenced subdivision.

The longitudinal gradient for the drainage channel is to comply with that established by the Sedgwick County Engineer's Office to affect proper drainage along the East side of U.S. Highway 81.

The specific location is to be within the confines of the Drainage Easement and additional Highway Right-of-way as set forth on the Recorded plat.

The cross section of the drainage channel improvement will be designed to adequately convey and/or temporarily store planned surface water contribution.

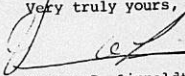
The plan, profile and cross section for the proposed channel improvement will be submitted to the County Engineer's Office for approval prior to construction.

*received 2-13-80*

The undersigned further agrees to not make application for Building Permits associated with Mobile Home Park Development until such time as plans for the above described Drainage Improvements have been approved and constructed.

This agreement shall be binding upon assigns and successors in title.

Very truly yours,




Vernon D. Lippoldt

STATE OF KANSAS        )  
                              )    ss:  
SEDGWICK COUNTY     )

BE IT REMEMBERED, That on this 31 day of January, 1980, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Vernon D. Lippoldt, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same,

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

  
DONNA MARIE CORBETT        -       Notary Public

My Appointment Expires:  
October 18, 1981



**SEDGWICK COUNTY**  
**DEPARTMENT OF**  
**PUBLIC WORKS**

*Newby*

**MEMO**

TO: Curtis Newby FROM: Chris Brennenstuhl, E.I.T.

PROJECT: Lippoldt Addition

ITEM: Final Release of the Plat

DATE: August 22, 1978

Dear Curtis,

Enclosed is a copy of the letter of April 24, 1978, to the County Engineer from Vernon Lippoldt agreeing to meet all of this department's requests and conditions of approval pertaining to drainage improvements within Lippoldt Addition. We feel that this letter is sufficient to guarantee the necessary improvements within the Plat and should permit the final approval of the Plat for recording.

Chris Brennenstuhl, E.I.T.  
Civil Engineer



24 April 1978

Sedgwick County Department of Public Works  
1015 Stillwell  
Wichita, Kansas 67213

Attn: Mr. G. C. McClure Jr.  
County Engineer/Director of Public Works  
Sedgwick County, Kansas

Re: Lippoldt Addition  
Drainage Channel Improvements  
Adjacent to U.S. Highway 81

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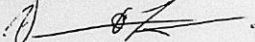
The specific location is to be within the confines of the Drain-  
age Easement and additional Highway Right-of-way as set forth  
on the Recorded plat.

The cross section of the drainage channel improvement will be  
designed to adequately convey and/or temporarily store planned  
surface water contribution.

The plan, profile and cross section for the proposed channel  
improvement will be submitted to the County Engineer's Office  
for approval prior to construction.

The undersigned further agrees to not make application for Build-  
ing Permits associated with Mobile Home Park Development until  
such time as plans for the above described Drainage Improvements  
have been approved and constructed.

Very truly yours,



Vernon D. Lippoldt



May 9, 1978

Syd Werbin, County Building, Planning & Inspection  
Louise Olivarez, Junior Planner

Mobile Home Park Development Plan - Lippoldt Addition. North-  
east corner of Broadway and 103rd Street South.

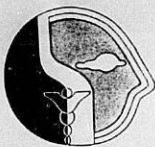
Attached is a copy of the preliminary mobile home park develop-  
ment plan for the Lippoldt Addition located at the northeast  
corner of Broadway and 103rd Street South. This preliminary  
development plan has been approved by the M.A.P.C. and the final  
development plan should conform substantially with this prelimi-  
nary plan.

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

---

Louise Olivarez  
Junior Planner

LO:et  
Attachment



RECEIVED

FEB 19 1981

METROPOLITAN PLANNING  
ROUTE                        
                     

February 17, 1981

Don Moehring  
Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

RE: Lippoldt Addition  
S/D No. 77-28

Dear Mr. Moehring,

The Lippoldt Addition was approved for the use of septic systems and water wells in Mr. Innes' letter of January 16, 1978. The conditions for approval are clarified as follows:

1. That a Sewerage Facility Permit shall be obtained for each system and each system shall be inspected prior to backfilling.
  - a. Each septic system is to serve no more than three mobile homes and consist of a 1500 gallon septic tank and 400' to 450' of lateral.
  - b. On the green areas measuring 65' by approx 130', two independant lateral systems will be installed on 6' centers consisting of 450' of lateral. A reserve in the center of the green areas is to be retained for future lateral installation. Those parcels being abandoned for a sewerage facility must be designated as green areas and may not be utilized for residential purposes. Two independant systems will be installed on 6' centers consisting of 400' of lateral in these areas. Areas designated for laterals will be secured in such a way as to preclude their use as parking or driveways.
  - c. The 25' minimum property line separation must be maintained between septic tank/lateral fields on this tract and all adjoining property.
  - d. Minimum lateral trench depth will be 42", or otherwise through the hard pan strata. The existance of suitable soils below the lateral field must be demonstrated to the field sanitarian inspecting the systems. Maximum perforated pipe depth to be 2' with road gravel to bottom of trench.

Wichita-Sedgwick County Department of Community Health  
1900 East Ninth Street - Wichita, Kansas 67214 (316)268-8401

Don Moehring  
Moehring & Associates  
February 17, 1981  
Page -2-

2. Connection to public sewer is required if and when it becomes available.
3. An application for a public water supply must be completed and sent to the Kansas Department of Health and Environment before a building permit is obtained. A permit to operate the water supply is to be obtained before occupancy.



Michael J. Everhart  
Environmental Quality Coordinator

MJE:11i

cc: Louise Oliverez, Metropolitan Area Planning Department  
Karen Page, Water Quality Specialist  
Bob Lill, Public Health Sanitarian I

2-13-80

**RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS**

SUBDIVISION APPROVAL

S/D Number 77-28 Name Lippoldt Addition  
 Application & Sketch Filed: 2-28-77  
 Preliminary Plat Filed: 2-28-77 Approved by S/D: 3-10-77  
 Final Plat Filed: 3-28-77 Approved by S/D: 4-7-77  
 Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

**General Location:**

Northeast corner of Broadway and 103rd Street South

**Surveyor or Engineer:** Moehring & Associates

**Owner:** Vernon Lippoldt

**Address:** 121 Baughman, Haysville, Kansas

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>17.75</u>              | 6. Access Control                                   |
| 2. Number of Lots:                                 | St. U.S. 81 Highway No. Openings <u>0</u>           |
| Residential _____                                  | St. 103rd South No. Openings <u>2</u>               |
| Commercial _____                                   | St. _____ No. Openings _____                        |
| Industrial _____                                   | 7. Req'd Improvements                               |
| Other <u>1</u>                                     | St. Paving <u>not req'd</u> Water <u>req'd</u>      |
| Total Number of Lots: <u>1</u>                     | Sidewalk <u>not req'd</u> Drainage <u>not req'd</u> |
| 3. Minimum Lot Area: <u>16.25</u> Acres            | Sewer <u>req'd</u> Other <u>none</u>                |
| 4. Existing Zoning <u>none (outside of zoning)</u> |   |
| 5. Special Problems Discussed _____                |   |

The Health Department has approved a sewage treatment facility and a water supply for subject property being platted for a mobile home park.

**Planning Commission Recommendation:**

That this plat be approved subject to recording within 30 days after approval by the Board of County Commissioners.

Bayouth moved, Bell seconded and it carried unanimously. Greider, Savina absent. Porter resigned.

**Note:** This plat was originally approved by the Board of County Commissioners on April 26, 1978. The applicant now requests approval by the current Board of County Commissioners so that their signatures can be added to the plat and the plat can be recorded with the Register of Deeds.

No drainage improvement guarantees were required by the Subdivision Committee or Planning Commission. A 25-foot to 40-foot wide drainage easement adjacent to Broadway is being granted on the plat. The County Engineer accepted a letter from Mr. Lippoldt stating that he would not ask for building permits until the drainage improvements were constructed. On April 26, 1978, the Board of County Commissioners approved the plat for recording subject to withholding of building permits until the drainage improvements were made.

Mr. Lippoldt wishes to record his plat now because he has a buyer for the property. Because of the probability that this property ownership will soon change, the County Department of Public Works requests that a notarized document be submitted by Mr. Lippoldt which binds him and/or future owners to making these drainage improvements. An updated title and tax opinion should be submitted to the Planning Department.

**ACTION:** Instruct the County Clerk to file the notarized drainage document with the Register of Deeds and approve the plat as approved by the Metropolitan Area Planning Commission.

4-20-76

Joe Freeman - Co Engineer Off.

Came by to look at our file and stated that the main thing he wanted to be sure of was that the 40 ft. drainage easement was shown on the plat.

I asked what needed to be done to get the plat approved. He said he had to talk to Tom Scott, but that most likely the applicant will have to guarantee improvement of the ~~drainage~~ drainage ditch. Freeman will call us Monday to let us know if ok to proceed with plat approval on Wed. April 26.

4-25-76

Called Freeman re status of case, he said the applicant's engineer was coming in to see him about the drainage. Freeman said all conditions of the plat approval had been complied with, but he thought the Co Comm was going to require Leggett to guarantee drainage improvement by bond or letter of credit. He said he would call after talking to applicant's engineer if they could not work out agreement for drainage guarantee.

Mr. Hale so moved for the approval.

Mr. Scott seconded the motion.

The motion carried with all Commissioners voting "aye".

S/D 77-28

Mr. Bob Lakin, Metropolitan Area Planning Commission, appeared before the Board regarding S/D 77-28, Subdivision approval of Lippoldt Addition located on the northwest corner of Broadway and 103rd South. He stated that he would like to request approval of a plat for single family dwelling for mobile home expansion located to the East of Broadway, north, and 103rd Street South. He showed them the area on the map and stated that the green areas were approved septic tank areas by the Health Department. He stated that the Planning Commission recommended unanimous approval of the plat; it is beyond the three mile limit of Haysville and all he is asking is just approval of the plat.

Mr. Scott asked if Mr. McLure was here.

Mr. Lakin stated that the plat has met all of his requirements.

Mr. Scott asked if Mr. McLure or any of his people were at the subcommittee meeting. He stated that his question is 133rd Street South to Clearwater Road.

Mr. McLure stated that is quite a low area in there.

Mr. Scott asked if all of the drainage problems had been worked out in there yet and had it been through the Planning Commission. Mr. Scott stated that he and Joe met with these people and there is a drainage problem and he wants to make sure it has been worked out and before he takes any action on it he wants to know that it has been taken care of.

Mr. McLure asked if he could talk to Joe Freeman about this first.

Mr. Lakin stated that there is a ditch on Broadway along the edge for drainage; it is a drainage easement and there are no requirements for physical improvements. He asked if they could have a continuance on this item for one week.

Mr. Scott so moved for a continuance of one week.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye".

CU-203

Mr. Lakin appeared before the Board regarding CU-203 for raw material extraction on the south side of 63rd Street South as extended from the east in an area east of the Arkansas River. He stated the area is south of 63rd Street and they are building a new bridge across at that point of the application area and attached to that is the general location of the sand extraction plant. He pointed out the location on the map stating that it is a mile and a half or so from Derby. He stated that it has been to both Haysville and Derby, it has a three mile overlap in that area, and all recommend approval. He stated that chain link fences are required and a time element on sand extraction to not operate longer than five years; Haysville recommended three years; MAPC recommends five years to this Board. He stated

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-28 Name Lippoldt Addition  
Application & Sketch Filed: 2-28-77  
Preliminary Plat Filed: 2-28-77 Approved by S/D: 3-10-77  
Final Plat Filed: 3-28-77 Approved by S/D: 4-7-77  
Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

General Location:

Northeast corner of Broadway and 103rd Street South

Surveyor or Engineer: Moehring & Associates

Owner: Vernon Lippoldt

Address: 121 Baughman, Haysville, Kansas

- |                               |                               |                            |                          |
|-------------------------------|-------------------------------|----------------------------|--------------------------|
| 1. Gross Acreage of Plat      | 17.75                         | 6. Access Control          |                          |
| 2. Number of Lots:            |                               | St. <u>U.S. 81 Highway</u> | No. Openings <u>0</u>    |
| Residential                   |                               | St. <u>103rd South</u>     | No. Openings <u>2</u>    |
| Commercial                    |                               | St. _____                  | No. Openings _____       |
| Industrial                    |                               | 7. Req'd Improvements      |                          |
| Other                         | <u>1</u>                      | St. Paving <u>not reqd</u> | Water <u>reqd</u>        |
| Total Number of Lots:         | <u>1</u>                      | Sidewalk <u>not reqd</u>   | Drainage <u>not reqd</u> |
| 3. Minimum Lot Area:          | <u>16.25</u> Acres            | Sewer <u>reqd</u>          | Other <u>none</u>        |
| 4. Existing Zoning            | <u>none-outside</u> of zoning |                            |                          |
| 5. Special Problems Discussed |                               |                            |                          |

The Health Department has approved a sewage treatment facility and a water supply for subject property being platted for a mobile home park.

Planning Commission Recommendation:

That: this plat be approved subject to recording within 30 days after approval by the Board of County Commissioners.

Bayouth moved, Bell seconded and it carried unanimously. Greider, Savina absent. Porter resigned.

ACTION:

Approve the plat as approved by the Metropolitan Area Planning Commission.

MAPC -  
S/D 77-28

Mr. Bob LaFon, Metropolitan Area Planning Department, appeared before the Board regarding S/D 77-28; Subdivision approval of Lippoldt Addition located on the northeast corner of Broadway and 103rd Street South. He stated that last week on the Agenda there was single lot plat at 103rd Street South and Broadway on the northeast corner and the Commission raised questions on the drainage in that area which they were not able to resolve at that meeting and asked for a deferral. He stated that in that week's time they have been contacting the Department of Public Works and earlier this morning they had still not been able to get any Resolution from his side of the Planning Department as to what has occurred, but since that time he had met with Mr. McLure who had indicated that he had met with the applicants once again, and that the arrangement that they had proposed as the Department of Public Works essentially was that a drainage plan and future construction would be required prior to the issuance of any building permits on this site. He stated that Mr. Moreing, the Engineer for the applicant, is also here. He stated that he had not been involved in these discussions so he was not really prepared to comment to much on them except to say that all of the items which the County had requested through the Subdivision Committee in their opinion have been complied with. He stated that if there are to be additional requirements, such as construction, it has been their recommendation and the Planning Department that any construction be basically guaranteed with some sort of surity, either through performance bonds or letters of credit or something to insure that indeed the work will be done within a prescribed period of time. He stated that if indeed that is an additional requirement to be made to this plat he thought that would be an appropriate way of handling it rather than tying it to building permits. He stated that he had some experience with that over the years, both within the City and the County, and building permit things tend to get lost in the shuffle with changes of personnel, and when you tie dollars to it they don't get lost near as fast. He stated that Mr. McLure or Mr. Moreing may wish to add some comments of their own. He stated that their basic recommendation on this was through the Planning Commission and subdivision committee approval of the plat was that if the Commissioners make any additional requirements, they could approve the plat and instruct the Planning Commission to withhold the release of the tracing until they have those items in hand.

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
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Page 5

Mr. Grover McLure, County Engineer/Director of Public Works, appeared before the Board and stated that they had met with the owner and with his engineer and they have agreed to do certain things. He stated that he had asked the applicants to be here this morning in order for the Commissioners to discuss this with them. He stated that Mr. Don Moehring was the engineer.

Mr. Scott asked Mr. McLure if he was satisfied with everything down there. He stated that Mr. Joe Freeman and himself had met down there with them and they saw some of the problems that they had down there. He stated that Mr. McLure knew the problems they had at South Broadway and 103rd Street, South with drainage. He stated that by placing 20 more in there he did not want throw more problems at 103rd and Broadway.

Mr. McLure stated that he thought that the biggest problem was that the State ditch along the highway was insufficient in size and there has been and there will be, although it is not shown on the plat, a easement of drainage easement through the front of the property in which they will construct their own drainage channel.

Mr. Scott asked if it showed on the plat.

Mr. Lakin stated that yes it does show on the plat now.

Mr. Scott asked if all the drainage problems would be taken care of before the permits will be issued.

Mr. McLure stated yes they would.

Mr. Scott asked if he was sure of this.

Mr. McLure stated yes they would have it in writing.

Mr. Don Moehring, speaking in behalf of the applicant, appeared before the Board and stated that in the platting process Mr. Mitchell in conjunction with the County Engineer brought to the attention that there was a need for an additional right-of-way dedication, not just for this property but because of drainage from the North. He stated that in the final plat they did include a drainage dedication back to the line, that is a 100 foot back from the center line of the existing highway, that is in addition to the street right-of-way. He stated that subsequent to the approval of the final plat at the Planning Commission level and before it reached the City Commission and the County Commission they did try to seek some type of drainage outlet relief particularly with the culvert that exists under 103rd Street hoping that it could be lowered. He stated that the County Engineering Department worked with him very closely even investigated profiles from the intersection south in the east ditch of U.S. 81 Highway, and then back east to the creek and they found that there was a unrecorded but existing drainage way. He stated that it was not dignified by an easement or anything like that running from U.S. 81 back to the creek. He stated that apparently the land owner had no objections to it being dignified and improved and worked on.

Mr. Scott asked if this was on the North side of 103rd.

Mr. Moehring stated it would be something like 600 to 800 feet south of 103rd Street.

Mr. Scott asked Mr. Hill if this was what Jess McAdams donated down in there for a drainage area.

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
April 26, 1978  
Page 6

Mr. Hill stated that drainage off of Highway #81 is what Mr. McAdams and also Mr. Nicholson gave to the State Highway Department. He stated that he didn't know if it was sized to take any more water or if they would have to take the water because he had not studied the drainage easement for a long time.

Mr. Moehring stated that the County Engineering Department established a profile so that it would drain into Cowskin Creek not at such a level that it would be constantly backing up, came back to U.S. 81, and then up U.S. 81 to a Control structure that is some quarter of a mile north of this location that passes under U.S. 81. He stated that it was found out at that point and time that they couldn't lower the culvert at 103rd Street more than 2 or 3 tenths of a foot and stay on that gradeon. He stated that they dismissed the thought that they could get any grade relief by even improving ditches because the gradeon would not be that much lower. He stated that their intent was to try and get it as low as possible so they had to do as little fill as possible and still have proper drainage. He stated that now they are just going to have to do more fill, and they are going to have to live with that culvert elevation virtuously at its present elevation and then go to more fill on sites to make the grading to come on down to the existing road ditches. He stated that he wished it was otherwise, but it didn't look like that they could physically get much relief. He stated that in conversation with Mr. Freeman and they are in agreement with him that they will as part of their construction procedure, they will actually dig out that ditch to a cross section that satisfies the County in that easement they dedicated that way they can utilize the dirt on site and help raise things up and they will get the ditch dug for the County. He stated that addressing one other item, Mr. Lakin's concern about will the improvements get done in fact, they had a slightly different situation in that there are no interior roadways, all the roads that are dedicated on this plat are in the name of the public already, they are 103rd Street and U.S. 81. He stated that they have no jurisdiction or control over construction on that. He stated that they are both limited access, limited control 100% on the west, and only 2 points of opening where the street is accessible to 103rd Street. He stated that it is not a case where they will run off and people will be coming into the County and asking them to open up a road to serve a house or something like that inasmuch as there are no public roads inside that one lot plat. He stated that number two, according to the County's own code, they may not start construction of a Mobil Home Court without getting a license, and he did not think the license would be issued without the Health Department's approval and or the County Engineer's approval. He stated that it specifically calls out in the ordinance or code that the sanitary sewer facilities, the drainage, the grading, and so on be approved, and he did not think they were trying to ask for anything that isn't already provided by code and controlled by the County.

Mr. Scott asked how wide of a right-of-way they had on 103rd Street.

Mr. Moehring stated that it was a 50-foot half right-of-way, plus the normal configuration adjacent to the intersection with U.S. 81, which is out to 75 foot for the width.

Mr. Scott stated that his question was to McLure, that if they ever decided to put a bridge across the big Arkansas River from K-15 to Broadway, would they have enough right-of-way in there.

Mr. Lakin stated that he would like to make a few comments. He stated that the relation of the issue being primarily whether or not these improvements are to be bonded or otherwise purely at this Commission's

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

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discretion indicated the better management practice is to require the guarantee of these improvements, that matter of whether or not they are public or are not public interior road is not really germane to the question in his opinion because they are not asking them to guarantee roads only the drainage issue that the Commissioners are concerned with. He stated that as a matter of practice there is no way to put that on the plat it simply becomes a matter of emotion if you were to say do it subject to building permit. He stated that ownerships do change on pieces of property, sometimes properties really go ahead and develop, and these things go off into the future. He stated that this is why they suggest generally the practice of some type of physical surety board. He stated that the alternative that Mr. Moehring suggested to the Commissioners was that they approve the plat simply by motion instruct your personnel not to issue any building until the drainage is physically accomplished in the field. He stated that the other alternative that he suggested was simply to say that they either provide cash or a letter of credit where the money is available to the County in the event that the work isn't done or a performance bond for the same purpose, so that at such a point and time you usually put a time limit on it, such as two years, sometimes the limit is extended but that guarantees the work also to be done.

Mr. Scott asked Mr. McLure what he would be comfortable with.

Mr. McLure stated that they would be comfortable with a bond, cash, or the irrevocable letter of credit, that it didn't really make any difference to him. He stated that they have been requiring an irrevocable letter of credit or this type of thing where plats have been made in the County because of the extent of the plat, the cost of the road and the road work he has asked them to give him an estimate and supply him with the necessary security to insure the construction thereof.

Mr. Scott stated that they have a letter of intent, and was Mr. McLure satisfied with just that.

Mr. McLure stated that there were two things that they could do; one was to withhold a building permit and they would withhold a building permit until such time as the work is completed, and also there is the matter of the Health Department approval on the type of sewage system that will be permitted. He stated that until they give them a permit they are not going to say it is okay.

Mr. Scott asked if Mr. McLure was satisfied with the letter they sent to the Engineer committing them to this.

Mr. McLure stated yes he was.

Mr. Scott so moved on approving the plat with the recommendation of the Public Works Director.

Mr. Hale seconded it for discussion. He stated that he would like to know if Mr. McLure would hold all building permits until the work was accomplished.

Mr. Scott stated that the Health Department would have to release it too, he asked Mr. McLure if that was not right.

Mr. McLure stated that was correct.

The motion carried with all Commissioners voting "aye".

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
April 26, 1978  
Page 8

Mr. Hill asked if was the intent of the Commission's motion that the Commission has directed the Public Works Department not to issue permits until such time as the road system is completed and drainage and construction has been done.

Mr. Scott stated that the drainage is the factor here. He stated that is all they are concerned about.

Mr. Hill asked if that was the intent of the motion.

Mr. Scott stated that was pretty well what the Planning Commission approved, wasn't it.

Mr. Lakin stated that the issue of construction was not a debated part of this as an additional requirement by the Department of Public Works.

Mr. Scott asked if this was one of the requirements of Public Works.

Mr. McLure stated yes it was.

Mr. Scott stated that no permits would be issued until the drainage work was done.

Mr. McLure stated that was correct.

Mr. Patrick stated that the vote had already been called and for the Clerk to go on to the next item.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH  
OFFICE OF Environmental Health      DATE March 20, 1978

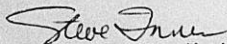
TO    Curtis Newby, Junior Planner  
FROM   Steve Innes, Environmental Conservation Coordinator

SUBJECT Lippoldt Addition  
S/D 77-28

In reference to my memo of January 16, 1978, item number three is hereby changed to read:

3. An application for permit for a public water supply must be completed and sent to the Kansas Department of Health and Environment before a Building Permit is obtained. Permit to operate the water supply is to be obtained before occupancy.

It was brought to my attention that a permit application requires the accompaniment of design plans and specifications. It was not our intention to cause the design of the water system to be complete before recording of the plat. The above change will accomplish our intent and should facilitate orderly development of the mobile home park.

  
Steve Innes, Coordinator  
Environmental Conservation

SI/1b



THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health      DATE January 16, 1978

TO      Curtis Newby, Junior Planner  
FROM     Steve Innes, Environmental Conservation Coordinator

SUBJECT    Lippoldt Addition  
             S/D No. 77-28

Results of soil percolation tests for this addition on the northeast corner of Broadway and 103rd Street South were satisfactory with a rate of less than 30 minutes. Ground cover above the water table was sufficient.

The 17.75 acre property is approved for use of septic system and water wells subject to the following conditions:

1. That a Sewerage Facility Permit be taken out for each system.
  - a. Each septic system is to serve no more than four mobile homes and is to consist of a minimum of a 2000 gallon septic tank and 500 feet of lateral. A cluster of 3 homes would require 1500 gallon tank and 350 feet, minimum.
  - b. Minimum lateral trench depth will be 42 inches, or otherwise through the hard pan strata. Maximum perforated pipe depth to be two feet with road gravel below to bottom of trench.
  - c. There is to be 2000 square feet of lateral area per mobile home.
  - d. Typical layouts for a mobile home - septic system cluster will be necessary before permit issuance.
2. Connection to public sewer is to be made whenever one should become available.

3-23-78

*see memo from Innes dated 3-20-78*  
An application for permit for a public water supply must be completed and sent to the Kansas Department of Health and Environment before recording of plat. Permit to operate the water supply is to be obtained before occupancy.

*Steve Innes*  
Steve Innes, Coordinator  
Environmental Conservation

SI/lb

cc: Vern Lippoldt  
Don Moehring  
Moehring and Associates  
423 South Hydraulic  
James F. Aiken, Jr.



LIPPOLDT ADDITION

COUNTY ENGINEERING

Joe Freeman  
Chris Brennenstuhl

LIPPOLDT

Vern Lippoldt (Owner)  
Don Moehring (Engineer)

The above people met on 11-28-77 in the County Engineer's Office to discuss what additional work needed to be done in completing the requirements for approval of the Final Plat of Lippoldt Addition.

After quite a bit of discussion of alternate methods of draining the platted area and adequately protecting the development from the stormwater runoff of adjacent areas, it was suggested that a wide ditch be constructed near the west property line to allow for the temporary storage of that runoff which exceeds the capacity of the existing cross-road culverts. The ditch should be as deep as possible while meeting the flowline of the outflow culvert and maintaining a minimum slope of 0.10%; side slopes should be no steeper than 3:1 on the west and 4:1 on the east. An interceptor ditch could be constructed along the north line of the plat to carry runoff from the north to the west ditch; this would aid in the grading of the development.

The County agreed to provide what information they have available to Mr. Moehring to use in designing the grading and drainage plan.

# Lawyers Title Insurance Corporation

A STOCK COMPANY  
Home Office—Richmond, Virginia

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE A

1. Effective date October 20, 1977, at 7:00 o'clock A.M.

Case No. RT-771728

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)

Proposed insured:

N/A

Amount \$ \_\_\_\_\_

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)

Proposed insured:

N/A

Amount \$ \_\_\_\_\_

(c)

Proposed insured:

None

Amount \$ \_\_\_\_\_

3. Title to the <sup>fee simple</sup> described or referred to in this Commitment is at the effective date hereof vested in: <sup>estate or interest in the land</sup>

Record Title: Wayne R. Cain, as to an undivided 1/2 interest  
Wilma Loraine Cain, as to an undivided 20/100 interest  
Esther Ilene Cain Dahlberg, as to an undivided 15/100 interest  
Melba Louise Cain ~~Smith~~, as to an undivided 15/100 interest  
Equitable Title: Mobile Home Park Development Inc.  
*now Eberhard*

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

The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 21, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the north 2010 feet thereof

Countersigned at Wichita, Kansas

REALTY TITLE CO., INC.

*[Signature]*  
Authorized Officer or Agent

Form No. 514 (Rev. 1-6-77) Wichita, Kansas  
035-1-088-0001

(over)

ORIGINAL

Schedule A—Page 1—No. **BA 866633**

*See  
Power  
attorney*



**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office - Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for 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 (6) 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. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



**Lawyers Title Insurance Corporation**

*Robert C. Dawson*

President

Attest:

*Raymond*

Secretary

# Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

## SCHEDULE B—Section 1

### Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Item (c) Lien Affidavit and Statement executed by sellers and contractors, if any, stating that all bills are paid for labor and/or material which might form the basis for a materialman's or mechanic's lien.

NOTE: Taxes for the year 1976 (original amount \$136.54) and prior years are paid. Key No. SA-196. This key no. covers more than subject property.

*1<sup>st</sup> half 1977 taxes paid (see receipt)*

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**Lawyers Title Insurance Corporation**  
A Stock Company  
Home Office - Richmond, Virginia

# Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office - Richmond, Virginia

## SCHEDULE B-Section 2

### Exceptions

The policy or policy: to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. 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 interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 1977 and subsequent years not yet due and payable together with special assessments due and payable therewith.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not recorded which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of others to use for road purposes so much of subject property as lies in any roadway.
5. Terms and condition of the Real Estate Contract dated October 6, 1976 wherein Wayne R. Cain, et al are Sellers and Mobile Home Park Development, Inc. is Buyer, held in escrow at Haysville State Bank.

RT-771728  
BA 866633

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Schedule B-Section 2-Page 1

ORIGINAL

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, WILMA LORAIN CAIN and J. DALE CAIN, husband and wife; ESTHER ILENE CAIN DAHLBERG and BERNARD DAHLBERG, husband and wife; and MELBA LOUISE CAIN EBERHARD and ROLLAN EBERHARD, husband and wife; and each of us, hereby appoint WAYNE CAIN of Haysville, Sedgwick County, Kansas, as our attorney, and in our name and on our behalf, to do and execute all or any of the following acts, deeds and things, as fully as we might or could do if personally present, to-wit:

To execute, change, amend or vary any and all plats of Mobile Home Park Development, Inc. heretofore made by any of us.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of January, 1978.

Wilma Loraine Cain  
WILMA LORAIN CAIN

J. Dale Cain  
J. DALE CAIN

Esther Ilene Cain Dahlberg  
ESTHER ILENE CAIN DAHLBERG

Bernard Dahlberg  
BERNARD DAHLBERG

Melba Louise Cain Eberhard  
MELBA LOUISE CAIN EBERHARD

Rollan K Eberhard  
ROLLAN EBERHARD

STATE OF MINNESOTA }  
COUNTY OF RAMSEY } ss.

Before me, the undersigned, a Notary Public within and for said County and State, on this 20<sup>th</sup> day of January, 1978, personally appeared WILMA LORAINE CAIN and J. DALE CAIN, to me personally known 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 above written.

Eugene T. Bohmert  
Notary Public

**My Appointment Expires:**

EUGENE T. BOHMERT  
Notary Public, Ramsey County, Minn.  
My Commission Expires Mar. 16, 1978.

STATE OF MINNESOTA }  
COUNTY OF Hennepin } ss.

Before me, the undersigned, a Notary Public, within and for said County and State, on this 31 day of January, 1978, personally appeared ESTHER ILENE CAIN DAHLBERG and BERNARD DAHLBERG, to me personally known 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 above written.

Virginia Kendhammer  
Notary Public

**My Appointment Expires:**

3/30/80

VIRGINIA KENDHAMMER  
Notary Public, Hennepin County, Minn.  
My Commission Expires Mar. 30, 1980.

STATE OF KANSAS }  
COUNTY OF Butler } ss.

Before me, the undersigned, a Notary Public within and for said County and State, on this 31 day of January, 1978, personally appeared MELBA LOUISE CAIN EBERHARD and ROLLAN EBERHARD, to me personally known 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 above written.

Laverne Mosiman  
Notary Public

My Appointment Expires:

10-19-79

*Siphalat*  
**TWO**

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

1/2 SW 1/4 EXC N 2010 FT  
SEC. 21-29-1E

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM

77-RC-16-0313-11-7  
SA - 00196 22-05  
GAIN, WAYNE R. ETAL  
2010 WAYNE  
HAYSVILLE KS 67060

MAKE CHECKS PAYABLE TO  
SEDGWICK COUNTY TREASURER  
WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST  
CA  
CK 44.46

PLEASE INDICATE ANY CHANGE OF ADDRESS

SA FEB 11

DATE	INTEREST	PAID	RECEIPT NO.
78	44.46	0.00	44.46
			M614252226

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
13210	073.488	88.92		88.92	44.46	44.46	1977 REAL ESTATE TAX

INTEREST TOTAL PAID RECEIPT NO.

**MICROFILMED**  
FROM THE BEST  
AVAILABLE COPY

ONE

PLEASE DO NOT FOLD OR MUTILATE

*Lyette Add.*

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS IT MUST BE PAID IN FULL.

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

W 1/2 SW 1/4 EXC N 2010 FT SEC 21-29-1E

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM

77-RE-16-0313-11-7  
SA - CC15E 22-05  
CAIN, WAYNE R. ETAL  
2010 WAYNE  
HAYSVILLE KS 67060

MAKE CHECKS PAYABLE TO  
SEDGWICK COUNTY TREASURER  
WICHITA, KANSAS 67203 PH. (316) 288-7851

INTEREST  
CA  
CK *44.46*

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE: 5A FEB 11 79  
INTEREST: 44.46  
PAID: .00  
RECEIPT NO.: 44.46  
M614232226

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
1,210	073.488	66.92		88.92	44.46	44.46	1977 REAL ESTATE TAX

INTEREST TOTAL PAID RECEIPT NO.

FOUR

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS IT MUST BE PAID IN FULL.

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

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PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM

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SEDGWICK COUNTY TREASURER  
WICHITA, KANSAS 67203 PH. (316) 288-7851

INTEREST  
CA  
CK *44.46*

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE: 5A FEB 11 79  
INTEREST: 44.46  
PAID: .00  
RECEIPT NO.: 44.46  
M614232226

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	
1,210	073.488	66.92		88.92	44.46	44.46	1977 REAL ESTATE TAX SW

INTEREST TOTAL PAID RECEIPT NO.

MICROFILMED FROM THE BEST AVAILABLE COPY



April 12, 1977

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 77-28 - Final plat of  
LIPPOLDT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 7, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. Seventy-five feet of half-street right-of-way for the east half of Broadway shall be indicated for a distance of 250 feet from the centerline of 103rd Street and taper to 60 feet of right-of-way at a point 350 feet north of the centerline of 103rd Street.

B. The applicant shall obtain approval from the Health Department for the use of private sewage treatment systems and water supply systems. A memo from the Health Department shall be submitted to the Planning Department when such systems have been approved.

3-7-78 C. The applicant shall submit three copies of the approved park development plan to the Planning Department.

D. At the time of application for permits from the County Public Works Department, the applicant shall submit a final detailed park development plan to said County Public Works Department for review and approval prior to issuance of any permits. Said final plan shall be substantially the same as the approved preliminary park development plan.

E. The plat's text shall state what the "Reserve" is for.

*no "reserve" shown on final tracing, rather a  
40' drainage easement*

S/D 77-28  
April 12, 1977  
Page 2

- ~~F.~~ The applicant shall be advised that wind erosion may be a problem on this property during development. The applicant shall refer to the report from the Soil Conservation Service regarding preventive measures to be taken during development.
- ~~G.~~ The applicant's engineer shall contact M. S. Mitchell of the Flood Control Office relative to a drainage easement to be indicated on the west portion of this plat. 40'
- ~~H.~~ Recording of the plat within 30 days after approved by the Board of County Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 14, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Vernon Lippoldt  
121 Baughman  
Haysville, Ks. 67060

Dean Sellers, Assistant City Engineer  
Chris Brennenstuhl, County Building, Planning & Inspection

UNFILMED  
BEST COPY

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-28 Name LIPPOLDT ADDITION  
Date Application Rec'd. 2-28-77 Preliminary Approval 3-10-77  
Scheduled S/D Meeting 4-7-77

DESCRIPTION

General Location Northeast corner of Broadway and 103rd Street South

Owner Vernon Lippoldt  
Surveyor/Engineer Moshring & Associates  
Address 314 Brown Building Phone 263-6781

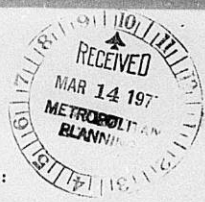
1. Gross Acreage of Plat 17.75
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1
  - Total Number of Lots 1
3. Minimum Lot Frontage 587.33 ft.
4. Minimum Lot Area 16.25 acres
5. Existing Zoning --
6. Proposed Zoning --
7. Lineal Feet of New Streets:
  - a. 75 R/W 150 ft.
  - b. 75-50 R/W 100 ft.
  - c. 50 R/W 962.36 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 1212.36 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita \_\_\_\_\_: Three-Mile Area No

STAFF COMMENTS:

- A. 75 feet of half-street right-of-way for the east half of Broadway shall be indicated for a distance of 250 feet from the centerline of 103rd Street and taper to 60 feet of r.o.w. at a point 350 feet north of the centerline of 103rd Street.
- B. The applicant shall obtain approval from the Health Department for the use of private sewage treatment systems and water supply systems. A memo from the Health Department shall be submitted to the Planning Department when such systems have been approved.
- C. The applicant shall submit three copies of the approved park development plan to the Planning Department.
- D. At the time of application for permits from the County Public Works Department, the applicant shall submit a final detailed park development plan to said County Public Works Department for review and approval prior to issuance of any permits. Said final plan shall be substantially the same as the approved preliminary park development plan.
- E. The plat's text shall state what the "Reserve" is for.
- F. The applicant shall be advised that wind erosion may be a problem on this property during development. The applicant shall refer to the report from the Soil Conservation Service regarding preventive measures to be taken during development.
- G. Recording of the plat within 30 days after approved by the Board of County Commissioners

SCCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND



Property Name Ippoldt Addition

MAILED TO:

Location NE Corner of Broadway & 103rd

Don Wehring  
Name

St. South.

Wehring & Associates  
Firm

Date 3-11-77

263-6781  
Phone

Prepared by Larry L. Henry, District Conservationist  
USDA-Soil Conservation Service,  
4100 Maple, Wichita, Kansas 67209  
Phone: 943 9471

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*

- A. SOIL TYPE: 60% - Tabler-Drummond Complex      Class IV  
                   40% - Tabler silty clay loam        Class II

B. SITUATION: Due to the large area wind erosion can be a problem.

-----  
Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*



6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:  
 Native bluestem mix, 3 pounds per 1,000 square feet  
 Tall fescue, 3 pounds per 1,000 square feet  
 Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:  
 Tall fescue, 2 pounds per 1,000 square feet  
 Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
8. Stabilize each lot within 60 days after work starts on home or other building construction.
9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
10. Discharge water from outlet structures at non-erosive velocities.
11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-943-9471.
12. Divert foreign runoff water around area during construction.
13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. OTHER \_\_\_\_\_

DISTRIBUTION: Original to Developer and/or Owner  
 Copy to Metropolitan Area Planning Dept. Staff  
 File Copy: Sedgwick County Conservation District

March 16, 1977

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 77-28 - Preliminary  
plat of LIPPOLDT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 10, 1977, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant's engineer shall contact the County Engineer relative to the handling of drainage from subject property.
- B. The 70-foot "exception" adjacent to Broadway shall be incorporated into the plat and the appropriate 75 feet and 60 feet half street rights-of-way for the east half of Broadway shall be indicated on the plat.
- C. "Complete access control" shall be indicated on the plat adjacent to Broadway.
- D. "Access control except for two openings" shall be indicated on the plat adjacent to 103rd Street South.
- E. A 25-foot building setback from Broadway and 103rd Street South, shall be indicated on the plat.
- F. The applicant's mobile home park preliminary development plan is approved subject to approval of the sewage and water supply systems by the Environmental Health Division of the Department of Community Health.
- G. Three copies of the approved park development plan shall be submitted to the Planning Department.

S/D 77-28  
March 16, 1977  
Page 2

- H. At the time of application for permits from the County Public Works Department, the applicant shall submit a final detailed park development plan to said County Public Works Department for review and approval prior to issuance of any permits. Said final plat shall be substantially the same as the approved preliminary park development plan.
- I. The applicant shall submit a letter from the Environmental Health Division stating that the sewage treatment and private water supply systems have been approved for the mobile home park.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: Mr. Vernon Lippoldt, 121 Baughman, Haysville, Ks. 67060  
Dean Sellers, Assistant City Engineer  
Chris Brennenstuhl, County Building, Planning & Inspection

PROFILMED  
BEST COPY

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-28 Name LIPPOLDT ADDITION  
Date Application Rec'd. 2-28-77 Preliminary Approval  
Scheduled S/D Meeting 3-10-77

DESCRIPTION

General Location Northeast corner of Broadway and 103rd Street South

Owner Vernon Lippoldt  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

- |   |                             |  |                    |
|---|-----------------------------|--|--------------------|
| 1. Gross Acreage of Plat                          | <u>17.75</u>                | 7. Lineal Feet of New Streets:                                     |                    |
| 2. Number of Lots:                                |                             | a. <u>75</u> R/W <u>150</u> ft.                                    |                    |
| Residential                                       | <u>                    </u> | b. <u>75-50</u> R/W <u>100</u> ft.                                 |                    |
| Commercial  | <u>                    </u> | c. <u>50</u> R/W <u>962.36</u> ft.                                 |                    |
| Industrial  | <u>                    </u> | d. <u>                    </u> R/W <u>                    </u> ft. |                    |
| Other   | <u>1</u>                    | e. <u>                    </u> R/W <u>                    </u> ft. |                    |
| Total Number of Lots                              | <u>1</u>                    | TOTAL  | <u>1212.36</u> ft. |
| 3. Minimum Lot Frontage                           | <u>587.33 sq. ft.</u>       | 8. Sidewalk adjacent to all  |                    |
| 4. Minimum Lot Area                               | <u>16.25 acres</u>          | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>No</u>  |                    |
| 5. Existing Zoning                                | <u>--</u>                   |  |                    |
| 6. Proposed Zoning                                | <u>--</u>                   |  |                    |
| 9. Public Water Supply No (Yes-No), Name          | <u>                    </u> |  |                    |
| 10. Public Sanitary Sewers No (Yes-No), Name      | <u>                    </u> |  |                    |
| 11. Health Department Approval (where applicable) | <u>Yes</u>                  |  | <u>(Yes-No)</u>    |
| 12. City of Wichita <u>No</u> : Three-Mile Area   | <u>No</u>                   |  | <u>No</u>          |

STAFF COMMENTS:

- A. It should be noted that subject property is located in an area outside of any zoning and is proposed to be developed with a mobile home park for 78 mobile home spaces or a density of approximately 4.35 dwelling units per acre. The park will be utilizing private sewage treatment facilities and a private water supply system.
- B. The 70-foot "exception" adjacent to Broadway shall be incorporated into the plat and the appropriate 75 feet and 50 feet half street rights-of-way for the east half of Broadway shall be indicated on the plat.
- C. "Complete access control" shall be indicated on the plat adjacent to Broadway.
- D. "Access control except for two openings" shall be indicated on the plat adjacent to 103rd Street South.
- E. A 25-foot building setback from Broadway and 103rd Street South, shall be indicated on the plat.
- F. It is recommended that the applicant's mobile home park preliminary development plan be approved subject to approval of the sewage and water supply systems by the Environmental Health Division of the Department of Community Health.
- G. Three copies of the approved park development plan shall be submitted to the Planning Department.
- H. At the time of application for permits from the County Public Works Department, the applicant shall submit a final detailed park development plan to said County Public Works Department for review and approval prior to issuance of any permits. Said final plan shall be substantially the same as the approved preliminary park development plan.

(OVER)

T9-303

RECORDED  
INDEXED  
MAY 1977

- I. The applicant shall submit a letter from the Environmental Health Division stating that the sewage treatment and private water supply systems have been approved for the mobile home park.
- J. The Subdivision Committee should discuss the requiring of all private streets to be paved.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

RECORDED  
BEST  
COPY

- I. The applicant shall submit a letter from the Environmental Health Division stating that the sewage treatment and private water supply systems have been approved for the mobile home park.
- J. The Subdivision Committee should discuss the requiring of all private streets to be paved.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5535  
Section No.: 21  
Twp. No.: 29  
Range: 1E

S/D No. 77-28

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Lippoldt Addition  
General Location: (103rd South at Broadway)  
NE Cor. Broadway & 103rd St South  
Name of Property Owner: Vernon Lippoldt  
Address: 121 Baughman Haysville 67060 Phone: 524-6212  
Name of Subdivider: Same  
Address: Same Phone: Same  
Name of Agent/Surveyor: Mohring & Associates  
Address: 314 Brown Bldg. 67202 Phone: 263-6781  
Date of Application: February 28, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 17.75
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1- Mobile Home ParkTotal Number of Lots 1
3. Minimum Lot Frontage 587.33 ft.
4. Minimum Lot Area 16.25 Acres ft.
5. Existing Zoning A-1
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. 75 R/W 150 ft.
  - b. 75-50 R/W 100 ft.
  - c. 50 R/W 962.36 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 1212.36 ft.
8. Sidewalk adjacent to all streets? yes x no
9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita No Three-Mile Area No

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: Vernon Lippoldt  
By: [Signature]

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by [Signature]  
Date 2-29-77  
Fee Submitted \_\_\_\_\_

T9-301B  
(2-71)

RECORDED  
INDEXED  
FILED

Form 021

PAYMENT NOTICE

City of Wichita  
PAY AT TREASURER'S OFFICE - SECOND FLOOR

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

DESCRIPTION	AMOUNT
<i>Water Bill</i>	
<i>Electric</i>	

Name

Address

Type

Due Date

Comments:

Date

By

*5/1/77*

*[Signature]*

UNFILMED  
BEST COPY