

PLAT NO. S/D 78-39 MAP NO. 5849

NAME W.A.T. ADDITION

LOCATION: South side of 21st Street in an area west of Woodlawn.

ENGINEER K. O. Taylor

OWNER W.A.T. Integrity, Inc. - Warren A. Thomas, Pres.

APPLICATION FILED 4-10-78

SKETCH PLAT FILED _____

PRELIMINARY FILED 4-10-78

S/D ACTION 4-20-78 approve

FINAL FILED 5-8-78

S/D ACTION 5-18-78 approve

MAPC ACTION 5-25-78 Approval

ECC ACTION _____

RECORDED _____

REMARKS Z. 2049 + Case Closed

3/16/90 File Closed

S/D 78-39 W.A.T. ADDITION - South
side of 21st Street in an area
west of Woodlawn.
K. O. Taylor

POSTED
4-13-78

ACTION

S/D COMMITTEE (problem) appeals 4-20-78
(fund) appears 5-18-78
M.A.P.C. Spurred 5-25-78

B.C.C./B.E.C. _____

3/16/90 File Closed

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



RECEIVED

JAN 05 1990

METROPOLITAN PLANNING
ROUTE _____

FORWARDING ORDER
EXPIRED



Warner A. Thomas
W.A.T. Integrity, Inc.
P.O. Box 8264
Wichita, KS 67208



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 2, 1990

Lowell D. High
334 Laura
Wichita, KS 67211

Re: S/D 78-39 W.A.T. ADDITION

Gentlemen:

On April 10, 1978, you filed the above-referenced request for subdivision approval. Since the last action on this application was on May 25, 1978, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Warner A. Thomas, W.A.T. Integrity, Inc., P.O. Box 8264,
Wichita, KS 67208

FILE COPY

April 11, 1986
Mr. Thomas called and
asked that the file be
left open.
B. Borani

March 11, 1986

Warren A. Thomas
W.A.T. Integrity, Inc.
P.O. Box 8264
Wichita, KS 67208

Re: S/D 78-39 - Request for subdivision approval of W.A.T.
Addition. Located on the south side of 21st Street, in
an area west of Woodlawn.

Dear Mr. Thomas:

On April 10, 1978, you filed the above-referenced request for subdivision approval. Since the last action on this application was in May of 1978, we request that you notify this office by April 10, 1986 if you intend to complete this subdivision case. If we have not heard from you by April 24, 1986, we will proceed to close the file.

Should you have any questions about this matter or intend to complete this case, please call me at 268-4421.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Lowell D. High, 1542 South St. Francis, Wichita, KS 67211

April 18, 1985

Mr. Thomas called and
asked that the file be
left open.

BBonanni

April 11, 1985

Warren A. Thomas
W.A.T. Integrity, Inc.
~~5707 Chadwos~~ P.O. Box 8264
Wichita, KS 67208

Re: S/D 78-39 - Request for subdivision approval of W.A.T. Addition, located on the south side of 21st Street in an area west of Woodlawn.

Dear Mr. Thomas:

On April 10, 1978, you filed the above-referenced request for subdivision approval. Since the last action on this application was in May of 1978, we request that you notify this office by June 10, 1985, if you intend to complete this subdivision case. If we have not heard from you by June 10, 1985, we will proceed to close the file.

Should you have any questions about this matter or intend to complete this case, please call me at 268-4421.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Lowell D. High, 1542 South St. Francis, Wichita, KS 67211

Remailed to WARREN A THOMAS
5707 Chadawes
11/30/82

November 19, 1982

W. A. T. Integrity, Inc.
Attention: Warren A. Thomas
Box 284 8274
Wichita, Kansas 67201

WARREN THOMAS CALLED 12/9/82 &
REQUESTED THIS CASE BE LEFT OPEN
FWJ
12/9/82

Re: S/D 78-39 - Request for approval of W.A.T.
Addition - located on the south side of
21st Street in an area west of Woodlawn

Dear Mr. Thomas:

We are in the process of going through our active
subdivision files in order to close those files
for which approval is no longer requested. The
above-referenced subdivision case has remained
inactive since May 25, 1978.

Please contact me at 268-4421 if you plan on
completing this 1978 case. If I have not heard
from you by December 17, 1982, the case will
be marked "closed."

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: K. O. Taylor, c/o Lowell High, 1542 S. St.
Francis, 67211

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING

COMMISSION

CITY HALL - TENTH FLOOR

455 NORTH MAIN STREET

WICHITA, KANSAS 67202

(316) 266-4561

January 8, 1980

Mr. Warren A. Thomas
W.A.T. Integrity, Inc.
Box 394
Wichita, Kansas 67201

Re: S/D 78-39 - Proposed plat of W.A.T. Addition

Dear Mr. Thomas:

Several weeks ago in my office you mentioned that you would soon proceed to complete the platting of W.A.T. Addition. In reviewing the file last week I noticed that the proposed plat indicated that Tobin Drive will be vacated and all the right-of-way incorporated into the W.A.T. Addition plat. Since Tobin Drive was originally dedicated on the plat of Womers Crestview Heights Third Addition and was bounded on the west by lots 5, 6, and 7 of Block 1 and on the east by Lots 9, 10, 11 and 12 of Block 2, when vacated the right-of-way will revert to these adjacent properties on a 50-50 basis. In other words, the east half of Tobin adjacent to Lot 12, Block 2, Womers Crestview Heights Third (now platted as Roys Addition) will revert to the east and cannot be replatted as part of W.A.T. Addition unless you purchase this 30 foot strip of ground from the owner to the east. That owner is now in the process of replatting Roys Addition and he has been advised of your proposal to vacate the street. He may be contacting you regarding this matter in the near future. You and he can file a joint application to vacate Tobin Drive or both of you can vacate your respective halves of the street by replatting. If the replatting method is chosen, both plats must be ready for final City Commission action at the same time.

If you have any questions about the matter of vacating Tobin Drive, please call me at 268-4406.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Roys Second Addition plat file

MONDAY

NOVEMBER						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

17

NOV. 1980

324⁸¹

S/D 78-39

If design is to be similar, will need to go to S/D with final plat after vacated street r.o.w. issue is resolved.

If design changes substantially will need revised program and 100⁰⁰ (or full) fee

DAY OF THE YEAR

322 -

MONDAY, NOV. 17

DATE REMAINING

- 44

55.79% paving petition
for Beaumont and advise

kindly when ready
for B.O.C. on plat.

Note: ↑

May 25, 1978

Mr. K. O. Taylor
1542 S. St. Francis
Wichita, Kansas 67211

Re: S/D 78-39 - Final plat of W.A.T. Addition

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1978, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 1978.

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

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 6-5-78. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh cc:
Warren A. Thomas, W.A.T. Integrity, Inc., Box 394, 67201
Dean Sellers, Assistant City Engineer

4-23-78
returned to Engineering
Need new plans.

May 19, 1978

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 78-39 Final plat of W.A.T. Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 18, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant's engineer shall submit a lot grading plan for Lots 30, 31, and 32 to the Flood Control Office for review and approval. A letter obtained from said office approving the lot grading plan shall be submitted to the Planning Department.
- B. ^{petite} The applicant shall guarantee the paving of Beaumont Street from Siefken to 21st Street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of City water to serve each lot.
- E. The applicant shall guarantee the paving of Homestead Circle and Homestead Court. Sidewalks are required on both sides of Homestead Circle and Homestead Court.
- F. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- G. The applicant shall guarantee the closing of the Homestead street intersection at 21st Street if the plat is approved as submitted.

7-25-78
petition for
both lots

7-25-78
petition for
both lots

6-6-78 E.

- H. The applicant shall submit a letter obtained from the Gas Service Company stating that satisfactory arrangements have been made for the relocation of the existing Gas Service Company pipeline crossing subject property.
- I. The applicant shall guarantee the drainage improvements including a storm sewer extension, associated with the plat. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed for your information and use is the appropriate bond form for use in guaranteeing the street, sanitary sewer, storm sewer and drainage improvements. The Water Department has the appropriate forms for guaranteeing the water service to each lot.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:et
cc:
Dean Sellers, Assistant City Engineer
Warren A. Thomas, W.A.T. Integrity, Inc., Box 394, Wichita, Ks 67201

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-39 Name W.A.T. Addition
Date Application Rec'd. 4-10-78 Preliminary Approval 4-20-78
Scheduled S/D Meeting 5-18-78

DESCRIPTION

General Location South side of 21st Street in an area west of Woodlan

Owner W.A.T. Integrity, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis (67211) Phone 264-0341

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>8.96</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1140</u> ft. |
| Residential <u>30</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>3 (BB PROPOSED)</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>33</u> | TOTAL <u>1140</u> ft. |
| 3. Minimum Lot Frontage <u>40</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6500</u> ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>AA, A, BB</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee the extension of City water to serve each lot.
- C. The applicant shall guarantee the paving of Homestead Circle and Homestead Court.
- D. Sidewalks are required on both sides of Homestead Circle and Homestead Court.
- E. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- F. The applicant shall guarantee the closing of the Homestead street intersection at 21st Street if the plat is approved as submitted.
- G. The applicant shall submit a letter obtained from the Gas Service Company stating that satisfactory arrangements have been made for the relocation of the existing Gas Service Company pipeline crossing subject property.
- H. The applicant shall guarantee the drainage improvements including a storm sewer extension, associated with the plat. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Henry

SCCD-CONS-5 (Rev 11/77)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: 4-20-78

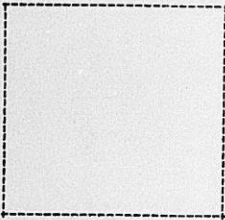
PROPERTY NAME: W.A.T. Addition

LOCATION: South side of 21st Street North West of Woodlawn

MAILED TO: K.O. Taylor
1542 S. St. Francis
Wichita, Kansas

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



NEL/4 12-27-1E

Situation and/or Problems:

This is a fairly small area but the soils are subject to both water and wind erosion therefore, special precautions need to be taken during construction.

Scale: 4" equals 1 mile

Symbols

M3B

Soil

Farnum loam
1-3% slopes
Class IIe-1

SOILS LEGEND

Brief Description

Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.



-2-

SCCD-CONS-5 (con't)
RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>Symbol</u>	<u>Soil</u>	<u>Item</u>	<u>Limitation</u>	<u>Reason</u>
M3B		Dwellings	Moderate	Low Strength Shrink Swell
		Local Roads and Streets	Severe	Low Strength

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. 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.
3. Temporarily stabilize each segment of graded or otherwise disturbed land, 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.
4. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
5. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

April 21, 1978

K. O. Taylor
1542 South S. Francis
Wichita, Kansas 67211

Re: S/D 78-39 Preliminary Plat of W.A.T. Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 20, 1978, 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. A zone change from "BB" office zoning to "AA" single family zoning is recommended on the northeast portion of proposed Lot 23 which is presently zoned "BB", or Lot 23 should be re-designed to exclude the "BB" zoned area. It should also be noted that including the "BB" zoned area in this plat will create a lot split situation on Lot 1, Royse Addition.
- B. The applicant shall be prepared to discuss the possible extension of ~~Kimberly Circle~~ to connect to 21st Street so as to provide more than one means of public access into the 28 lots which, as indicated on the plat, only have street access from the one point at Beaumont.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of City water to serve each lot.
- E. The applicant shall guarantee the paving of ~~Kimberly Circle~~ and Kimberly Court. *Honestead*
- F. Sidewalks are required on both sides of ~~Kimberly Circle~~ and Kimberly Court. *Honestead*

*Note: The correct street names should be
"Honestead" not Kimberly*

- ~~h.~~ Complete access control to 21st Street shall be indicated on the lots adjacent to said street.
- ~~ii.~~ The applicant shall guarantee the closing of the Kimberly street intersection at 21st Street if the plat is approved as submitted.
- ~~i.~~ The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- ~~j.~~ The applicant shall contact the Gas Service Company relative to relocation of a gas line on subject property. A letter obtained from said company stating that satisfactory arrangements have been made to relocate the gas line shall be submitted to the Planning Department.
- K. The applicant shall guarantee the drainage improvements associated with the plat. Said improvements involve a storm sewer extension and the Engineering Division of the Department of Public Works should be contacted regarding this matter.
- L. The applicant shall guarantee the paving of Beaumont.
- M. 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:et

cc:

Dean Sellers, Assistant City Engineer
Warren A. Thomas, W.A.T. Integrity, Inc., Box 394, Wichita, Ks 67201

Stewby


THE GAS SERVICE COMPANY

General Office • 2480 PERSHING ROAD, KANSAS CITY, MISSOURI 64108

Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

April 18, 1978

Attn: Mr. Robert Lakin

Re: W.A.T. Addition

Gentlemen:

Reference is made to the plat of W.A.T. Addition which vacates Kimberley Drive (now Homstead).

The Gas Service Company has a 2" main in Kimberley Drive (now Homstead). The design of the system is such that it will be necessary to make adequate arrangements for the relocation of this main.

Yours very truly,

THE GAS SERVICE CO.

Harold R. Wilcox
Harold R. Wilcox
Division Supt.

GWE/cw



Distributor of Natural Gas in the Heart of the Nation.

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-39 Name W.A.T. Addition
Date Application Rec'd. 4-10-78 Preliminary Approval
Scheduled S/D Meeting 4-20-78

DESCRIPTION

General Location South side of 21st Street in an area west of Woodlawn

Owner W.A.T. Integrity, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis Phone 264-0341

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>8.96</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1140</u> ft. |
| Residential <u>30</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>3 (BB Proposed)</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>33</u> | TOTAL <u>1140</u> ft. |
| 3. Minimum Lot Frontage <u>40</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6500</u> ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>AA, A, BB</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. A zone change from "BB" office zoning to "AA" single family zoning is recommended on the northeast portion of proposed Lot 23 which is presently zoned "BB", or Lot 23 should be re-designed to exclude the "BB" zoned area. It should also be noted that including the "BB" zoned area in this plat will create a lot split situation on Lot 1, Royse Addition.
- B. Homestead Circle and Homestead Court shall be relabeled as Kimberly Circle and Kimberly Court.
- C. The applicant shall be prepared to discuss the possible extension of Kimberly Circle to connect to 21st Street so as to provide more than one means of public access into the 28 lots which, as indicated on the plat, only have street access from the one point at Beaumont.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the extension of City water to serve each lot.
- F. The applicant shall guarantee the paving of Kimberly Circle and Kimberly Court.
- G. Sidewalks are required on both sides of Kimberly Circle and Kimberly Court.
- H. Complete access control to 21st Street shall be indicated on the lots adjacent to said street.
- I. The applicant shall guarantee the closing of the Kimberly street intersection at 21st Street if the plat is approved as submitted.
- T9-303 J. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

Map No.: 5847
Section No.: 12
Twp. No.: 27
Range: 1E

S/D No. 78-37

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WAT. ADDITION
General Location: South side of 21st Street in an area west of Woodlawn.
Name of Property Owner: WAT INTEGRITY, INC. - James A. Thomas, President
Address: Box #394, Wichita, Ke 67201 Phone: 264-8371
Name of Subdivider: WAT INTEGRITY, INC.
Address: Box #394, Wichita, Ke Phone: 264-8371
Name of Agent/Surveyor: R. O. Taylor
Address: 1542 S. St. Francis Phone: 264-0341
Date of Application: 2-11

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 8.96
2. Number of Lots:
 - Residential 30
 - Commercial _____
 - Industrial _____
 - Other 3 (B-B Proposed)
 - Total Number of Lots 33
3. Minimum Lot Frontage 40 ft.
4. Minimum Lot Area 6500 ft.
5. Existing Zoning A-B A
6. Proposed Zoning A-A, A, B-B BB
HA
7. Lineal Feet of New Streets:
 - a. 60 R/W 1140 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1140 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita Three-Mile Area

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

Owner's Signature: WAT INTEGRITY, INC.
By: James A. Thomas, President

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

Received by Curt Newby
Date 4/10/78
Fee Submitted \$146

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-39 Name W.A.T. Addition
Date Application Rec'd. 4-10-78 Preliminary Approval _____
Scheduled S/D Meeting 4-20-78

DESCRIPTION

General Location South side of 21st Street in an area west of Woodlawn

Owner W.A.T. Integrity, Inc.
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis Phone 264-0341

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>8.96</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1140</u> ft. |
| Residential <u>30</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>3 (BB Proposed)</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>33</u> | TOTAL <u>1140</u> ft. |
| 3. Minimum Lot Frontage <u>40</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6500</u> ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>AA, A, BB</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. A zone change from "BB" office zoning to "AA" single family zoning is recommended on the northeast portion of proposed Lot 23 which is presently zoned "BB", or Lot 23 should be re-designed to exclude the "BB" zoned area. It should also be noted that including the "BB" zoned area in this plat will create a lot split situation on Lot 1, Royse Addition.
- B. Homestead Circle and Homestead Court shall be relabeled as Kimberly Circle and Kimberly Court.
- C. The applicant shall be prepared to discuss the possible extension of Kimberly Circle to connect to 21st Street so as to provide more than one means of public access into the 28 lots which, as indicated on the plat, only have street access from the one point at Beaumont.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the extension of City water to serve each lot.
- F. The applicant shall guarantee the paving of Kimberly Circle and Kimberly Court.
- G. Sidewalks are required on both sides of Kimberly Circle and Kimberly Court.
- H. Complete access control to 21st Street shall be indicated on the lots adjacent to said street.
- I. The applicant shall guarantee the closing of the Kimberly street intersection at 21st Street if the plat is approved as submitted.
- T9-303 J. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

- 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.: 5849
Section No.: 12
Twp. No.: 27
Range: 1E

S/D No. 78-31

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WAT. ADDITION
General Location: South side of 21st St. in an area west of Woodlawn.
Name of Property Owner: WAT INTEGRITY, INC - James Q. Thomas, President
Address: Box #344, Wichita, Ks 67201 Phone: 264-8371
Name of Subdivider: WAT INTEGRITY, INC Phone: 264-8371
Address: Box #344, Wichita, Ks
Name of Agent/Surveyor: R. O. Taylor
Address: 1542 S. St. Francis Phone: 264-0341
Date of Application: 2/11

SUBDIVISION INFORMATION:

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>8.96</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>1140</u> ft. |
| Residential <u>30</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>3 (B-B Proposed)</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>33</u> | TOTAL <u>1140</u> ft. |
| 3. Minimum Lot Frontage <u>40</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>6500</u> ft. | |
| 5. Existing Zoning <u>A-1 A</u> | |
| 6. Proposed Zoning <u>A-1 A, B-B BB</u> | |
| | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <input checked="" type="checkbox"/> Three-Mile Area | |

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

Owner's Signature: WAT INTEGRITY, INC
By: James Q. Thomas, President

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

Received by: Paul G. Newby
Date 4/10/78
Fee Submitted 8146

ACKNOWLEDGEMENT

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

I, WAT INTEGRITY, INC., by Norman A. Thomas, President, owner of
(give name of proposed plat, if appropriate) _____

WAT ADDITION,

WICHITA, SEDGWICK COUNTY, KANSAS

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. Homestead Circle
2. Homestead Court
3. _____
4. _____
5. _____
6. _____
7. _____

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions there of within _____

WAT Addition.

Signed this 6th day of June, 1978.

WAT INTEGRITY, INC.

By: Norman A. Thomas, President

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

Be it remembered that on this 6th day of June, 1978, before me, a notary public in and for said County and State, came Norman A. Thomas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

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

Phyllis A. Barton
Notary Public

My Commission Expires:

July 15, 1980

Name: WAT ADDITION
 Engineer: K. O. Taylor

S/D No. 78-39

Map No. 5849

Received
 6-5-78

Released
 6-19-78 to
 Taylor for
 corrections

M.A.P.C.

B.C.C.

7-18-78

6-4-79 released
 to K.O. Taylor

Recorded

9-11-79

2-4-80 to
 Thomas for prints

T9-326

FORM 223-

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan	Cement	M.S.P.

DESCRIPTION: Water AMOUNT

Subdivision
WAT Add

NAME K. O. Taylor

ADDRESS 2000 W. 26th St.

FUND 110-00-000-40 DUE DATE 11-30-79

COMMENTS

DATE 11/22 BY Paul Hawley