

PLAT. NO. S/D 81-1 MAP NO. 5343C

NAME SILVER SPUR 6TH ADDITION

LOCATION: An area north of Carey Lane and West of  
Clarence Avenue.

ENGINEER Baughman Company, P.A.

OWNER C. J. Mendenhall

APPLICATION FILED 1-7-81

SKETCH PLAT FILED 1-7-81

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION 2-5-81 approve

FINAL FILED 11-3-81

S/D ACTION 4-16-81 approve

MAPC ACTION 4-23-81 approve

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS Close's no response to letter

8/10/83  
PLS

POSTED  
1-12-81

S/D 81-1 - SILVER SPUR 6TH ADD'N.  
In an area north of Carey Lane &  
west of Clarence Avenue.  
By: Baughman Co., P.A.

# ACTION

DATE

S/D COMMITTEE (Prelim) Approved 2-5-81  
S/D (final) Approved 4-16-81

M.A.P.C. Approved 4-23-81

B.C.C./B. CO. C. \_\_\_\_\_



JUN 9 1970

D E D I C A T I O N

D-7276 (Clerk's #)

DEED BOOK 1506 PAGE 496

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, **JESSE L. GRAHAM and L. A. CASADO** the undersigned,

being the owner<sup>s</sup> of the following described real estate in Sedgwick County, Kansas, to wit:

The North 35 feet of the following described tract: The west 691.81 feet of the south one-half of the Southwest Quarter of Section 7, Township 28 South, Range 1 East of the Sixth P.M.

*5 1/2 Tracy Lane adjacent to what is now Mobile Home Add.*

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
JUN 17 1970  
10016  
NO. JOHN HALE  
REGISTER OF DEEDS  
COUNTY CLERK  
*Seal Ralph*

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

Executed this 1st day of May, 1970.

Submitted to the Wichita - Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this JUN 9 1970 1970.  
Ralph C. Eberly  
City Clerk  
Ralph C. Eberly

Jesse L. Graham  
L. A. Casado

Original Compared With Record

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 1st day of May, 1970, before me a Notary Public in and for the said County and State came **JESSE L. GRAHAM and L. A. CASADO**

to me personally known to be the same person<sup>s</sup> who executed the foregoing instrument and duly acknowledged the execution of the same.

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



September 9, 1973

Barbara J. Gehrer  
Notary Barbara J. Gehrer

My Commission expires city clerk  
Sept. 10 1973 city clerk

DEDICATION

JUN 9 1970

KNOW ALL MEN BY THESE PRESENTS:

D-7275 (Clerk's 4)

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JESSE L. GRAHAM and L. A. CASADO

being the owner<sup>s</sup> of the following described real estate in Sedgwick County, Kansas, to wit:

The South forty (40) feet of the following described tract: That part of the north one-half of the Southwest Quarter of Section 7, Township 28, Range 1 East of the Sixth P.M., lying south of Interstate Highway Number 235, except the east 4 rods and except the west 1,290 feet thereof, platted as Aero Addition.

*66' N 1/2 Casey Lane from E.L. Mobile Manor to add w of 1/2 sec line*

ENTERED ON TRANSFER RECORD JUN 17 1970 MARIE WARDEN COUNTY CLERK

STATE OF KANSAS SEDGWICK COUNTY FILED FOR RECORD AT 2:08 P.M.

JUN 17 1970 10015

JOHN MALE REGISTER OF DEEDS *Charles Murphy*

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

Executed this 1st day of May, 1970.

Submitted to the Wichita - Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

*John R. Graham*  
Jesse L. Graham  
*L. A. Casado*  
L. A. Casado

this JUN 9 1970 1970  
*Ralph C. Eberly*  
Ralph C. Eberly  
City Clerk

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 1st day of May, 1970, before me a Notary Public in and for the said County and State came

JESSE L. GRAHAM and L. A. CASADO

to me personally known to be the same person<sup>s</sup> who executed the foregoing instrument and duly acknowledged the execution of the same.



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

*Barbara J. Gehrer*  
Notary Public  
Barbara J. Gehrer

My Commission expires September 9, 1973  
*City Clerk Room 104 City Hall*

DEED BOOK 1506 PAGE 495

this 2nd day of April 19 65

KNOW ALL MEN BY THESE PRESENTS:

D-6071 (Clerk's #)

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby

acknowledged, the undersigned, Seneca Construction Company, Inc.

C. J. Mendenhall, President

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

*W/2 Chancey  
S/2 Casey  
Casey*

The East 40 feet and the south 40 feet of that part of Lot 1, Silver Spur Addition to Wichita, Kansas, lying in the N<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> of Sec. 7, Twp. 23-S, R-1-E, and the North 40 feet of that part of Lot 1, Silver Spur Addition to Wichita, Kansas, lying in the S<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> of Sec. 7, Twp. 23-S, R-1-E. Provided, however, that the grantor reserves the right to maintain and use the presently installed (sewerage plant) - (septic tank) and lateral sewer system now located on the above described real estate until municipal sanitary sewer service is available,

do es hereby dedicate the above described real estate to the public for

Street purposes.

Executed this 2nd day of April 19 65

SENeca CONSTRUCTION COMPANY, INC.

By C. J. Mendenhall  
C. J. Mendenhall, President

STATE OF KANSAS )  
SEDGWICK COUNTY )  
FILED FOR RECORD AT  
8.5  
JUN 7 1965  
11371

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

NO. 11371  
RUFUS E. DEERING  
REGISTER OF DEEDS  
D. B. Sullivan

BE IT REMEMBERED, that on this 2nd day of April, 1965

came C. J. Mendenhall, President of Seneca Construction Company, Inc.

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this JUN 1 1965

Robert G. Finch  
Robert G. Finch  
City Clerk

Mildred L. Rippe  
Notary Public  
Mildred L. Rippe  
My Commission Expires: 2-22-67

MISC 559 PAGE 103  
309K

*City Club  
Room 104 City Bldg*

DEDICATION

Approved by Board of Commissioners this JUN 1 1965

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Seneca Construction Company, Inc.

C. J. Mendenhall, President

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The east 30 feet of that part of Lot 1, Silver Spur Addition to Wichita, Kansas, lying in the S 1/2 of the SW 1/4 of Sec. 7, Twp. 28-S, R-1-E, except the north 40 feet thereof.

1/2 Clarence South of Carey

does hereby dedicate the above described real estate to the public for Street purposes.

Executed this 29th day of January 1965

Seneca Construction Company, Inc. C. J. Mendenhall, President

C. J. Mendenhall

STATE OF KANSAS ) SEDGWICK COUNTY ) SS

STATE OF KANSAS FILED FOR RECORD JUN 7 1965 11372 RUFUS E. DEENING REGISTER OF DEEDS D. B. SILVER

Original Compared With Record

BE IT REMEMBERED, that on this 29th day of January 1965 came C. J. Mendenhall, President of Seneca Construction Company, Inc.

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas, this JUN 1 1965 Robert G. Finch City Clerk

Notary Public E. R. Reynolds My Commission Expires: 12-20-65

City Clerk Room 104, City Bldg.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT

MAR 4 1974

NO. 1 83770  
JOHN HALE  
REGISTER OF DEEDS

*Paul Gilbert*  
Sedgwick

CONTINGENT STREET DEDICATION

*W/2 Clarence*

FILM 91 PAGE 1034

(BP)

FEB 26 1974

*(Clerk's #)*  
D-8508

WHEREAS, Bonnie D. Mendenhall and C. J. Mendenhall are the owners of Silver Spur Addition, a part of which real estate is now in the process of being replatted as Silver Spur Fourth Addition to Wichita, Sedgwick County, Kansas; and,

WHEREAS, the City of Wichita, as a condition of the replatting, requires a contingent street dedication for street right-of-way; and

WHEREAS, the Wichita Sedgwick County Metropolitan Area Planning Commission has approved the replat of the Silver Spur Fourth Addition subject to and conditioned upon its approval of the dedication hereinafter described:

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and contingent upon the approval of the replat by the Board of City Commissioners of Wichita, Kansas, Bonnie D. Mendenhall and C. J. Mendenhall, husband and wife, do hereby dedicate to the public for street purposes the following described real estate to-wit:

The East 35 Feet of the North 891.61 Feet of the South 1268.3 Feet of Lot 1, Silver Spur Addition to Wichita.

*E 30' dedicated outright in 1965!*

*See D-6070 (Clerk's #)*

PROVIDED, HOWEVER, that neither the public nor the city of Wichita shall be entitled to the use of that area for street purposes, installation of utilities or other similar street use nor shall the possession of said area, designated as the contingent street dedication, be disturbed or interfered with unless and until such time as there is dedicated a right-of-way for a north-south street to be known as Clarence Avenue immediately east and adjacent to the area designated as the contingent street dedication. This dedication shall become null and void and shall be automatically vacated in the event the property immediately lying adjacent to but on the east side of the "contingent street dedication" or any portion thereof is not dedicated for the purpose of a street right-of-way.

The recording of this instrument shall constitute a covenant running

*400 City Clerk Room 104 City Recy*

Original Compared with Record

ENTERED ON  
TRANSFER RECORD  
MAR 4 1974  
MARIE WARDEN  
COUNTY CLERK

*FILED 2778 D19*

with the land and shall bind the grantors hereof, their successors and assigns.

This dedication, conditioned as aforesaid, shall be accepted by the City of Wichita upon the recording of this instrument and such acceptance by the City of Wichita as aforesaid, shall constitute acquiescence in and agreement to all of the terms and provisions hereof.

IN WITNESS WHEREOF, we, the undersigned, do set our hands this 19 day of February, 1974.

Bonnie D. Mendenhall  
Bonnie D. Mendenhall

C. J. Mendenhall  
C. J. Mendenhall

STATE OF KANSAS )  
                          ) SS:  
SEDGWICK COUNTY )

BE IT REMEMBERED THAT on this 19 day of February, 1974, before me, a Notary Public in and for said county and state came Bonnie D. Mendenhall and C. J. Mendenhall, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Mary Lou Crawford  
Mary Lou Crawford Notary Public

My Commission Expires: October 11, 1976



Map No. 5343C  
Sec. 7  
Twp. 28-S  
Range 1E

Subdivision Report and Progress

S/D No.: 81-1

Name: SILVER SPUR 6TH ADDITION

General Location: An area north of Carey Lane and west of Clarence Ave.

Owner: C. J. Mendenhall

Address: 1913 S. Elizabeth, Zip Code: 67213 Phone: 264-6945

Subdivider: Same

Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Baughman Co., P.A.

Address: 330 Laura Zip Code: 67211 Phone: 262-7271

PLAT DATA

1. Gross Acreage of Plat 18
2. Number of Lots:
  - Residential 66
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
  - Total 66
3. Min. Lot Area \_\_\_\_\_ sq. ft.
4. Lineal Feet of New Streets:
  - (a) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (b) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (c) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (d) \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - (e) Total \_\_\_\_\_ ft.
5. Existing Zoning "AA"&"G"
6. Proposed Zoning "AA"
7. Assoc. Zoning Case \_\_\_\_\_

PLAT PROGRESS

- APPLICATION RECEIVED 1-7-81
- SKETCH PLAT RECEIVED 1-7-81
- PREL. PLAT RECEIVED \_\_\_\_\_
- S/D Comm. Action \_\_\_\_\_
- FINAL PLAT RECEIVED \_\_\_\_\_
- S/D Comm. Action \_\_\_\_\_
- M.A.P.C. ACTION \_\_\_\_\_
- B.C.C. ACTION \_\_\_\_\_

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tracing Received \_\_\_\_\_  
Released for Recording \_\_\_\_\_  
Plat Recorded \_\_\_\_\_

May 4, 1983

Mr. C. J. Mendenhall  
1913 S. Elizabeth  
Wichita, Kansas 67211

Re: S/D 81-1 - Proposed plat of Silver Spur 6th  
Addition, in an area north of Carey Lane and  
west of Clarence

Dear Mr. Mendenhall:

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 April of 1981.

Please contact me at 268-4421 if you plan on completing this  
1981 case. If I have not heard from you by June 10, 1983,  
this case will be marked "closed."

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Baughman Co., P.A., 330 Laura, 67211

Closed 8/16/83  
REN

April 24, 1981

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-1 - Final plat of Silver Spur 6th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 23, 1981, 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 April 17, 1981.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: C. J. Mandenhall, 1913 S. Elisabeth, 67213

April 17, 1981

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-1 - Final plat of Silver Spur 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 16, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A minimum building pad elevation of 94.5 City datum for all lots shall be shown on the final plat tracing and referenced in the plat's text.
- B. The applicant shall obtain approval from the Kansas Department of Transportation for draining to the highway right-of-way. Copies of the letter of approval from KDOT shall be submitted to the Engineering and Planning Departments.
- C. The applicant shall guarantee the paving of the four cul-de-sac streets as well as Carey adjacent to this plat. The applicant shall attempt to obtain a valid petition for paving Carey from Clarence to Meridian. The paving width for Carey can be 25 feet if no direct access to Carey from individual lots is needed.
- D. Since Carey is a designated collector street, the guarantee shall include a sidewalk on both sides.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the extension of City water to serve each lot being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- H. A reference tie to a section corner or a previous platted lot corner shall be added to the final plat tracing.

Baughman Company  
Page 2  
April 17, 1981

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

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. 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, April 23, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivares  
Senior Planner

LO:hh

cc: C. J. Mandenhall, 1913 S. Elisabeth, 67213  
Mike Lindebak, City Engineering

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-1 Name Silver Spur 6th Addition  
Date Application Rec'd. 1-7-81 Preliminary Approval 2-5-81  
Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location North of Carey and west of Clarence

Owner C. J. Mendenhall  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>18 acres</u>                                     | 7. Lineal Feet of New Streets:                       |
| 2. Number of Lots:   | a. <u>64</u> R/W <u>2225</u> ft.                     |
| Residential <u>66</u>  | b. <u>        </u> R/W <u>        </u> ft.           |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft.           |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft.           |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft.           |
| Total Number of Lots <u>66</u>   | TOTAL <u>2225</u> ft.                                |
| 3. Minimum Lot Frontage <u>44.36</u> ft.                                     | 8. Sidewalk adjacent to all streets? <u>yes X</u> no |
| 4. Minimum Lot Area <u>8400 sq. ft.</u>                                      |  |
| 5. Existing Zoning <u>AA - 1/2 G</u>   |  |
| 6. Proposed Zoning <u>AA 1/2 G</u>   |  |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , 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 City Engineer's representative shall be prepared to comment on the final drainage plan and whether a minimum pad elevation is required on any of the lots. The applicant shall guarantee any drainage improvements required for implementation of the approved drainage plan.
- B. The applicant shall guarantee the paving of the four cul-de-sac streets as well as Carey adjacent to this plat. The applicant shall attempt to obtain a valid petition for paving Carey from Seneca to Meridian. The paving width for Carey can be 25 feet if no direct access to Carey from individual lots is needed.
- C. Since Carey is a designated collector street, the guarantee shall include a sidewalk on both sides.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- E. The applicant shall guarantee the extension of City water to serve each lot being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

February 6, 1981

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-1 - Preliminary plat of Silver Spur 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 5, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The 26-foot strip of ground east of Lots 59 thru 66 is part of Lot 1, Silver Spur Addition and should be included in this plat as part of lots or, if necessary, as part of Clarence Avenue for street or drainage purposes.
- B. The final plat shall indicate a minimum pad or lowest floor elevation of 95.0 City Datum for lots in the east portion of this plat. The Engineering Department should be contacted about this prior to preparing the final plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The proposed cul-de-sacs shall be labeled "Circles" rather than "Courts."
- E. The applicant shall guarantee the paving of the proposed cul-de-sac streets and Carey adjacent to this plat. The applicant shall attempt to obtain a valid petition for paving Carey from Seneca to Meridian. The paving width can be 25 feet if no direct access to Carey from individual lots is needed.
- F. Since Carey is a designated collector street, the paving petition shall include a provision for a sidewalk on both sides.
- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- H. The applicant shall guarantee the extension of City water to serve each lot being platted.

Baughman Company  
February 6, 1981  
Page 2

- I. If improvements are guaranteed by petition, a notarised certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Side lot utility easements as requested by K. G. and E. and marked on the enclosed copy of the preliminary plat shall be shown on the final plat.
- 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).

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,

Louise Olivarez  
Senior Planner

LO:hh

cc: C. J. Mandenhall, 1913 S. Elizabeth, 67213  
Mike Lindebak, City Engineering

20

**THE CITY OF WICHITA**

OFFICE OF DEPARTMENT OF ENGINEERING      DATE February 2, 1981

**TO** Jack Galbraith, Chief Planner  
**FROM** Chris J. Breitenstein, Acting Drainage Engineer

**SUBJECT** Drainage Plan -  
Silver Spur 6th Addition

*in concept*  
The above referenced drainage plan is approved subject to K.D.O.T. approval to use the I-235 ditch.

*Chris J. Breitenstein*  
Chris J. Breitenstein  
Acting Drainage Engineer

cc: Louise Olivarez  
Baugman Company

**RECEIVED**

FEB 2 1981

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-1 Name Silver Spur 6th Addition  
Date Application Rec'd. 1-7-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location North of Carey and west of Clarence

Owner C. J. Mendenhall  
Surveyor/Engineer Baughman Company,  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>18 acres</u>                                    | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>2225</u> ft.                            |
| Residential <u>66</u>   | b. _____ R/W _____ ft.                                      |
| Commercial _____  | c. _____ R/W _____ ft.                                      |
| Industrial _____  | d. _____ R/W _____ ft.                                      |
| Other _____   | e. _____ R/W _____ ft.                                      |
| Total Number of Lots <u>66</u>  | TOTAL <u>2225</u> ft.                                       |
| 3. Minimum Lot Frontage <u>70</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>8400 sq. ft.</u>                                     |   |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>AA</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. The representative from City Engineering should be prepared to discuss the status of the applicant's drainage concept plan. No final plat shall be submitted until the final drainage plan has been approved.
- B. The west 26 feet of the right-of-way shown for Clarence Avenue is part of Lot 1, Silver Spur Addition. This strip of property was sold by the applicant several years ago. This strip of ground is zoned "G" (Mobile Home). It is staff's position that the applicant should contact the present owner of this 26-foot strip of ground and work out arrangements for including this property as part of this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed cul-de-sac streets and Carey Lane adjacent to this plat. It is recommended that the applicant attempt to obtain a valid petition for paving Carey from Seneca to Meridian.
- E. Since Carey Lane is a designated collector street, the paving petition shall include a provision for a sidewalk on both sides.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat, the proposed cul-de-sacs shall be relabeled "Circles" rather than "Courts."

(Over)

- J. The applicant's surveyor has advised that the 50-foot Texas-Empire Pipeline easement which touches the west line of this plat, has been released from this property.
- 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).

FORM 29-021

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 Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

January 23, 1981

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-1 - sketch plat of Silver Spur 6th Addition

Gentlemen:

We have reviewed the above-referenced sketch plat and would like to provide you with the following comments:

- A. In 1965, the east 40 feet of the north half of this southwest quarter section (south of the interstate) was dedicated for street right-of-way. The 26 feet just west of this 40 is still part of Lot 1, Silver Spur Addition and is still zoned "C". This 26-foot strip of ground should be included in this plat.
- B. Carey is a designated collector street. In order to open and improve Carey, the south half will need to be obtained by dedication or condemnation. (The north 40 feet of that portion of Silver Spur addition located in the  $\frac{5}{2}$  of the section was dedicated for street in 1965). It is possible that this collector could be paved to a 25-foot width rather than the usual 37-foot width if there is no parking allowed on the street and there is no direct local access to the street. Total right-of-way width would then have to be only 54 feet. Approval of all property owners on Carey from Meridian to Clarence would be necessary before this narrower paving width could be approved.
- C. Does the 50-foot Texas-Empire Pipeline Easement shown on the sketch plat in Aero Addition continue southeasterly into this proposed plat? If so, is it the owner's intention to relocate any pipelines within this easement or to design around them and retain the easement? When Silver Spur (1st) Addition was platted, there existed a 50-foot Texaco-Cities Service pipeline easement in the vicinity of the north half of Carey. Is that easement still there? All existing easements and pipelines or general utility lines must be shown on the preliminary plat.
- D. Each cul-de-sac street should be shortened 60 to 80 feet or perhaps looped to connect with an adjacent cul-de-sac. Street names must be shown on the preliminary plat.

*NOTE: will  
no paved  
or paved by  
this plat*

Baughman Company  
Page 2  
1-23-81

- E. A drainage concept should be submitted to Engineering and approved by them prior to submitting a preliminary plat. The method of draining the streets will have a lot to do with whether or not the streets should be looped. The south portion of this plat has already been included in a storm sewer benefit district.
- F. The usual guarantees for sanitary sewer, City water, and paved streets will be requirements of final plat approval.

After you have had a chance to discuss these comments with the property owner and the drainage concept with City Engineering, please contact us so that we can discuss in more detail the street designs. I have enclosed a "marked" copy of the sketch plat showing the existing street rights-of-way for Clarence and for Carey.

Please call if you have any questions.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc: C. J. Mendenhall, 1913 S. Elizabeth, 67213

Map No.: \_\_\_\_\_  
Section: 7  
Twp.: 28-S  
Range: 1-E

S/D No. \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: Silver Spur <sup>CA</sup> Sixth Addition

General Location: <sup>As near</sup> North of Carey and West of Clarence

Name of Property Owner: C. J. Mendenhall  
Address: 1913 S. Elizabeth, Wichita, KS. Zip Code: 67213 Phone: 264-6945  
Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Baughman Co., P.A.  
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271  
Date of Application: January 7, 1981

**SUBDIVISION INFORMATION:**

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>18 Acres</u>  | 7. Lineal Feet of New Streets:                           |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>2225</u> ft.                         |
| Residential <u>66</u>   | b. _____ R/W _____ ft.                                   |
| Commercial _____  | c. _____ R/W _____ ft.                                   |
| Industrial _____  | d. _____ R/W _____ ft.                                   |
| Other _____   | e. _____ R/W _____ ft.                                   |
| Total Number of Lots <u>66</u>  | TOTAL <u>2225</u> ft.                                    |
| 3. Minimum Lot Frontage <u>70</u> ft.   | 8. Are Sidewalks existing? <u>Yes</u> <u>No</u> <u>X</u> |
| 4. Minimum Lot Area <u>8400 Sq. Ft.</u>   |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Is a public water supply available? <u>X</u> Yes <u>No</u> , Name <u>City of Wichita</u> |  |
| 10. Is a sanitary sewer available? <u>X</u> Yes <u>No</u> , Name <u>City of Wichita</u>     |  |
| 11. Has Health Department approval been obtained (where applicable) <u>Yes</u> <u>No</u>    |  |
| 12. City of Wichita <u>X</u> Three Mile Area _____ Outside of Wichita _____                 |  |

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_

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

Received by \_\_\_\_\_  
Date \_\_\_\_\_  
Fee Submitted \_\_\_\_\_

T9-301B  
(7-79)

3  
66  
5  
#330

No.: 5343C  
Section: 7  
Block: 28-S  
Page: 1-E

S/D No. 81-1

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Silver Spur Sixth Addition  
General Location: North of Carey and West of Clarence

Name of Property Owner: C. J. Mendenhall  
Address: 1913 S. Elizabeth, Wichita, KS. Zip Code: 67213 Phone: 264-6945  
Name of Subdivider: same Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Baughman Co., P.A.  
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271  
Date of Application: January 7, 1981

SUBDIVISION INFORMATION:

Gross Acreage of Plat <u>18 Acres</u>	7. Lineal Feet of New Streets:
Number of Lots:	a. <u>64</u> R/W <u>2225</u> ft.
Residential <u>66</u>	b. _____ R/W _____ ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>66</u>	TOTAL <u>2225</u> ft.
Minimum Lot Frontage <u>70</u> ft.	8. Are Sidewalks existing?
Minimum Lot Area <u>8400</u> Sq. Ft.	Yes _____ No <u>X</u>
Existing Zoning <u>AA &amp; G</u>	
Proposed Zoning <u>AA</u>	
Is a public water supply available? <u>X</u> Yes _____ No, Name _____ City of Wichita _____	
Is a sanitary sewer available? <u>X</u> Yes _____ No, Name _____ City of Wichita _____	
Has Health Department approval been obtained (where applicable) _____ Yes _____ No _____	
City of Wichita <u>X</u> Three Mile Area _____ Outside of Wichita _____	

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_

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

Received by RO.  
Date 1-7-81  
Fee Submitted 200.00 (Sketch)

