

PLAT NO. S/D 75-57 MAP NO. 5743

NAME COLONIAL PARK THIRD ADDITION

LOCATION: East side of Clifton in an area north of
the Kansas Turnpike

ENGINEER Delamater, Freund & Scherer

OWNER Elmer Womack

APPLICATION FILED 6-23-75

SKETCH PLAT FILED 6-23-75

PRELIMINARY FILED 6-23-75

S/D ACTION 10-2-75 approve

FINAL FILED 10-24-75

S/D ACTION 11-6-75 approve

MAPC ACTION 11-13-75 Approved

RCC ACTION 12-23-75 approved as recommended. V.0747-70664 *see also:*

RECORDED 1/12/76

REMARKS _____

ACTION

S/D COMMITTEE (Final Approval) 10-2-75
 (Final Approval) 11-6-75
 M.A.P.C. Approved 11-13-75

B.C.C. / ~~B.C.C.~~ Approved as per plan. 12-27-75
 See also - V07474 Doc 664

S/D 75-57 - COLONIAL PARK THIRD
 ADDITION - East side of Clifton
 in an area north of the Kansas
 Turnpike.

Map No. 5743
Sec. No. 11
Twp. No. 28S
Range 1E

Subdivision Report and Progress

S/D No.: 75-57

Name: COLONIAL PARK THIRD ADDITION

General Location: East side of Clifton in an area north of the Kansas Turnpike

Owner: Elmer Womack Phone: 684-6671

Address: 3559 S. Clifton

Subdivider: same Phone: _____

Address: _____

Engineer/Surveyor: Delamater, Freund & Scherer Phone: 262-8293

Address: 512 Century Plaza Bldg.

Application Received 6-23-75

Conf. with Applicant 6-23-75

Sketch Plat Received 6-23-75

Present Zoning AA

Proposed Zoning G

Letter of Intent none

PREL. PLAT RECEIVED 9-22-75

S/D Comm. Action 10-2-75 approve

Dept. Report on Prel. 10-3-75

TRACING PROGRESS:

Received 12-3-75

Released _____

Received _____

Released _____

FINAL PLAT RECEIVED 10-24-75

S/D Comm. Action 11-6-75 approve

Dept. Report on Final 11-7-75

M.A.P.C. ACTION 11-13-75 Approved

Dept. Report on Final 11-14-75

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 12-3-75 title

Final Review 12-18-75

Referral to B.C.C. 12-18-75

B.C.C. ACTION 12-23-75. approved as recommended

Recorded 11/2/76

Comments:

Z-1705 Associated Zone Case

10-28-77 Field check: driveway opening on east side of Clifton has been closed

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

COLONIAL PARK III ADDITION was

filed for record on January 12, 1976

James J. McCall
Register Of Deeds

S/D 75-57
B
1-27-76
JH

DEDICATION

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, Elmer A Womack

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

Beginning at a point 40 feet east and 618.48 feet south of the NW corner of NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 11, 28S, 1E, thence on a curve to the left having a radius of 50 feet a distance of 64.35 feet to a point 60 feet north of the point of beginning, which point is 558.48 feet south and 40 feet east of the said NW corner of NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 11; thence south 60 feet to the point of beginning, containing 0.01 acres, more or less, Sedgwick County, Kansas.

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

Executed this 3rd day of December, 1975.

Elmer A Womack

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 3rd day of December, 1975, before me a Notary Public in and for the said County and State came

Elmer A Womack

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.

BETTY J. MARLMAN
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY COMM. EXP. JULY 16, 1978

Betty J. Marlman
Notary Public

My Commission expires _____

Form #42-033

229-B

D-0664

DEDICATION

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, Elmer G. Womack

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

Beginning at a point on the south line of Colonial Park II 40 feet west of the centerline of Bluff Avenue, thence west on said south line of Colonial Park II a distance of 20 feet; thence northeasterly on a curve to the right having a radius of 50 feet to a point 40.28 feet north of the point of beginning and 40 feet west of the centerline of Bluff; thence south 40.28 feet to the point of beginning, containing 0.013 acres, more or less, all in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 11, 28S, 1E, Sedgwick County, Kansas.

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

Executed this 3rd day of December, 1975.

Elmer G. Womack

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 3rd day of December, 1975, before me a Notary Public in and for the said County and State came

Elmer G. Womack

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.

BETTY J. MARLMAN
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY COMM. EXP. JULY 15, 1978

Betty J. Marlman
Notary Public

My Commission expires _____

Form # KB-033

D-0664

DEDICATION
OF
ABUTTER'S ACCESS RIGHTS

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 Elmer C. Womack

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

Lot 1 - Block A
COLONIAL PARK SECOND ADDITION
C-36433

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from, to, or upon Clifton Ave., to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon Clifton Ave. from the property above described or from entering said property from Clifton Ave.

Executed this 3rd day of December, 1975.

Elmer C. Womack

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 3rd day of December, 1975
before me a Notary Public in and for the said County and State came

Elmer C. Womack

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.

My Commission Expires:

Betty J. Marلمان
Notary Public

BETTY J. MARLMAN STATE NOTARY PUBLIC SEDGWICK COUNTY, KANSAS MY COMM. EXP. JULY 16, 1978

D-0664

Form 29-029

AUTHORIZATION TO REFUND
City of Wichita

Route:
Original to City Treasurer
File Duplicate

Please write check payable to:

Name *Elmer Womack*

Address *3559 S. Clifton
Wichita, Ks 67216*

Check No.

Amount *\$200⁰⁰*

Refund of:	<u>Circle Charge</u>
Retail Beer License Fees	AA--402201
Dance Hall License Fees	AA--402506
Sewer Tap & Wye Permits	GJ--407403
Sewer Permits	GJ--403600
Other License & Permit Fees	AANJ500000
Rabies Inoculation & Dog Permit Vouchers	KA--260400

Refund of:	<u>Circle Charge</u>
Sanitation Charges	GL--407404
Municipal Court Fines & Bail Bond Forfeitures	AANJ500000
Payroll Deduction: Blue Cross & Blue Shield	LEGH500526
Commissions for Collection of Past Due Accounts	AA--408000
Other	<i>KAMA241500</i>

Reason for refund: *Driveway opening on east side of Clifton has been closed as required in the platting of Colonial Mobile Home Park. Third Addition*

Department, Division Head or Authorized Representative

Signature *J. A. Smith*

Date *11/2/77*

January 27, 1976

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1705 - Zone Change from "AA" to "G"; and
✓S/D 75-57 Colonial Park Third Addition

At the regular meeting of the Board of City Commissioners on June 10, 1975, the above captioned request for zone change was considered and approved and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on December 23, 1975.

This is to advise you that the final plat of Colonial Park Third Addition was recorded with the Register of Deeds on January 12, 1976, and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

To: The Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of City Commissioners.

From: The residents of the Craig Addition.

Subject: Z-1705 and associated plat S/D 75-57-Colonial Park Third Addition.

We, the undersigned, in the orderly exercise of our rights as residents of the city of Wichita, Kansas, do hereby respectfully protest the approval of the above-mentioned plat, specifically, regarding Staff Comment E which provides for the re-paving of Clifton Avenue.

NAME	ADDRESS
1. Carol Lyons	3401 Butler Dr.
2. W. A. A. and	3401 BUTLER DR
3. Paul and D. Wiley	3405 So. Clifton
4. Allie Wiley	- 3403 So. Clifton
5. Lester K. Church	3734 S. Clifton
6. David M. Corvells	3447 So. Clifton
7. Mary L. Costello	3447 So. Clifton
8. Donald E. Anderson	
9. Vernon J. Rohr	3527 So. Clifton
10. Gnette A. Rohr	3527 S. Clifton
11. John M. Meyer	3524 E. Craig
12. Eileen Meyer	3524 E. Craig
13. Alex R. Myrell	3547 So. Clifton
14. Elmer S. Womack	3559 So. Clifton
15. Ivel Paul Peebler	3517 So. Clifton
16. Wynona A. Fessler	3517 So. Clifton
17. Charles Z. Byrd	3525 CRAIG
18. Joan Byrd	3525 Craig
19. Ralph B. Reducke	3501 Craig
20. Anita L. Reducke	3501 Craig

To: The Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of City Commissioners.

From: The residents of the Craig Addition.

Subject: Z-1705 and associated plat S/D 75-57-Colonial Park Third Addition.

We, the undersigned, in the orderly exercise of our rights as residents of the City of Wichita, Kansas, do hereby respectfully protest the approval of the above-mentioned plat, specifically, regarding the Staff Comment E which provides for the re-paving of Clifton Avenue.

NAME

ADDRESS

1. Robert W. McCune 3500 Craig
2. Juanita McCune 3500 Craig
3. Barbara Boyle 3516 Craig
4. Chris F. Sobba 3517 Craig
5. Benita M. Sobba 3517 Craig
6. Alk. Boyle Jr. 3516 Craig
7. Cecil Davis 3501 Crystal Dr.
8. Martha M. Davis 3501 Crystal Dr.
9. Lewis Clyde 3418 Crystal Dr.
10. Donna P. Clyde 3418 Crystal Drive
11. William F. Lippman 3430 Crystal Drive
12. Babara Jean Lippman 3430 Crystal Drive
13. J. A. Calvert 3434 Crystal Dr.
14. Julia S. Calvert 3434 Crystal Dr.
15. Benny J. Howard 3506 Crystal Dr.
16. Larville Hamm 3335 Butler Dr.
17. Shirley Larg 3423 Crystal Dr.
18. _____
19. _____
20. _____

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-57 Name COLONIAL PARK THIRD ADDITION
Application & Sketch Filed: 6-23-75
Preliminary Plat Filed: 9-22-75 Approved by S/D: 10-2-75
Final Plat Filed: 10-24-75 Approved by S/D: 11-6-75
Approved by Metropolitan Area Planning Commission: 11-13-75

DESCRIPTION

General Location: East side of Clifton in an area
north of the Kansas Turnpike

Surveyor or Engineer: Delamater, Freund & Scherer
Owner: Elmer Womack
Address: 3559 South Clifton 67216

1. Gross Acreage of Plat <u>34.7</u>	6. Access Control	
2. Number of Lots:	St. Clifton	No. Openings <u>0</u>
Residential _____	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other <u>1</u>	St. Paving <u>X</u>	Water _____
Total Number of Lots: <u>1</u>	Sidewalk _____	Drainage <u>X</u>
3. Minimum Lot Area: <u>34.7</u> Acres	Sewer <u>X</u>	Other Close drive- way to Clifton at
4. Existing Zoning <u>"AA"</u>		the SW corner of Colonial Park Second Addition
5. Special Problems Discussed _____		

Valid petitions have been submitted guaranteeing the paving of a portion of Bluff, including a storm sewer and the extension of sanitary sewer to serve subject property. A cash guarantee in the amount of \$200.00 has been submitted guaranteeing the closing of a driveway opening on Clifton. A valid petition has been submitted to the Water Department guaranteeing the extension of City water to serve subject property. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant vacating the east half of Bluff south of the cul-de-sac.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Porter moved, Kamen seconded and it carried unanimously.

NOTE: Associated zone Case Z-1705, "AA" to "C", has been approved by the Board of City Commissioners on June 10, 1975 subject to platting.

Associated vacation Case V-0747, Vacation of a portion of Bluff appears elsewhere on this agenda.

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

WICHITA-SEDGWICK COUNTY

DATE

December 12, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

TO The File
 FROM Curtis L. Newby, Junior Planner

SUBJECT Cash guarantee for closing curb return.

On December 3, 1975, a cash check in the amount of \$200.00 guaranteeing the closing of the driveway opening to the east side of Clifton from Colonial Mobile Home Park Second Addition, was received from Elmer Womack. The cash check guarantees that the driveway opening will be closed within two years time from the date of approval of the associated plat S/D 75-57, Colonial Park Third Addition, by the Metropolitan Area Planning Commission on or before November 13, 1977.

The check has been cashed and the money placed in guarantee trust account KAMA 261500 by the City Treasurer.

Curtis L. Newby
 Curtis L. Newby, Junior Planner

CLN:rme

cc: Elmer Womack, 3559 South Clifton, 67216

Cash <input type="checkbox"/>		Date		Mo. Day Year	
Fund No.	Account No.	Invoice No.	Amount		
KAMA 261500			200 ⁰⁰		
TOTAL					
			200 ⁰⁰		

Received of *Elmer Womack* *300⁰⁰*
 The Sum of *Two Hundred & 00/100* DOLLARS
 Being for *for curb return and opening on*
 Department *east side of Clifton Ave.*
EL
 Collector

Wichita, Kansas 12-8-1975
 The City of Wichita
 of Wichita No. 270809

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE December 5, 1975

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT COLONIAL PARK III ADDITION

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



Bill H. Otten
Chief Engineer-Water Engineering

BHO:ar

cc: John D. Wynkoop, Director of Water

This Indenture, Made 14th day of July 19 75 between

FREDERICK G. VOLZ and M. HELEN VOLZ, his wife, a/k/a Frederick Glenn Volz

Marion of Sedgwick County, in the State of Oregon of the first part, and

ELMER G. WOMACK and DORIS WOMACK, Husband and wife,

of Sedgwick County, in the State of Kansas, as joint tenants with the right of survivorship and not as tenants in common, of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration----DOLLARS,-- the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, and convey unto the said parties of the second part and the survivor of them all the following described REAL ES-TATE, situated in the County of Sedgwick and State of Kansas, to wit:

All of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) lying North and West of the Kansas Turnpike Right-of-Way, containing 30.8 acres, more or less; and all that part of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) lying North and West of the Kansas Turnpike Right-of-Way, containing 3.9 acres, more or less, all in Section 11, Township 28 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas, except the West 50 feet for road purposes.

Original Compared With Record

ENTERED ON TRANSFER RECORD JUL 24 1976 GEORGE PIERCE COUNTY CLERK

3559 S. Clayton

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever, as joint tenants, the survivor to take the whole estate.

And said FREDERICK G. VOLZ and M. HELEN VOLZ, his wife, for themselves, their heirs, executors and administrators, do hereby covenant, promise and agree, to and with said parties of the second part that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments or encumbrances, of every nature or kind whatsoever:

except for easements and restrictions of record;

and that they will WARRANT AND FOREVER DEFEND the same unto the said parties of the second part and the survivor of them against said parties of the first part, their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands, the day and year first above written.

M. Helen Volz M. HELEN VOLZ

Frederick Glenn Volz FREDERICK G. VOLZ

OREGON, MARION STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED, That on this 14th day of July A. D. 19 75 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

FREDERICK G. VOLZ, and M. HELEN VOLZ, his wife, a/k/a Frederick Glenn Volz, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) 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.

Term expires September 13, 19 76

Karen L. Backlund Notary Public

300510 CIG L100N 4th J.D. Newman

November 14, 1975

Mr. Douglas Womack, Attorney
Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-57 - Final Plat of
COLONIAL PARK III

Dear Mr. Womack:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1975, the above-captioned plat was considered. The action of the Commission was to recommend the approval of the plat subject to the conditions listed in our letter dated November 7, 1975, except that Condition E. was changed to read as follows:

E. The applicant shall guarantee the paving of the cul-de-sac on Bluff.

Based on this action, the Planning Commission did not require the guarantee for the paving of Clifton Avenue, or the cul-de-sac at the south end of Clifton.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- dc* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- dc* Certification by an attorney that fee title is vested in the platlor.
- dc* Certification that all taxes due and payable for 1975 and prior years have been paid.

Page 2 - Mr. Douglas Womack
November 14, 1975

If you have any questions, please call

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Delamater, Freund and Shere, 512 Century Plaza Building 67202
Elmer Womack, 3559 South Clifton 67216
Bill Lyon, 3401 Butler Drive 67216
Richard Wiley, 3403 South Clifton 67216
Dean Sellers, Assistant City Engineer

November 7, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-57 - Final plat of
COLONIAL PARK III.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 6, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ok* The applicant shall dedicate by separate instrument complete access control to Clifton Avenue from Colonial Park 2nd Addition. D-0664 (MAPD case #)
- ok* The applicant shall dedicate by separate instrument the balance of the street right-of-way necessary to provide the full 50-foot radius cul-de-sac at the south end of Bluff. D-0664
- ok* The applicant shall guarantee the closing of the existing driveway to Clifton at the southwest corner of Colonial Park 2nd Addition. The Engineering Division shall be contacted relative to this matter.
- done by separate instrument*
The applicant shall dedicate the east half of a 50-foot radius cul-de-sac at the south end of Clifton. D-0664
red petitions returned from Eng.
- E. The applicant shall guarantee the paving of Clifton Avenue, including the cul-de-sac and the cul-de-sac on Bluff.
- F. A 40-foot drainage easement shall be provided (on the plat or by separate instrument), from the south end of the cul-de-sac on Bluff to the Turnpike right-of-way.

S/D 75-57

November 7, 1975

read petition returned from Eng.

G. The applicant shall guarantee the installation of a storm sewer from the south end of Bluff to the Kansas Turnpike right-of-way. M. S. Mitchell of the Maintenance-Flood Control Office and the Engineering Division shall be contacted regarding this. The applicant shall also work with Mr. Mitchell relative to indicating appropriate dimensions on the face of the plat as well as attaining a satisfactory closure.

see memo from Otter 11/5/75
The applicant shall guarantee the extension of City water to serve subject property.

read petition returned from Eng.
I. The applicant shall guarantee the extension of sanitary sewer to serve subject property.

J. The applicant's engineer shall furnish the elevation datum of the plat to the Flood Control Office.

K. The plat's text shall be amended to read: "...platted into a lot and streets."

~~L.~~ The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth".

~~M.~~ It is the recommendation of the Subdivision Committee that the revised mobile home park development plan be approved and that the park be developed in accordance with said approved plan.

~~N.~~ The applicant shall submit his revised mobile home park preliminary development plan to the Planning Department for review prior to the Planning Commission meeting on November 13, 1975.

~~O.~~ The street connection between Colonial Park II and Colonial Park III should be redesigned to eliminate the "Y" intersections.

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

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

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

S/D 75-57
November 7, 1975
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 13, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rms
Enclosure

cc: Elmer Womack, 3559 S. Clifton, 67216
Bill Lyon, 3401 Butler Drive, 67216
Richard Wiley, 3403 S. Clifton, 67216
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-57 Name COLONIAL PARK III
Date Application Rec'd. 6-25-75 Preliminary Approval 10-2-75
Scheduled S/D Meeting 11-6-75

DESCRIPTION

General Location East side of Clifton in an area north of the
Kansas Turnpike.

Owner Elmer Womack
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century plaza Building Phone 262-8293

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>34.7±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </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> <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>1320±</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>1,511,530±</u> sq. ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G</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>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The applicant shall dedicate by separate instrument complete access control to Clifton Avenue from Colonial Park 2nd Addition.
- B. The applicant shall dedicate by separate instrument the balance of the street right-of-way necessary to provide the full 50 foot radius cul-de-sac at the south end of Bluff.
- C. The applicant shall guarantee the closing of the existing driveway to Clifton at the southwest corner of Colonial Park 2nd Addition. The Engineering Department shall be contacted relative to this matter.
- D. The applicant shall dedicate the east half of a 40 foot radius cul-de-sac at the south end of Clifton.
- E. The applicant shall guarantee the paving of Clifton Avenue and the cul-de-sac on Bluff.
- F. A 40 foot drainage easement shall be provided (on the plat or by separate instrument) from the south end of the cul-de-sac on Bluff to the Turnpike right-of-way.
- G. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office and the Engineering Department relative to guaranteeing a storm sewer from the south end of Bluff to the Turnpike right-of-way.
- H. The applicant shall guarantee the extension of City water to serve subject property.
- I. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- J. The applicants engineer shall furnish the elevation datum of the plat to the Flood Control Office.

(OVER)

T9-303

- K. The platlor's text shall be amended to read "... platted into a lot and streets."
- L. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth".
- M. The recreation spaces on the general development plan are small and arbitrarily shaped. The overall useability of these spaces are questionable.
- N. The street connection between Colonial Park II and Colonial Park III should be redesigned to eliminate the "Y" intersections.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SCCD-Cons-5 (6/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

MAILED TO:

Property Name COLONIAL PARK III
Location East side of Clifton in an area north of the Kansas Turnpike

Wilmer Freund
Name -

Date 9-30-75

Delamater, Freund, & Scherer
Firm

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

Phone -- Date
111 _____
119 _____
102 _____
104 _____

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: Farmum loam, 1 to 3% slopes, consists of deep, well drained soils
formed in old alluvium on uplands.

B. SITUATION: Due to the large area, a wind & water erosion problem exists on this
site when left bare. It has a severe limitation for septic tanks because of slow
permeability and also has a severe limitation for streets because of low strength
materials.

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.
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.

* CONTINUED *

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
Brome grass, 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
Brome grass, 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 nonerosive 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. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District



DELAMATER, FREUND & SCHERER, P.A.

ENGINEERS & ARCHITECTS

(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. S. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. SCHAAK, P. E.
NORMAN L. ROELFS, P. E.
RONALD L. MADLEY, ARCHITECT

October 24, 1975

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Dept.
City Bldg. Annex - Fourth Floor
104 South Main
Wichita, KS 67202

Attn: Curtis L. Newby - Jr. Planner

Re: Final Plat of Colonial Park III

Gentlemen:

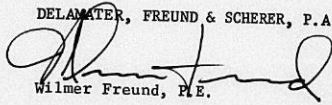
We have this date submitted to you 29 prints of the final plat of the above referenced subdivision, along with five prints of the revised Development Plan in accordance with recommendations made by your staff.

Should you have any questions concerning this plat or development plan, please do not hesitate to call.

We understand that this subdivision will be on the Subdivision Committee Agenda for Thursday, November 6th, 1975.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.


Wilmer Freund, P.E.

WF/kjk

cc: Elmer G. Womack
Doug Womack

229-B

October 6, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-57 - Preliminary plat
plat of COLONIAL PARK III.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1975, 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 shall dedicate by separate instrument complete access control to Clifton Avenue from Colonial Park 2nd Addition.
- B. The applicant shall dedicate by separate instrument the balance of the street right-of-way necessary to provide the full 50 foot radius cul-de-sac at the south end of Bluff.
- C. The applicant shall guarantee the closing of the existing driveway to Clifton at the southwest corner of Colonial Park 2nd Addition. The Engineering Department shall be contacted relative to this matter.
- D. The applicant shall dedicate the east half of a 50 foot radius cul-de-sac at the south end of Clifton.
- E. The applicant shall guarantee the paving of Clifton Avenue and the cul-de-sac on Bluff.
- F. A 40 foot drainage easement shall be provided (on the plat or by separate instrument) from the south end of the cul-de-sac on Bluff to the Turnpike right-of-way.

S/D 75-57
October 6, 1975
Page 2

- G. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office and the Engineering Department relative to guaranteeing a storm sewer from the south end of Bluff to the Turnpike right-of-way.
- H. The applicant shall guarantee the extension of City water to serve subject property.
- I. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- J. The applicants engineer shall furnish the elevation datum of the plat to the Flood Control Office.
- K. Title 26 of the Code of the City of Wichita provides that each mobile home park shall devote at least 8% of its gross area to recreational space for the use and enjoyment of the occupants of the park. No individual space can be less than 10,000 square feet. Subject plan has designated 4 spaces, however, their availability to park residences and overall useability appears to be limited. These areas should be designated by some pattern and the square footage of each area should be clearly indicated on the plan. It is recommended that an additional recreational area be designed in the northwest area of the plan.
- L. The plan should be expanded to show the connection of the street at the northwest corner being connected to the street in Colonial Park II Addition.
- M. The typical site for a mobile home should be dimensioned with the required front and rear yard setbacks clearly indicated.
- N. The following information shall appear on the plan:
 - 1. The gross and net acreage of the park
 - 2. Total acreage of the open space
 - 3. Maximum number of units.
- O. The applicant shall submit a revised mobile home park plan with the final plat for approval by the Subdivision Committee.
- P. 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.

S/D 75-57
October 6, 1975
Page 3

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Elmer Womack, 3559 South Clifton, 67216
Bill Lyon, 3401 Butler Drive, 67216
Richard Wiley, 3403 South Clifton, 67216
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-57 Name COLONIAL PARK III
Date Application Rec'd. 6-25-75 Preliminary Approval _____
Scheduled S/D Meeting 10-2-75

DESCRIPTION

General Location East side of Clifton in an area north of the
Kansas Turnpike.

Owner Elmer Womack

Surveyor/Engineer Delamater, Freund & Scherer

Address 512 Century Plaza Building Phone 262-8293

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>34.7±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </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> <u>1</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>1320±</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>1,511,530±</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G</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>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The associated zone case Z-1705 from "AA" to "G" has been approved by the Board of City Commissioners subject to platting.
- B. The applicant shall dedicate by separate instrument complete access control to Clifton Avenue from Colonial Park 2nd Addition.
- C. The applicant shall dedicate by separate instrument the balance of the street right-of-way necessary to provide the full 50 foot radius cul-de-sac at the south end of Bluff.
- D. The applicant shall guarantee the closing of the existing driveway to Clifton at the southwest corner of Colonial Park 2nd Addition. The Engineering Department shall be contacted relative to this matter.
- E. The applicant shall dedicate the east half of a 50 foot radius cul-de-sac at the south end of Clifton.
- F. The applicant shall guarantee the paving of Clifton Avenue and the cul-de-sac on Bluff.
- G. The applicant's engineer shall be prepared to discuss the means of handling the drainage going south from the cul-de-sac on Bluff to the Turnpike.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

(OVER)

COLONIAL PARK III DEVELOPMENT PLAN

- A. Title 26 of the Code of the City of Wichita provides that each mobile home park shall devote at least 8% of its gross area to recreational space for the use and enjoyment of the occupants of the park. No individual space can be less than 10,000 square feet. Subject plan has designated 4 spaces, however, their availability to park residences and overall useability appears to be limited. These areas should be designated by some pattern and the square footage of each area should be clearly indicated on the plan. It is recommended that an additional recreational area be designed in the northwest area of the plan.
- B. The plan should be expanded to show the connection of the street at the northwest corner being connected to the street in Colonial Park II Addition.
- C. The typical site for a mobile home should be dimensioned with the required front and rear yard setbacks clearly indicated.
- D. The following information shall appear on the plan:
 - 1. The gross and net acreage of the park
 - 2. Total acreage of the open space
 - 3. Maximum number of units.
- E. The applicant shall submit a revised mobile home park plan with the final plat for approval by the Subdivision Committee.

September 29, 1975

Mr. W. I. Lyons
3401 Butler Drive
Wichita, Kansas 67216

Re: Z-1705 - "AA" to "G", and
associated plat S/D 75-57 -
COLONIAL PARK THIRD ADDITION.
Generally located on the
east side of Clifton in an
area north of the Kansas
Turnpike.

Dear Mr. Lyons:

Inasmuch as you have represented the neighborhood on the above captioned zone change, and inasmuch as Mrs. Wiley has asked that I keep her advised as to the submission of the associated plat, this is to advise that the preliminary plat of Colonial Park Third Addition will be considered by the Suidivision Committee of the Metropolitan Area Planning Commission at its next regular meeting of Thursday, October 2, 1975, at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas. Attached is a copy of our comments associated with this plat.

If you or others are interested in this case, the meeting is open to the public.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

cc: Mr. & Mrs. R. D. Wiley, 3403 S. Clifton, 67216



DELAMATER, FREUND & SCHERER, P.A.

ENGINEERS & ARCHITECTS

(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. BOHANN, P. E.
NORMAN L. ROELFF, P. E.
RONALD L. HARLEY, ARCHITECT

September 22, 1975

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
4th Floor, City Building Annex
102 S. Main
Wichita, Kansas, 67202

Re: Preliminary Plat of Colonial Park III

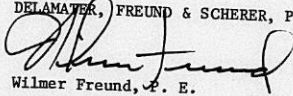
Gentlemen:

We are submitting herewith 29 prints of the Preliminary Plat of the above referenced subdivision. The Application and the Development Plan have been previously filed. A draft for \$50.00 to cover the application filing fee was submitted this date by Mr. Womack.

We understand this plat will be on the Subdivision Committee Agenda for Thursday, October 2, 1975. Should there be any questions, please call us prior to the committee meeting.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.


Wilmer Freund, P. E.

WF/bjm
Enclosure
cc: Mr. Elmer Womack
229-B

FORM 2-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

1150.00

DESCRIPTION	AMOUNT
Subdivision Application	
Revised Plat Sub 3 rd	
Name	
Address	
Type	Due Date
Comments:	
Date	BY

July 25, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-57 - COLONIAL PARK
THIRD ADDITION, generally
located east of Clifton
Ave. and north of the
Kansas Turnpike.

Gentlemen:

As a result of our meeting with you and Mr. Womack on Wednesday, July 23, 1975, and as a result of our review of the sketch plat, we hereby authorize a submission of a preliminary plat based on the following conditions and comments:

- (A) Complete access control shall be indicated on the preliminary plat adjacent to Clifton.
- (B) Access control to Colonial Park Second Addition from Clifton shall be submitted within the form of a separate instrument.
- (C) The applicant and/or his engineer shall meet with the Engineering Division of the Department of Public Works relative to the width and location of an easement to be provided across the park for a sanitary sewer line.

Discussed cul-de-sac on 7/19/75 with John Poston, Poston and Son. Poston indicated that he does not want to dedicate ROW for Cul. SJD

(D) The applicant shall dedicate from subject property a cul-de-sac at the south end of Bluff, and there also may be a need for a dedication of a drainage easement south from the cul-de-sac to the Turnpike right-of-way. The applicant and/or his engineer shall consult with M. S. Mitchell of the Maintenance-Flood Control Office relative to this easement.

(E) A 25 foot building setback shall be indicated on the plat from Clifton and around the cul-de-sac on Bluff.

(F) The applicant's engineer shall submit two copies of a preliminary mobile home park development plan along with the preliminary plat. Said plan to be approved by the Subdivision Committee of the Metropolitan Area Planning Commission.

S/D 75-57
July 25, 1975
Page 2

These are all of the comments we have at this time and should you have any questions concerning these comments, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Elmer Womack, 3559 South Clifton, 67216

Map No.: 5743
Section No.: 11
Twp. No.: 285
Range: 1E

S/D No. 75-57

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Colonial Park Third
General Location: East of Clifton Ave. & North of Turnpike
Name of Property Owner: Elmer Womack Phone: 684-6671
Address: 3559 So. Clifton
Name of Subdivider: Same as above Phone: _____
Address: _____
Name of Agent/Surveyor: Delamater, Freund & Scherer, P.A.
Address: 512 Century Plaza Wichita Phone: 262-8293
Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 34.7 ±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 1-Mobil Home ParkTotal Number of Lots One
3. Minimum Lot Frontage 1320 ± ft.
4. Minimum Lot Area 1,511,530 ± sq. ft.
5. Existing Zoning AA
6. Proposed Zoning Mobil Home G
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____
8. Sidewalk adjacent to streets? yes X 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) Yes
12. City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto 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: Elmer Womack

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

Received by Carl Newby
Date 6/23/75
Fee Submitted none

T9-301B
(2-71)



DELAMATER, FREUND & SCHERER, P. A.
ENGINEERS & ARCHITECTS

(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. SCHAAR, P. E.
NORMAN L. ROELF, P. E.
RONALD L. MADLEY, ARCHITECT

June 23, 1975

Mr. Robert A. Lakin,
Director
Metropolitan Area Planning Department
City Building Annex
Wichita, Kansas 67202

Attn: Curtus Newby Jr. Planter

Dear Mr. Newby:

We have this date submitted to you five prints of the Development Plan (sketch plat) of the proposed Colonial Park Third which lies east of Clifton and south of Colonial Park in the remaining property up to the northerly right of the line of the Kansas Turnpike, along with application for subdivision approval of same.

We will appreciate your review of this at your earliest opportunity and scheduling a conference with the owner and ourselves in order that we may proceed with authority to prepare a preliminary plat.

Please do not hesitate to call should you have any question or need to talk to us about anything specific.

Sincerely,

DELAMATER, FREUND & SCHERER, P. A.

Wilmer Freund, P.E.

WF/kla

229-B

cc: Elmer Womack

