

DEPT NO. S/D 75-67 MAP NO. 5950

NAME SUSSEX ADDITION

LOCATION: SE CORNER OF MAINSGATE & WALDEN

ENGINEER VAN DOREN-HAZARD-STALLINGS

OWNER WITHITA LAND COMPANY

APPLICATION FILED 8-11-75

SKETCH PLAT FILED 8-11-75

PRELIMINARY FILED 8-11-75

S/D ACTION 8-21-75 - approved

FINAL FILED 8-25-75

S/D ACTION 9-4-75 approve

MAPC ACTION 9-11-75 approved

BCC ACTION 10-14-75 approved

RECORDED 10-20-75

REMARKS \_\_\_\_\_

S/D COMMITTEE *8-26-75*  
*(final)* *Approved* *9-4-75*  
S/D *Approved*  
M.A.P.C. *Approved* *9-11-75*  
B.C.C./~~B.C.C.~~ *Approved* *10-14-75*

S/D 75-67 Sussex Addition -  
generally located on the SE  
corner of Mainsgate & Walden





**COMOTARA**

September 19, 1975

Mr. Jack Galbraith  
Wichita Metropolitan Planning Department  
455 North Main  
Wichita, Kansas 67202

Dear Jack:


As per your request we are outlining the approximate density of Block D, Lots C, D, E and F.

Lots C and D have been sub-divided to accomodate seven duplexes with fourteen dwelling units. The buyer of Block D is presently working on a site plan for twenty-two duplexes with forty-four dwelling units.

Lot E has been sub-divided to accomodate seven buildings with fourteen dwelling units. The buyer of Lot F is working on a duplex site plan but he has not yet specified how many dwelling units he is planning on. However, Lot F will be comparable to Lots C and D.

As further information becomes available, we will keep your office informed.

Sincerely,

  
Phil Snodgrass  
Assistant General Manager

PS:dr

Enclosures: Site Plan for Lots C and D  
Aerial Photos



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number **75-67** Name **SUSSEX ADDITION**  
 Application & Sketch Filed:  
 Preliminary Plat Filed: **8-11-75** Approved by S/D: **8-21-75**  
 Final Plat Filed: **8-25-75** Approved by S/D: **9-4-75**  
 Approved by Metropolitan Area Planning Commission: **9-11-75**

DESCRIPTION

General Location: **Southeast corner of Mains-  
gate and Walden**

Surveyor or Engineer: **VanDoren-Hazard-Stallings**  
 Owner: **Wichita Land Company**  
 Address: **2500 Claiborn Circle 67226**

- |                                                                                                                                                                                                                                                                                       |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat <b>2.3</b>                                                                                                                                                                                                                                                   | 6. Access Control             |
| 2. Number of Lots:                                                                                                                                                                                                                                                                    | St. _____ No. Openings _____  |
| Residential <b>12</b>                                                                                                                                                                                                                                                                 | St. _____ No. Openings _____  |
| Commercial _____                                                                                                                                                                                                                                                                      | St. _____ No. Openings _____  |
| Industrial _____                                                                                                                                                                                                                                                                      | 7. Req'd Improvements         |
| Other _____                                                                                                                                                                                                                                                                           | St. Paving _____ Water _____  |
| Total Number of Lots: <b>12</b>                                                                                                                                                                                                                                                       | Sidewalk _____ Drainage _____ |
| 3. Minimum Lot Area: <b>0.11</b> Acres                                                                                                                                                                                                                                                | Sewer _____ Other _____       |
| 4. Existing Zoning <b>"AA"</b>                                                                                                                                                                                                                                                        |                               |
| 5. Special Problems Discussed <b>None.</b> Note: <b>The type of development proposed - duplex - and the lot areas are in accordance with the provisions of the associated approved residential CUP. Sanitary sewer, City water and street paving have been previously guaranteed.</b> |                               |

Planning Commission Recommendation:

**That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Kamen moved, Taylor seconded and it carried unanimously. Rising was absent.**

**ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.**

*Sussex Addition*

October 9, 1975

Mr. Phil Snodgrass  
Assistant General Manager  
Comotara  
2500 Claiborn Circle  
Wichita, Kansas 67226

Re: Request for Administrative  
Interpretation for the Development of duplexes on DP-46  
Comotara CUP

Dear Mr. Snodgrass:

We have received your letter of October 6, 1975, requesting that we make a favorable determination that the development of duplexes on Block D, Comotara's First Addition, is in conformance with the conditions of the CUP. Jack Galbraith advises that in a discussion with you and Howard West, that you also requested the same determination on the area being platted as Sussex Addition. As you are aware, one of the conditions of the approval of the CUP was as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

First, regarding the six lots in Block 1 and the six lots in Block 2 of the proposed plat of Sussex Addition, Bob Feldner and I are in agreement that the proposed 7 two-family dwellings meet the general intent of the proposed townhouse units as approved for Parcel 3 of the CUP. This favorable determination is given with the understanding that the grouping of two lots will be developed by one developer. So that there is no misunderstanding, single-family homes are not to be developed on these lots, and each two-family structure is to be constructed by the same developer so as to assure continuity of the units. All of the setbacks, parking, density and other requirements for Parcel 3 on the CUP shall be complied with. Please provide us with three copies of the site plan prepared by Robson, Kuhnelt & Spangenberg, with the latest date of revision placed on the plans.

Page 2 - Mr. Phil Snodgrass  
October 9, 1975


Regarding the submitted sketch plat prepared by Rodger A. Brooks proposing 22 lots each on which it is proposed to develop two-family units, this also generally meets the intent of the proposed town-house use. However, the original parcel was suggested as providing useable open space for at least the benefit of all those residing on Parcel 2, whereas under the proposed lotting arrangement, each duplex will be on its own lot with no common open space for the benefit of all occupants.

There are other questions as to how you propose to guarantee maintenance of the private access road, and the suggested limited open space between the access roads. Our tentative approval is, therefore, given with the understanding that Block D will be replatted into lots that are near 10,000 square feet in size; that satisfactory guarantees shall be provided for the maintenance of the private drive and the limited open space area; that consideration be given to platting the small open space as a "reserve"; that rear lot lines will be at or near the center of the private road and that satisfactory arrangements will be made for rear yard utility easements. Again, all other conditions of the CUP shall be complied with. Also, please provide us with three copies of a site plan, showing the proposed location of duplexes and the proposed use of the open space area after final revision by the architect.

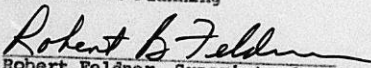
Our concurrence to these requests is also subject to the recording of the associated replats with the Register of Deeds.

Upon your review of these conditions of approval, if you have any questions, please call.

APPROVED:

  
Robert A. Lakin  
Director of Planning

APPROVED:

  
Robert Feldner, Superintendent  
of Central Inspection

RAL:JHG:ber

cc: Howard West, General Manager, Comotara, 2500 Claiborn Circle 67226  
Robert Feldner, Superintendent of Central Inspection

**CHICAGO TITLE INSURANCE COMPANY**

**COMMITMENT FOR TITLE INSURANCE**

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

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

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

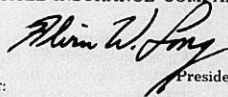
IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

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


  
Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY

  
President.

ATTEST:

  
Secretary.

SCHEDULE A

Number	Effective Date	
229785	October 1, 1975 at 7 A.M.	
1. Owners Policy to be issued:	ALTA Form B - 1970 (Amended 10-17-70)	Amount: Unknown
Proposed Insured:		
City of Wichita		
Loan Policy to be issued:	ALTA Form 1970 (Amended 10-17-70)	Amount:
Proposed Insured:		

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

Wichita Land Company

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

Lots C and D, Comotara First Addition, an Addition to Wichita,  
Sedgwick County, Kansas.

## SCHEDULE B

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

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): 1974 taxes paid in amount of \$136.32. Key #C-37030 & 37031
9. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
10. Minimum building pad elevation of 190.0 as shown by the recorded plat.
11. Easements and set back lines as shown on the recorded plat.
12. It is noted for information purposes only and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for water service; lateral sewer; storm sewer; sanitary sewer and streets, as shown by City of Wichita Resolutions, Amended Resolutions, Certificates and Ordinances filed in Film 41, Page 51; Film 41, Page 944; Film 41, Page 945; Film 42, Page 1447; Film 42, Page 1484; Film 49, Page 1164; Film 49, Page 1165; Film 60, Page 1048 and Film 88, Page 464.
13. Mortgages executed by Jack P. DeBoer Associates, Inc., to First National City Bank filed in Film 83, Page 1281; Film 80, Page 323; Film 57, Page 1437; Film 50, Page 723.

# STATUTORY WARRANTY DEED

This space reserved for  
REGISTER OF DEEDS

GRANTOR

WICHITA LAND COMPANY

CONVEY AND WARRANT TO  
SUSSEX CORPORATION

the following described premises situated in Sedgwick County, Kansas, to-wit:

Lots 1, 2, 3, 4, 5, and 6, Block 1, and Lots 1, 2, 3, 4, 5, 6, Block 2,  
Sussex First Addition, Wichita, Sedgwick County, Kansas

Construction on the above lots is restricted to seven two-family dwelling only. The two-family dwelling buildings will be constructed on the following lots: Block 1 - One building on Lots 1 and 2; one building on Lots 3 and 4; one building on Lots 5 and 6; Block 2 - One building on Lots 1 and 2; one building on Lots 3 and 4; one building on Lot 5; one building on Lot 6.

for the sum of One Dollar and other valuable considerations (\$1.00) -----Dollars

Subject to:

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

WICHITA LAND COMPANY

By:

Howard R. West, Vice President

STATE OF KANSAS, SEDGWICK COUNTY, ss.

BE IT REMEMBERED. That on this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_  
before me, the undersigned, a Notary Public in and for the County and State aforesaid, came  
Howard R. West, Vice President of Wichita Land Company,

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, for and on behalf and as the act and deed of said corporation

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

Term expires

, 19\_\_\_\_

\_\_\_\_\_  
Notary Public

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REGISTER OF DEEDS

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Howard R. West, Vice President of Wichita Land Company,

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, for and on behalf and as the act and deed of said corporation

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

Term expires

, 19\_\_\_\_

Notary Public

September 12, 1975

VanDoren-Hazard-Stallings  
Suite 250, 260 North Rock Road  
Wichita, Kansas 67206

Gentlemen:

Re: S/D 75-67 - Final Plat of  
SUSSEX ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on September 11, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of September 8, 1975.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Wichita Land Company, 2500 Claiborn Circle 67226  
Dean Sellers, Assistant City Engineer

September 5, 1975

Van Doren-Hazard-Stallings  
260 North Rock Road, Suite 250  
Wichita, Kansas 67206

Re: S/D 75-67 - Final plat of  
SUSSEX ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall submit a site development plan to the Fire Department prior to the issuance of any building permits on subject property.
- B. The County Clerk's name shall be labeled "George Pierce."
- C. Approval should be subject to a written request for an administrative interpretation as to the type and number of dwelling units proposed.
- D. <sup>copy of deed showing restrictions</sup> The applicant shall also submit a copy of the covenants on subject property which shall contain provisions permitting only one duplex per grouping of each two lots and for Lots 5 and 6, Block 2.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

S/D 75-67  
September 5, 1975  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 11, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Wichita Land Company  
2500 Claiborn Circle, 67226

Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-67 Name SUSSEX ADDITION  
Date Application Rec'd. 8-11-75 Preliminary Approval 8-21-75  
Scheduled S/D Meeting 9-4-75

DESCRIPTION

General Location At the southeast corner of Mainsgate Road and  
Walden.

Owner Wichita Land Company  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address 260 North Rock Road, Suite 250 Phone 686-7303

- |                                                                             |                      |                                                |  |
|-----------------------------------------------------------------------------|----------------------|------------------------------------------------|--|
| 1. Gross Acreage of Plat                                                    | <u>2.31</u>          | 7. Lineal Feet of New Streets:                 |  |
| 2. Number of Lots:                                                          |                      | a. <u>        </u> R/W <u>        </u> ft.     |  |
| Residential                                                                 | <u>12</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>12</u>            | TOTAL <u>        </u> None <u>        </u> ft. |  |
| 3. Minimum Lot Frontage                                                     | <u>42</u> ft.        | 8. Sidewalk adjacent to all                    |  |
| 4. Minimum Lot Area                                                         | <u>4,500</u> sq. ft. | streets? <u>yes</u> <u>X</u> no                |  |
| 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) <u>Yes</u> (Yes-No)       |                      |                                                |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |                      |                                                |  |

STAFF COMMENTS:

- A. The applicant shall submit a site development plan to the Fire Department prior to the issuance of any building permits on subject property.
- B. The County Clerk's name shall be labeled "George Pierce".
- C. Approval should be subject to a request for an administrative interpretation as to the type and number of dwelling units proposed.
- D. The applicant shall also submit a copy of the covenants on subject property which shall contain provisions permitting only one duplex per grouping of each two lots and for Lots 5 and 6, Block 2.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SCCD-Cons-5 (6/83)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name SUGGEST ADDITION

MAILED TO:

Location SOUTHEAST CORNER OF MAINGATE ROAD & WALDEN

VAL BROWN HAZARD STALLINGS

Date 8-29-75

260 W. Book Rd., 67206

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

686-7303 Date \_\_\_\_\_

111 \_\_\_\_\_

119 \_\_\_\_\_

102 \_\_\_\_\_

104 \_\_\_\_\_

Requested by: Wichita-Sedgwick County Metropolitan Area Planning Commission

\*\*\*\*\*

A. SOIL TYPE:

~~Roswell silty clay loam - It has a silty clay loam A horizon, clay B<sub>1</sub> & B<sub>2</sub>, and a silty clay B<sub>3</sub> & C horizon.~~

B. SITUATION:

~~This soil erodes very easily and needs cover at all times during and after construction. Silt in streets at this time from last rain.~~

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

August 22, 1975

VanDoren-Hazard-Stallings  
260 North Rock Road, Suite 250  
Wichita, Kansas 67206

Re: S/D 75-67 - Preliminary plat  
of SUSSEX ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 21, 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. Block numbers or letters shall be labeled on the face of the plat.
- B. Lot 2 in the northernmost block shall be redesigned to have access to utilities in Reserve "D".
- C. The final plat shall reflect what Reserves D and E are being reserved for.
- D. The applicant shall take adequate precaution to prevent wind and water erosion during development of subject property.
- E. The applicant shall submit a site plan to the Fire Department for review when available.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 75-67  
August 22, 1975  
Page 2

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

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Wichita Land Company, 2500 Claiborn Circle, 67226  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-67 Name SUSSEX ADDITION  
Date Application Rec'd. 8-11-75 Preliminary Approval  
Scheduled S/D Meeting 8-21-75

DESCRIPTION

General Location At the southeast corner of Mainsgate Road and  
Walden.

Owner Wichita Land Company  
Surveyor/Engineer Van Doren-Hazard-Stallings Phone 686-7303  
Address 260 N. Rock Road, Suite 250

- |                                |                                                  |                                                                   |  |
|--------------------------------|--------------------------------------------------|-------------------------------------------------------------------|--|
| 1. Gross Acreage of Plat       | <u>2.31</u>                                      | 7. Lineal Feet of New Streets:                                    |  |
| 2. Number of Lots:             |                                                  | a. <u>        </u> R/W <u>        </u> ft.                        |  |
| Residential                    | <u>12</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>12</u>                                        | TOTAL <u>        </u> None <u>        </u> ft.                    |  |
| 3. Minimum Lot Frontage        | <u>42</u> ft.                                    | 8. Sidewalk adjacent to all                                       |  |
| 4. Minimum Lot Area            | <u>4500 sq.</u> ft.                              | streets? <u>        </u> yes <u>        </u> X <u>        </u> no |  |
| 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) <u>Yes</u> (Yes-No)           |                                                                   |  |
| 12. City of Wichita            | <u>X</u> : Three-Mile Area <u>        </u>       |                                                                   |  |

STAFF COMMENTS:

- A. It shall be noted that an area of at least 6,000 square feet has been provided for each proposed duplex in accordance with minimum standards set forth in the City of Wichita Zoning Ordinance. The applicant is proposing to develop duplexes on groupings of two lots for each duplex.
- B. Block numbers or letters shall be labeled on the face of the plat.
- C. Lot 2 in the northernmost block shall be redesigned to have access to utilities in Reserve "D".
- D. The final plat shall reflect what Reserves D and E are being reserved for.
- E. The associated C.U.P., DP-46 does provide for duplex type development at this location.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 75-67

Map No.: 5950  
Section No.: 6  
Twp. No.: T 27 S  
Range: R 2 E

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: SUSSEX ADDITION

General Location: SE CORNER OF MAINSGATE & WALDEN

Name of Property Owner: WICHITA LAND COMPANY Phone: 686-7451  
Address: 2500 CLAIBORN CIRCLE, Wichita, Kans. 67226

Name of Subdivider: VAN DOREN-HAZARD-STALLINGS Phone: 686-7303  
Address: 260 N. ROCK ROAD SUITE 250

Name of Agent/Surveyor: VAN DOREN-HAZARD-STALLINGS Phone: 686-7303  
Address: 260 N. ROCK ROAD SUITE 250 Wichita, Kans. 67206

Date of Application: August 11, 1975

**SUBDIVISION INFORMATION:**

- 1. Gross Acreage of Plat Lot "C" - 1.26
- 2. Number of Lots: Lot "D" - 1.05
  - Residential Twelve (12)
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 12 ft.
- 4. Minimum Lot Area 42 sq. ft.
- 5. Existing Zoning 4500
- 6. Proposed Zoning "AA"

- 7. Lineal Feet of New Streets:
  - a. None R/W None ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL None 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) YES (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: Howard R. West  
HOWARD R. WEST, GENERAL MANAGER W.L. CO.

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

Received by [Signature]  
Date 8/11/75  
Fee Submitted 23.00



ARCHITECTS - ENGINEERS

**VAN DOREN - HAZARD - STALLINGS**

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

August 11, 1975

Re: Sussex Addition  
Preliminary Plat  
Our Job No. 4-75-007-A0

Wichita-Sedgwick County  
Metropolitan Area Planning Dept.  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Gentlemen:

Submitted herewith for your review are twenty-nine copies of the Preliminary Plat of Sussex Addition. Included with this submittal is the Wichita Land Company check for the sum of \$83.00 to cover filing fees.

Very truly yours,

*John E. Lundblade*  
John E. Lundblade

cc: Wichita Land Co.  
Sam Williamson

FORM 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		

DESCRIPTION	AMOUNT
<i>Subdivision Application</i>	

Name

*Wichita Land Co*

Address

*2501 Cleburn Ave*

Type

*AA - 7/03*

Due Date

Comments:

Date

*4/1/75*

By

*Curt Handley*