

PLAT NO. S/D 76-70 MAP NO. 4749

NAME WESTLINK VILLAGE 14TH ADDITION -

LOCATION: northwest corner of Maize Road & 13th St.

ENGINEER K. O. Taylor

OWNER K. T. Wiedemann Estate

APPLICATION FILED 7-30-76

SKETCH PLAT FILED 7-30-76

PRELIMINARY FILED 9-13-76

S/D ACTION 9-23-76 approved

FINAL FILED 11-22-76

S/D ACTION 12-2-76 approved

MAPC ACTION 12-9-76 approved

ECC ACTION 4-26-77 approved

RECORDED May 10, 1977

REMARKS \_\_\_\_\_

S/D 76-70 WESTLINK VILLAGE 14TH  
ADDITION - generally located at  
the northwest corner of Maize  
Rd. & 13th St., by K.O.Taylor

*Postup  
8-4-76  
[Signature]*

ACTION

	DATE
S/D COMMITTEE (Pulin) <i>approved</i>	<i>9-23-76</i>
S/D (Maize) <i>approved</i>	<i>12-3-76</i>
M.A.P.C. <i>Approved</i>	<i>12-9-76</i>
B.C.C./B. CO. C. <i>Approved</i>	<i>4-26-77</i>

Map No. 4749  
Sec. No. 7  
Twp. No. 27S  
Range 1W

Subdivision Report and Progress  
S/D No.: 76-70

Name: WESTLINK VILLAGE 14TH ADDITION

General Location: Northwest corner Maize Road & 13th St.

Owner: K. T. Wiedemann Estate Phone: 261-4361  
Address: Trust Dept, 4th Natl Bank, 67202  
Subdivider: Thurman Smith, Contract Purchaser Phone: 943-6153  
Address: 1247 N. Gordon, 67203  
Engineer/Surveyor: K. O. Taylor Phone: 264-0341  
Address: 1542 S. St. Francis, 67211

Application Received 7-30-76  
Conf. with Applicant 7-30-76  
Sketch Plat Received 7-30-76  
Present Zoning "R-1" "IC"  
Proposed Zoning R-6, A, AA, IC  
Letter of Intent 2-1-76

FINAL PLAT RECEIVED 11-22-76  
S/D Comm. Action 12-2-76 approved  
Dept. Report on Final  
M.A.P.C. ACTION 12-9-76 approved  
Dept. Report on Final  
Letter on Irons Received  
Title/Taxes Rec'd & Reviewed 1-17-77  
Final Review  
Referral to B.C.C.

PREL. PLAT RECEIVED 9-13-76  
S/D Comm. Action 9-23-76 approved  
Dept. Report on Prel.

B.C.C. ACTION 4-26-77 approved

TRACING PROGRESS:  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Recorded May 10 1977

Comments:

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

WESTLINK VILLAGE 14th ADDITION was  
filed for record on May 10, 1977

Burt J. McCall  
Register Of Deeds

T9-328

S/D 76-70 n  
2-1889A  
B  
5-19-77

SHAWNEE  
No. 2153C  
REGISTERED IN LOS ANGELES  
LOOK UP - HENDERSON, TX U.S.A.

from: \_\_\_\_\_ date: \_\_\_\_\_

admin. adv. plans cur. plans social graphics

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| <input type="checkbox"/> walter     | <input type="checkbox"/> studebak     | <input type="checkbox"/> young            | <input type="checkbox"/> hart      | <input type="checkbox"/> stafford |
| <input type="checkbox"/> eubanks    | <input type="checkbox"/> shen         | <input type="checkbox"/> moek             | <input type="checkbox"/> kohl j.   | <input type="checkbox"/> garland  |
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remarks:

What action is needed to present the release. Dress advised that he was preparing a certificate of release for Bryggman to sign.

~~to~~  
Newby.

May 24, 1978

Mr. Thurman Smith  
11216 West Maple  
Wichita, Kansas 67209

Subject: Restrictive Covenants - Westlink  
Village 14th Addition

Dear Mr. Smith:

The required drainage improvements have been satisfactorily completed and the restrictive covenants can now be released for the following lots:

Block 2 - West one-half of lot 26 and lots 27 through 30 inclusive

Block 3 - Lots 6 through 15 inclusive

This letter will suffice for you to obtain the release of the restrictive covenants.

Yours truly,

*RWB*  
R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: Robert A. Lakin, Director of Planning ✓  
Robert Feldner, Supt. of Central Inspection  
R. W. Linn, City Engineer



March 1, 1978

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

S/D 76-70 - Westlink Village 14th Addition, Irrevocable Letter of Credit guarantee for sanitary sewer lift station and force main.

The Metropolitan Area Planning Commission approved the above referred to plat on December 9, 1976, and by the Board of City Commissioners on April 26, 1977. One of the conditions of the plat approval was that the applicant guarantee the construction of a sanitary sewer lift station and force main to serve the property. The applicant submitted an irrevocable letter of credit from the First National Bank in the amount of \$38,940, (Credit No. C-532) guaranteeing the construction of the lift station and force main within two years time, on or before December 9, 1978.

We have been advised by Dean Sellers, Assistant City Engineer, that the lift station and force main have been constructed to City specifications and the irrevocable letter of credit may be released. Your office is holding said letter of credit in the amount of \$38,940 and it may now be released upon request from the applicant, Mr. Thurman Smith, or the First National Bank. It is our understanding that release of the letter of credit requires no action by the governing body. If you have any questions concerning this matter, please call.

---

Jack H. Galbraith  
Chief Planner

JHG:CLN:et

cc:

Thurman Smith, 1247 N. Gordon, Wichita, Kansas 67203  
K. T. Wiedemann Estate, Trust Dept., First National Bank, Wichita,  
Kansas 67202  
Dean Sellers, Assistant City Engineer

*MS*  
*Newby*  
*Hardie*

THE CITY OF WICHITA

OFFICE OF ENGINEERING

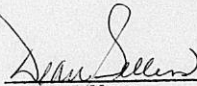
DATE February 21, 1978

TO Jack Galbraith - Planning Dept.

FROM Dean Sellers, Assistant City Engineer

SUBJECT Westlink Village 14th Addition

Please release the Letter of Credit guaranteeing the Sanitary Sewer Pumping Station for Westlink Village 14th Addition.

  
\_\_\_\_\_  
Dean Sellers,  
Assistant City Engineer

DS:gd



May 17, 1977

Donald C. Gisick, City Clerk  
Jack H. Galbraith, Chief Planner

Z-1889 - Zone change "AA" and "LC" to "A"; and  
S/D 76-70 - WESTLINK VILLAGE 14TH ADDITION

At the regular meeting of the Board of City Commissioners on February 1, 1977, the above captioned request for zone change was considered and approved, subject to platting, 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 April 26, 1977.

This is to advise you that the final plat of Westlink Village 14th Addition was recorded with the Register of Deeds on May 10, 1977 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:el

RESTRICTIVE COVENANTS

These Restrictions and covenants made this \_\_\_\_\_ day of April, 1977, by THURMAN W. SMITH and JUDY A. SMITH, hereinafter called "DEVELOPER".

W I T N E S S E T H :

WHEREAS, the Developer is the owner of the real property described as:

The Southeast 1/4 of Section 7, Township 27 South,  
Range 1 West of the 6th P.M., Sedgwick County, Kansas;

being platted as WESTLINK VILLAGE FOURTEENTH ADDITION; and,

WHEREAS, certain drainage improvements have been required as conditions of the approval of the plat of Westlink Village Fourteenth Addition by the Metropolitan Area Planning Commission and by the Board of Commissioners of the City of Wichita; and,

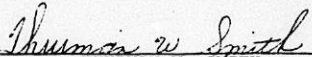
WHEREAS, said required drainage improvements affect the following described portions of Westlink Village Fourteenth Addition, to-wit:

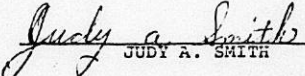
The West half of Lot 26, and all of Lots 27 through 40 inclusive, all in Block 2,; Lots 1 through 15 inclusive, Block 3; Lots 1 through 10 inclusive, and Lots 20 through 22 inclusive, in Block 4; all Lots in Block 5; Lots 1 through 20 inclusive Block 6; all Lots in Blocks 7, 8, 9; Lots 3 through 40 inclusive, Block 10; Lots 7 through 17 inclusive, Block 11; Lots 1 through 47 inclusive Block 12; all Lots in Blocks 13 and 14; Lots 7 through 19 inclusive, Block 15; Lots 5 through 10 inclusive, Block 16; all Lots in Block 17; Lots 6 through 11 inclusive, Block 18.

NOW, THEREFORE, the Developer declares that none of the afore-described Lots and Blocks shall be developed, nor any construction started, unless and until the Director of Public Works for the City of Wichita has made a determination that the required drainage improvements have been satisfactorily completed to such extent so as to permit the development of said Lots and Blocks, or portions thereof.

The foregoing conditions and limitations shall run with the land and be binding upon the present owners, their successors, and assigns, and shall remain in full force and effect so long as all the drainage improvements affecting the afore-described Lots and Blocks have not been completed in accordance with City of Wichita specifications, and approved by the Director of Public Works, or his agent.

IN WITNESS WHEREOF, the Developer and Grantor of these Restrictions and Covenants has executed this Declaration on the day and year above written.

  
\_\_\_\_\_  
THURMAN W. SMITH

  
\_\_\_\_\_  
JUDY A. SMITH

STATE OF KANSAS ]  
]SS:  
SEDGWICK COUNTY ]

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this 25th day of April, 1977, personally appeared THURMAN W. SMITH and JUDY A. SMITH, husband and wife, to me known to be the identical persons described in and who executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

PAM PIPER  
NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY APPT. EXP. Sept 13 1980

Pam Piper  
Notary Public

APPROVED AS TO FORM  
Eugene L. Pirtle  
EUGENE L. PIRTLE  
Assistant City Attorney  
4-29-77 Date

RESTRICTIVE COVENANTS

These Restrictions and Covenants made this \_\_\_\_ day of April, 1977, by THURMAN W. SMITH and JUDY AS SMITH, hereinafter called "DEVELOPER".

W I T N E S S E T H :

WHEREAS, the Developer is the owner of the real property described as:

The Southeast 1/4 of Section 7, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas;

being platted as WESTLINK VILLAGE FOURTEENTH ADDITION; and,

WHEREAS, certain drainage improvements have been required as conditions of the approval of the plat of Westlink Village Fourteenth Addition by the Metropolitan Area Planning Commission and by the Board of Commissioners of the City of Wichita; and,

WHEREAS, said required drainage improvements affect the following described portions of Westlink Village Fourteenth Addition, to-wit:

Lots 1 to 5 inclusive, Block 18; Lots 1 to 4 inclusive and Lot 11, Block 16; Lots 1 to 6 inclusive and Lots 20 to 23 inclusive, Block 15; Lots 48 to 58 inclusive, Block 12; Lots 1, 2, 41, and 42, Block 10; Lots 1 to 6 inclusive, Block 11; and all lots in Blocks 20, 21, and 19.

NOW, THEREFORE, the Developer declares that none of the afore-described Lots and Blocks shall be developed, nor any construction started, unless and until the Director of Public Works for the City of Wichita has made a determination that the required drainage improvements have been satisfactorily completed to such extent so as to permit the development of said Lots and Blocks, or portions thereof.

The foregoing conditions and limitations shall run with the land and be binding upon the present owners, their successors, and assigns, and shall remain in full force and effect so long as all the drainage improvements affecting the afore-described Lots and Blocks have not been completed in accordance with City of Wichita specifications, and approved by the Director of Public Works, or his agent.

IN WITNESS WHEREOF, the Developer and Grantor of these Restrictions and Covenants has executed this Declaration on the day and year above written.

Thurman W. Smith  
THURMAN W. SMITH

Judy A. Smith  
JUDY A. SMITH

STATE OF KANSAS ]  
SEDGWICK COUNTY ] SS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this this 26th day of April, 1977, personally appeared THURMAN W. SMITH and JUDY A. SMITH, husband and wife, to me known to be the identical persons described in and who executed the within and foregoing instrument of writing and acknowledged to me that they duly executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Pam Piper  
Notary Public

PAM PIPER  
NOTARY PUBLIC  
SEDGWICK COUNTY, KANSAS  
MY APPT. EXPIRES 12/15/79

APPROVED AS TO FORM

Louise L. Parille

LOUISE L. PARILLE

Assistant City Attorney

4-29-77

FORM

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, constitute all of the owners of all of the lots, parcels or pieces in the following described real property, to-wit:

WESTLINK VILLAGE 14th ADDITION,  
SEDGWICK COUNTY, KANSAS.

We do hereby impose the following protective restrictions and covenants upon the above described real estate in order that they may be put on record in the Office of the Register of Deeds of Sedgwick County, Kansas, and in order that all covenants hereinafter made covering any portion of the above described real property shall be subject thereto, to-wit:

1. No mobile home, travel trailer or trailer house may be parked or used for living quarters anywhere upon said real property.
2. No garage or basement may be converted into apartments or living quarters.
3. No "basement house" shall be constructed upon any lot, piece or parcel which is a part of the above described real property.
4. All residences in the above described real property shall be equipped with a mechanical garbage disposal unit if the same are available. This restriction may be waived in the event such units are not available because of war or act of a public enemy or an act of God.
5. No previously constructed building or dwelling may be moved on to said lots, pieces or parcels of the above described real property except that the construction of prefabricated homes from a recognized manufacturer will be permitted.
6. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat; in any event no building shall be located on any lot nearer than 30 feet to the front lot line or nearer than 15 feet to any side street line. No dwelling shall be located on any interior lot line nearer than 20 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot, to encroach upon another lot.
7. The liveable floor area of each residence constructed on any lot, piece or parcel of the above described real property shall be a minimum of 1,200 square feet. Provided, however, that the owners of the real property named herein shall have the power from time to time by recorded amendment to these restrictions to increase the minimum number of square feet of liveable floor area required in residences to be constructed on any lot, piece or parcel of the above

described real property, and provided further, that the owners of all of the lots in any one block in such real property shall have the right to amend these restrictions so as to increase the minimum square feet of residences in such block.

8. No livestock, chickens, fowls or other animals, except the usual and ordinary number of family pets, shall be kept by the occupants of any dwelling constructed upon any piece, lot or parcel of the above described real property.

9. No noxious or offensive activity shall be carried on upon said real property nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

10. Easements for the installation and maintenance of utilities and drainage facilities are dedicated as shown on the recorded plat and no building of any type or character shall be permitted upon said easements.

11. These restrictive covenants shall run with the land and be binding upon all persons using, occupying or owning such real property and their respective heirs, successors and assigns thereto until the 31st day of January, 2002, at which time said restrictive covenants shall be automatically extended for successive periods of ten (10) years each unless by a vote of a majority in number of the then owners of the land in said addition, as shown by the records in the office of the Register of Deeds in Sedgewick County, Kansas, it is agreed to change said restrictions or covenants in whole or in part.

12. If any person shall violate or attempt to violate any of the restrictive covenants herein set out it shall be lawful for any other person or persons holding any lot, piece or parcel of said real property to prosecute in any court of competent jurisdiction, any proceeding at law or in equity against the person or persons so violating or attempting to violate any such restrictive covenant either for the purposes of preventing him or them from so doing, or to recover damages for such violation.

13. Invalidation of any one of said restrictive covenants by the judgment of any court of competent jurisdiction shall in no way effect any of the other provisions, which other provisions shall remain in full force.

14. All residences or structures upon this real property must be constructed by a contractor licensed by the City of Wichita.

15. No front yards shall be surrounded or bounded by fence of any kind, provided, however, that the foregoing provision may be modified or waived by a majority of the Architectural Control Committee, or its designated representative. Any property owner desiring to erect a fence surrounding or bounding a front yard shall submit a plan showing the location and type of such fence to the Architectural Control Committee and shall be bound by such committee's approval or disapproval of such plan.

16. No building shall be placed within 20 feet of the property line which may be upon any part or upon the edge of any open watercourse. Further, after the expiration of 30 days following the completion of the construction of any

structure upon any lot, there shall be no storage of any materials (including building materials) or refuse other than inside a building. Clean fill dirt may be placed upon a lot if a natural watercourse is not altered or blocked by said fill.

17. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, and a private garage for not more than three cars. Provided, however, the following lots may be used for the following designated uses:

(a) Lot 1 to Lot 10 inclusive, Block 17, may be used for two-family dwellings. (Duplexes)

Lot 1 to Lot 22 inclusive, Block 6, may be used for two-family dwellings. (Duplexes)

Lot 11 to Lot 14 inclusive, Block 4, may be used for two-family dwellings. (Duplexes).

(b) Lot 48, Block 2, may be used for light commercial uses as said term is presently defined by the applicable zoning ordinances of the City of Wichita, Kansas.

18. None of the land herein shall be used for or in connection with the exploration or production of petroleum products, gas, oil, or other minerals.

19. It is further provided that the Architectural Control Committee hereinafter named shall, in addition to their other rights and duties, have specifically the right to control the number of stories of any residence erected on any of the real property affected by these restrictions.

20. No trade, business, or profession shall be legally carried on upon any portion of the said real property.

21. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

22. The Architectural Control Committee is composed of three, to-wit: J. M. SHADE, THURMAN W. SMITH, DEAN BEALL.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, a majority of the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from

the committee or restore it to any of its powers and duties.

23. No residences shall be constructed on individual lots in Blocks 6 and 17; that the lots must be developed in pairs with one building per each two lots.

24. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin construction has been commenced prior to completion thereof, approval will not be required and the related covenant shall be deemed to have been fully complied with.

25. No dwelling shall be erected or placed on any lot having an area less than 7,500 square feet.

IN WITNESS WHEREOF, we have hereunto set our hands on the ~~22nd~~ day of April, 1977.

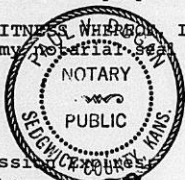
Thurman W. Smith  
THURMAN W. SMITH

Judy A. Smith  
JUDY A. SMITH

STATE OF KANSAS ]  
                          ]SS:  
SEDGWICK COUNTY ]

BEFORE ME, the undersigned, a Notary Public, in and for said County, and State, on this 22 day of April, 1977, personally appeared THURMAN W. SMITH and JUDY A. SMITH, husband and wife, to me known to be the identical persons described in and who executed the within and foregoing instrument of writing and acknowledged to me that they duly executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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



Paul V. Dugan  
Notary Public

My Commission Expires

12-21-80

CERTIFICATE

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

I, Thurman W. Smith & Judy A. Smith, owners of  
all lots and blocks in Westlink Village Fourteenth Addition,  
Wichita, Sedgwick County, Kansas

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Storm Sewers
2. Sanitary Sewers
3. Street Pavement
4. Sidewalks
5. Water distribution lines
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Westlink  
Village Fourteenth Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 22nd day of April, 1977.

Thurman W. Smith  
Judy A. Smith

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

Be it remembered that on this 22 day of April,  
1977, before me, a notary public in and for said County and State,  
came Thurman W. Smith & Judy A. Smith, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and they acknowledged the execution of same.

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

Paul V. Degan  
Notary Public

My Commission Expires  
12-21-1981

T9-207



April 20, 1977

Mr. Thurman Smith  
1247 North Gordon  
Wichita, Kansas 67203

Re: WESTLINK VILLAGE 14th ADDITION

Dear Mr. Smith:

Two Storm Water Sewer Systems are required to serve the above mentioned plat. Development should not begin in the benefit district areas of the Storm Sewer Systems until preliminary designs are completed. Acquisition of drainage easements and some construction will be required outside the plat area.

The necessary easements must be acquired prior to beginning work on the Storm Sewer Systems and to provide coordination of the installation of street paving and other public improvements.

If additional information is desired, please contact me.

Very truly yours,

R.W. Lind,  
City Engineer

RWL:gd  
Enc.

CC: R.W. Bruggeman, Director of Public Works  
Bob Feldner - Central Inspection

April 20, 1977

Mr. Robert A. Lakin  
Director of Planning  
City Hall  
455 North Main  
Wichita, Kansas 67202

Dear Mr. Lakin:

The undersigned property owners do hereby agree that Lots 1 to 5 inclusive, Block 18, Lots 1 to 4 inclusive and Lot 11, Block 16, Lots 1 to 6 inclusive and Lots 20 to 23 inclusive, Block 15, Lots 48 to 58 inclusive, Block 12, Lots 1, 2, 41 and 42, Block 10, Lots 1 to 6 inclusive, Block 11 and all lots in Blocks 20, 21 and 19, all in Westlink Village Fourteenth Addition, Wichita, Sedgwick County, Kansas will not be developed until such time as the drainage problems are resolved as determined by the Director of Public Works of the City of Wichita, Kansas.

*Thurman W. Smith*  
Thurman W. Smith

*Judy A. Smith*  
Judy A. Smith

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-70 Name WESTLINK VILLAGE 14TH ADDITION  
Application & Sketch Filed: 7-30-76  
Preliminary Plat Filed: 9-13-76 Approved by S/D: 9-23-76  
Final Plat Filed: 11-22-76 Approved by S/D: 12-2-76  
Approved by Metropolitan Area Planning Commission: 12-9-76

DESCRIPTION

General Location: Northwest corner of Maize Road

Surveyor or Engineer: Kenneth O. Taylor  
Owner: Thurman Smith  
Address: 1247 N. Gardon, 67203

- |  |                                     |
|--|-------------------------------------|
| 1. Gross Acreage of Plat <u>160</u>  | 6. Access Control                   |
| 2. Number of Lots:   | St. Maize Rd. No. Openings _____    |
| Residential <u>413</u>   | St. 13th St. No. Openings _____     |
| Commercial <u>1</u>  | St. _____ No. Openings _____        |
| Industrial _____   | 7. Req'd Improvements               |
| Other _____  | St. Paving <u>X</u> Water <u>X</u>  |
| Total Number of Lots: <u>414</u>   | Sidewalk <u>X</u> Drainage <u>X</u> |
| 3. Minimum Lot Area: <u>0.22</u> Acres   | Sewer <u>X</u> Other _____          |
| 4. Existing Zoning <u>AA &amp; LC</u>  |                                     |
| 5. Special Problems Discussed <u>Off site drainage (see condition B below)</u> |                                     |
| for which a covenant has been submitted by the applicant.                      |                                     |

Valid petitions have been submitted guaranteeing paving of all streets, construction of sidewalks adjacent to all streets, sanitary sewer to serve all lots and storm sewers to serve the addition. The Water Department has received valid petitions to serve all lots with City water. A certificate has been submitted certifying the petitions. An irrevocable letter of credit for \$38,940 has been submitted for construction of a temporary sanitary sewer lift station.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. Submitting a restrictive covenant which shall provide for only one duplex to be built on each pair of lots in Blocks 6 and 17. Said covenant to be filed with the Register of Deeds upon approval of the plat.
- B. The applicant shall make satisfactory arrangements for resolving the drainage problems involving subject property.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

KAMEN moved, BARRIER seconded and it carried unanimously. TAYLOR and HENNESSY were absent.

NOTE: Associated zone case Z-1889, "AA" & "LC" to "A" involving a portion of the property has been approved by the Board of City Commissioners subject to platting.

ACTION: Receive and file the letter of credit, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, accept the covenants and instruct the City Clerk to file the covenants and 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.

IRREVOCABLE LETTER OF CREDIT

First National Bank  
(Name of bank)

Date: April 7, 1977

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 38,940.00 for the account of Thirty eight thousand nine hundred forty dollars Thurman Smith 1247 N. Gordon Wichita, Kansas 67203 (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before December 9, 1978 (Insert date two years from MAPC approval of plat) (6)

1. Construction of a temporary sanitary sewer lift station and force main.
- 2.
- 3.

in Westlink Village--14th addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First

National Bank, Credit No. C-532, dated April 7, 1977.  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

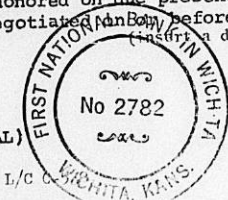
We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before February 7, 1979 (insert a date at least 60 days after the date on line 6)

Very truly yours,

FIRST NATIONAL BANK IN WICHITA, KANSAS  
(Name of bank)

By: John W. Long  
(Authorized signature)

(CORPORATE SEAL)



THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE April 8, 1977



TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Westlink Village  
Fourteenth Addition

The plattors of Westlink Village Fourteenth Addition have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

*Bill H. Otten*

Bill H. Otten  
Chief Engineer-Water Engineering

BHO:ak

FOUR

PLEASE DO NOT FOLD OR MUTILATE

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

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

SELYA SEL 7-27-1w

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

RE-17-0186-1w  
 DE-17-00000  
 WILDERMANN TRUST  
 BOX 1276  
 BURRARD KS

PLEASE INDICATE ANY CHANGE OF ADDRESS

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

INTEREST  
 CA  
 CK

DATE	INTEREST	PAID	RECEIPT NO.
11/17	351.06	354.06	204,369

MILEAGE	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1970 REAL ESTATE TAX
10	706.12		706.12	354.06	354.06	357.00

INTEREST TOTAL RECEIPT NO.

TWO

PLEASE DO NOT FOLD OR MUTILATE

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10	706.12		706.12	354.06	354.06	357.00

INTEREST TOTAL RECEIPT NO.

OWNERSHIP LIST

Tract	Property Owner
The Southeast Quarter of Section 7-27-1W (proposed plat of Westlink Village 14th Add.)	Thurman W. Smith and Judy A. 1247 North Gordon 67203

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

The Southeast Quarter of Section 7-27-1W  
(Proposed Plat of Westlink Village 14th  
Addition)

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 4th day of April, 1977 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Stable*

Vice President

Order No. 248992  
wh

**Security**  
ABSTRACT AND TITLE CO., INC.

*OK for*  
*title*  
*opener*

434 NORTH MAIN  
WICHITA, KANSAS 67202  
267-8371

*received on 4-8-77*

# ABSTRACT OF TITLE

SEDGWICK  
COUNTY,  
KANSAS

COMPILED BY



**Security**  
ABSTRACT AND TITLE CO., INC.

ABSTRACTS - TITLE INSURANCE - ESCROW CLOSINGS

434 NORTH MAIN

WICHITA, KANSAS 67202

267-8371



**THE CITY OF WICHITA**

OFFICE OF ENGINEERING

DATE April 4, 1977



TO Curtis Newby - Planning Department

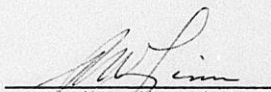
FROM R.W. Linn, City Engineer

SUBJECT Lift Station and Force Main  
Westlink Village 14th Addition

The developer of Westlink Village 14th Addition has submitted an estimate of cost for the construction of a temporary sanitary sewer lift station and force main. The developer will submit a Letter of Credit to guarantee installation of the lift station and force main; and will also proceed with construction for these facilities by private contract.

The Consulting Engineer has estimated the cost to be \$38,940.00. Although the estimate appears to be conservative, a Letter of Credit in this amount will be sufficient for guarantee purposes to be filed with the plat.

If additional information is necessary, please contact me.

  
R.W. Linn, City Engineer

RWL:gd  
CC: Thurman Smith  
K.O. Taylor

December 13, 1976

Mr. Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 76-70 - Final Plat of  
WESTLINK VILLAGE 14TH ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on December 9, 1976, 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 December 6, 1976.

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.
- 4-1-77 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: K. T. Wiedermann Estate, Trust Dept., 4th Nat'l Bank 67202  
Thurman Smith, 1247 North Gordon 67203  
Dean Sellers, Assistant City Engineer

December 6, 1976

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

Re: S/D 76-70 - Final plat of  
WESTLINK VILLAGE 14TH ADD.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 2, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant and his engineer shall work with the Flood Control Office to determine a solution to the drainage problems in this area. A satisfactory solution may require alterations in the layout of the streets and blocks. A solution to the drainage should be reached prior to the plat being scheduled for consideration by the Planning Commission.
- B. The applicant shall guarantee the drainage improvements necessitated by this plat.
- revised*  
C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- see memo from Otter*  
D. The applicant shall guarantee the extension of city water to serve each lot.
- petitioned*  
E. The applicant shall guarantee the paving of all interior streets.
- F. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets. *petitions*
- G. It is recommended that the design standard establishing a maximum cul-de-sac length of 600 feet be waived.

- H. Front yard setbacks of 25 feet and side yard setbacks of 15 feet shall be indicated on all corner lots. The following lots shall have 30-foot platted front yard setbacks: Lots 7 thru 10, Block 1; and Lots 9 thru 11 and 23 thru 25, Block 12.
- I. The applicant's engineer shall submit a lot grading plan for the "LC" Light Commercial zoned lot at the northwest corner of 13th and Maize Road to M. S. Mitchell of the Flood Control Office.
- J. The last sentence in the plat's text shall be deleted and the applicant shall submit a covenant to run with the land which shall provide that no residences shall be constructed on individual lots in Blocks 6 and 17; that the lots must be developed in pairs with one building per each two lots.
- K. The 10-foot utility easements shown between certain lots shall be labeled OR the plat's text shall state that utility easements, unless otherwise noted, are 10 feet wide.
- L. Reference in the plat's text to abutter's access rights on Lots 21 and 22, Block 2 shall be corrected to read Lots 22 and 23."
- M. Approval of the plat is subject to the approval of a zone change request from "LC" to "AA" on portions of this plat. *2-1889*
- N. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 9, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: K. T. Wiedemann Estate, Trust Dept., 4th Nat'l Bank, 67202  
Thurman Smith, 1247 N. Gordon, 67203  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-70 Name WESTLINK VILLAGE 14TH ADDITION  
Date Application Rec'd. 7-30-76 Preliminary Approval 9-23-76  
Scheduled S/D Meeting 12-2-76

DESCRIPTION

General Location Northwest corner of Maize Road and 13th Street

Owner K. T. Wiedemann Estate  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 S. St. Francis Phone 264-0341

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>160</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>54</u> R/W <u>21,585</u> ft.  |
| Residential <u>413</u>   | b. <u>50</u> R/W <u>4,926</u> ft.   |
| Commercial <u>1</u>  | c. <u>70</u> R/W <u>2,860</u> ft.   |
| Industrial _____   | d. <u>75</u> R/W <u>525</u> ft.   |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>414</u>  | TOTAL <u>29,896</u> ft.   |
| 3. Minimum Lot Frontage <u>40</u> ft.  | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>9,650</u> sq. ft.                                     |   |
| 5. Existing Zoning <u>AA &amp; LC</u>  |   |
| 6. Proposed Zoning <u>A, AA &amp; LC</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>No</u> (Yes-No)         |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                         |   |

STAFF COMMENTS:

NOTE: It was requested, during discussion and approval of the preliminary plat, that no final plat be submitted until a satisfactory solution to the drainage problems had been worked out. Since the drainage problems have not yet been resolved, the planning staff recommends that this plat be deferred. If the Subdivision Committee wishes to consider this plat at this time, the following requirements should be made:

- A. The applicant and his engineer shall work with the Flood Control Office to determine a solution to the drainage problems in this area. A satisfactory solution may require alterations in the layout of the streets and blocks. A solution to the drainage should be reached prior to the plat being scheduled for consideration by the Planning Commission.
- B. The applicant shall guarantee the drainage improvements necessitated by this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of city water to serve each lot.
- E. The applicant shall guarantee the paving of all interior streets.
- F. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- G. It is recommended that the design standard establishing a maximum cul-de-sac length of 600 feet be waived.
- H. Front yard setbacks of 25 feet and side yard setbacks of 15 feet shall be indicated on all corner lots. The following lots shall have 30-foot platted front yard setbacks: Lots 7 thru 10, Block 1; and Lots 9 thru 11 and 23 thru 25, Block 12.

(OVER)

- I. The applicant's engineer has advised that it is the intent to construct two-family dwellings or groupings of two lots in Blocks 6 and 17. If this is the case, then a covenant should be required providing that single family homes shall not be permitted in these two blocks and that two family units (one unit on each lot) is all that will be developed. The last sentence in the plattor's text should be deleted.
- J. The 10-foot utility easements shown between certain lots shall each be labeled OR the plattor's text shall state that utility easements, unless otherwise noted, are 10 feet wide.
- K. Reference in the plattor's text to abutter's access rights on Lots 21 and 22, Block 2 shall be corrected to read "Lots 22 and 23".
- L. Approval of the plat is subject to the approval of a zone change request from "LC" to "AA" on portions of this plat.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

September 30, 1976

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

Re: S/D 76-70 - Preliminary plat  
of WESTLINK VILLAGE 14TH  
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 23, 1976, 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 and his engineer shall work with the Flood Control Office to determine a solution to the drainage problems in this area. No final plat shall be submitted until a satisfactory solution to the drainage problems has been worked out.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee the extension of City water to serve each lot.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- F. The applicant or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- G. The long cul-de-sac in Block 13 is approximately 735 feet long or 135 feet longer than the recommended maximum of 600 feet. Approval of this plat as drawn, will require a waiver of the cul-de-sac length design requirement.

S/D 76-70  
September 30, 1976  
Page 2

- H. Many of the lots which front on the various cul-de-sacs do not have the required width at the setback lines. For lots with an area of 8,750 sq. ft. to 15,000 sq. ft., the minimum lot width measured at the setback line shall be 75 feet. (Refer to M.A.P.C. Subdivision Regulation 7-204(D)).
- I. "Complete access control" adjacent to the 100 foot portion of the west line of commercial lot as indicated on the marked "engineer's copy" of the plat, shall be indicated on the final plat.
- J. The east-west utility easement indicated along the north line of the plat where there is an existing hedge row, shall be increased to 20 feet in width.
- K. Any relocation of utility easements necessitated by this plat shall be at the sole expense of the applicant. KG&E should be contacted regarding this matter.
- L. Approval of the plat is subject to the approval of a zone change request from "LC" to "AA" or portions of this plat.
- M. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- N. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

cc: K. T. Wiedemann Estate, Trust Dept., 4th National Bank, 67202  
Thurman Smith, 1247 N. Gordon, 67203  
Dean Sellers, Assistant City Engineer

SOCD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Westlink Village 14th Add.

MAILED TO:

Location NW Corner of Maize Rd and  
13th Street

Kenneth C. Taylor  
Name

Date 9-24-76

\_\_\_\_\_ Firm

\_\_\_\_\_ Phone

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

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*

- A. SOIL TYPE: 30% Blanket silt loam - 0 to 1% slopes  
30% Tabler silty clay loam - 0 to 1% slopes  
20% Vanoss silt loam - 0 to 1% slopes  
20% Milan loam-0 to 3% slopes

B. SITUATION: This unit is all cropland and will have severe wind erosion problems if cover is not maintained at all times.

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

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

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

\* CONTINUED \*

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

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

STANDARD RATES:

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

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

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

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet  
Bromegrass, 2 pounds per 1,000 square feet

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

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

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

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

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-70 Name WESTLINK VILLAGE 14TH ADDITION  
Date Application Rec'd. 7-30-76 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-23-76

DESCRIPTION

General Location Northwest corner of Maize Road and 13th Street

Owner K. T. Wiedemann Estate  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 S. St. Francis Phone 264-0341

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>160</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>21,585</u> ft.  |
| Residential <u>413</u>  | b. <u>50</u> R/W <u>4,926</u> ft.   |
| Commercial <u>1</u>   | c. <u>70</u> R/W <u>2,860</u> ft.   |
| Industrial _____  | d. <u>75</u> R/W <u>525</u> ft.   |
| Other _____   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>414</u>   | TOTAL <u>29,896</u> ft.   |
| 3. Minimum Lot Frontage <u>40</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>9,650</u> sq. ft.                                    |   |
| 5. Existing Zoning <u>AA &amp; LC</u>                                       |   |
| 6. Proposed Zoning <u>A, AA &amp; LC</u>                                    |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |   |

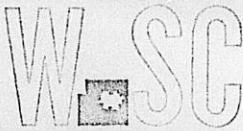
STAFF COMMENTS:

NOTE: The area included in this plat was recently annexed into the City. The applicant has indicated he will request "A" zoning on part of these lots.

- A. The applicant and his engineer shall work with the Flood Control Office to determine a solution to the drainage problems in this area. No final plat shall be submitted until a satisfactory solution to the drainage problems has been worked out.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall guarantee the extension of city water to serve each lot.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- F. The applicant or his engineer shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- G. The long cul-de-sac in Block 13 is approximately 735 feet long or 135 feet longer than the recommended maximum of 600 feet. Approval of this plat as drawn, will require a waiver of the cul-de-sac length design requirement.
- H. It is felt that certain lots in Block 2, specifically Lots 8, 9, 10, 11 and 36, could be redesigned slightly to provide for a more useable lot area.
- I. Many of the lots which front on the various cul-de-sacs do not have the required width at the setback lines. For lots with an area of 8,750 sq. ft. to 15,000 sq. ft., the minimum lot width measured at the setback line shall be 75 feet. (Refer to M.A.P.C. Subdivision Regulation 7-204(D)).

- J. Approval of the plat is subject to the approval of a zone change request from "LC" to "AA" or portions of this 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- L. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 13, 1976

K. O. Tayler, Engineer  
1542 S. St. Francis  
Wichita, Kansas 67211

SUBJECT: S/D 76-70 - Sketch Plat of Westlink Village 14th Addition

Dear Mr. Tayler:

We have reviewed the above referred to sketch plat and find that the major problem to resolve is storm water and site drainage. We have been advised that Mr. Mitchell of the Flood Control Office has discussed the drainage problem and viewed the area in the field with the applicant. In addition to the drainage problem, we note that the applicant is suggesting possible R-5 or R-6 zoning on Lot 1, Block 1, just north of the commercial lot on the corner of 13th and Maize Rd. In view of the fact that the land on the east side of Maize Road directly across from the proposed R-6 Lot is platted and zoned for single-family development, we would certainly not encourage higher density residential uses on said Lot 1. We hereby authorize the submission of a preliminary subject to the following comments:

- A. The applicant shall be advised that no final plats are to be submitted until a satisfactory solution to the drainage problems has been worked out with the Maintenance-Flood Control Office.
- B. The applicant shall guarantee the required drainage improvements including construction of ditches and open channels.
- C. The southwest corner of the plat shall be redesigned to eliminate the one lot which is bordered by a street on three sides.
- D. A building setback of 80-100 feet in width shall be indicated on Lot 2, Block 1 adjacent to 13th Street and Maize Road.
- E. Complete access control adjacent to 13th, shall be indicated on Blocks 7, 19, 20 and on the east 40 feet of Lot 2, Block 1.
- F. Complete access control adjacent to Maize Road shall be indicated on Blocks 2, 3, 4, Lot 1, Block 1 and on the south 40 feet of Lot 2, Block 1.
- G. Access control except for 2 openings shall be indicated adjacent to 13th Street and adjacent to Maize Road on the balance of Lot 2, Block 1.

WICHITA--SEDCWICK COUNTY

- H. Both telephone and electric services shall be installed underground.
- I. Guarantees for extension of sanitary sewer and City water to serve each lot, paving of all streets and sidewalks adjacent to both sides of all streets will be requirements of the plat approval.
- J. Requirements for a preliminary plat (see Article 5, Part 3) of the MAPC Subdivision Regulations.

Enclosed for your files and information is a marked "engineer's copy" of the sketch plat. If you have any questions concerning this matter, please call.

Sincerely,

---

Curtis L. Newby, Junior Planner  
Current Plans Division

CLN:lr  
cc: Thurman Smith  
encl

Form 223

**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

\_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ By \_\_\_\_\_

Map No.: 4749  
Section No.: 7  
Twp. No.: 27S  
Range: T-W

S/D No. 76-70

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Westlink Village 14th Add

General Location: NW Corner Maize Road + 13th St.

Name of Property Owner: K.T. Wiedemann Estate  
Address: Trust Dept. 4th Nat. Bank 67202 Phone: 261-4361

Name of Subdivider: Thurman Smith, Contract Purchaser  
Address: 1247 North Gordon 67203 Phone: 943-6153

Name of Agent/Surveyor: K. O. Taylor  
Address: 1542 S. St. Francis 67211 Phone: 264-0341

Date of Application: 7-28-76

SUBDIVISION INFORMATION:

*Final Plat info:*  
Gross Acreage: 160 acres Street r.o.w.  
Number of lots: 452  
Commercial: 1 same  
Residential: 451  
Minimum frontage: 42.07'  
Minimum area: 6,250 sq. ft.

- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) No (Yes-No)
- 12. City of Wichita Three-Mile Area ✓ (Land proposed to be annexed)

Note: Sketch plat shows 386 res. lots with nominal 90' fronts. Applicant may want 80'-85' lots or about 35 more lots than shown on sketch.  
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: Thurman W. Smith

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

Received by N. H. G.  
Date 7/30/76  
Fee Submitted Fee stated with preliminary plat.  
\$1289.00  
9-13-76