

PLAT NO. S/D 77-36 MAP NO. 5443

NAME PACESETTER ADDITION

LOCATION: North side of MacArthur Rd. between
Riverside Drainage Ditch and McLean Blvd.

ENGINEER Grey Dresie CAMPBELL & CASTLE

OWNER Pacesetter Mobile Homes, Inc.

APPLICATION FILED 3-14-77

SKETCH PLAT FILED 3-14-77

PRELIMINARY FILED 3-14-77

S/D ACTION 3-24-77 approved

FINAL FILED 5-23-77

S/D ACTION 6-2-77 approve

MAPC ACTION 6-9-77 Approved

ECC ACTION 12-13-77 Approved

RECORDED December 20, 1977

REMARKS Assoc. Z-1868

S/D 77-36 - PACESETTER ADDITION -
North side of MacArthur Road bet.
Riverside Drainage Ditch and
McLean Blvd., by Grey Dresie

B.C.C./B.C.C.C. *Approved* 12-13-77

Map No. 5443
Sec. No. 8
Twp. No. 28
Range 1E

Subdivision Report and Progress

S/D No.: 77-36

Name: PACESETTER ADDITION

General Location: North side of MacArthur Rd. between Riverside Drainage Ditch and McLean Blvd.

Owner: Pacesetter Mobile Homes, Inc.

Address: 5307 E. Harry, 67218 Phone: 684-1501

Subdivider: Same

Address: _____ Phone: _____

Engineer/Surveyor: Grey Dresie CAMPBELL & CASTLE P.O. Box 1935 942-8144

Address: 433 North Broadway, 67202 Phone: 267-4237

AGENT: GREY DRESIE

Application Received 3-14-77

Conf. with Applicant none

Sketch Plat Received none

Present Zoning "AA" & "LC"

Proposed Zoning "G" (Z-1868)

Letter of Intent none

PREL. PLAT RECEIVED 3-14-77

S/D Comm. Action 3-24-77 approved

Dept. Report on Prel. 3-28-77

TRACING PROGRESS:

Received 11-17-77

Released _____

Received _____

Released _____

FINAL PLAT RECEIVED 5-23-77

S/D Comm. Action 6-2-77 approved

Dept. Report on Final 6-7-77

M.A.P.C. ACTION 6-9-77 approved

Dept. Report on Final 6-9-77

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 9/11/11-11/18/77

Final Review 12-5-77

Referral to B.C.C. 12-5-77

B.C.C. ACTION 12-13-77 approved

Recorded 12-20-77

Comments:

Assoc. Z-1868 AA & LC to G

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

PACESETTER ADDITION was
filed for record on December 20, 1977

Barbara J. McCall
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

S/D 77-36
Z-1868
1-5-78

January 5, 1978

Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

S/D 77-36 Pacesetter Addition - Preliminary Mobile Home
Park Plan

Attached herewith is an approved copy of the preliminary mobile home park plan associated with the above referenced plat.

At such time as the mobile home park permit is requested, the required home park improvement plan should be the same as this approved preliminary plan. Any substantial deviation from the approved preliminary plan will require review and approval by the Planning Commission.

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

Jack H. Galbraith
Chief Planner

JHG:CLN:et
Enclosure

*copy #3 of prelim. plan
given to C.I.D. 3-24-81*

December 29, 1977

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1868 - Zone change from "AA" & "LC" to "G"; and
✓ S/D 77-36 - Pacesetter Addition

At the regular meeting of the Board of City Commissioners on December 21, 1976, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on December 13, 1977.

This is to advise you that the final plat of Pacesetter Addition was recorded with the Register of Deeds on December 20, 1977 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-36 Name Pacesetter Addition
 Application & Sketch Filed: 3-14-77
 Preliminary Plat Filed: 3-14-77 Approved by S/D: 3-24-77
 Final Plat Filed: 5-23-77 Approved by S/D: 6-2-77
 Approved by Metropolitan Area Planning Commission: 6-9-77

DESCRIPTION

General Location: North of MacArthur Road between Riverside Drainage
Ditch and McLean Boulevard

Surveyor or Engineer: Campbell & Castle
 Owner: Pacesetter Mobile Homes, Inc.
 Address: 5307 East Harry, Wichita, Kansas 67218

1. Gross Acreage of Plat <u>27.7</u>	6. Access Control	
2. Number of Lots:	St. <u>McLean Blvd.</u>	No. Openings <u>0</u>
Residential _____	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other <u>1</u>	St. Paving <u>reqd</u>	Water <u>reqd</u>
Total Number of Lots: <u>1</u>	Sidewalk <u>not reqd</u>	Drainage <u>not reqd</u>
3. Minimum Lot Area: <u>27.7</u> Acres	Sewer <u>not reqd</u>	Other <u>none</u>
4. Existing Zoning <u>AA&LC</u>		
5. Special Problems Discussed <u>none</u>		

Valid water petitions were accepted by the City Commission on November 8, 1977. A valid petition has been submitted for the paving of a cul-de-sac on Exchange Place. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

NOTE: Associated zone case "AA" to "G" has been approved by the Board of City Commissioners subject to platting.

ACTION: Approve the petition and instruct the Director of how to prepare the necessary resolution and instruct the City Clerk to file the certificate with the Register of Deeds the filing and publication 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.

CERTIFICATE

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

I, H. D. Crowder, Inc. PRESIDENT
OWNER OF
Pacesetter Mobile Homes, Inc. owner of
(give name of proposed plat, if appropriate) PACESETTER
ADDITION

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

1. ST. PAVING - CUL-DE-SAC ON EXCHANGE PLACE
2. Water
- 3.
- 4.
- 5.
- 6.
- 7.

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

Signed this 17th day of Nov., 1977.

H. D. Crowder, Inc.
PRESIDENT

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

Be it remembered that on this 17th day of November,
1977, before me, a notary public in and for said County and State,
came H. D. Crowder, Inc., to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

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



My Commission Expires:
11-30-78

Iva Jean Whitehouse
Notary Public

PLEASE DO NOT FOLD OR MUTILATE

ONE

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

S 1/2 SW 1/4 LY E OF RIV DRAINAGE EX 1/2 SEC NE COR BEEVER'S ADD W 32.0 FT S 256.25 FT E TO SE COR BEEVER'S W

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

77-RE-10-C018-10-1
-D -00136-0001-000P 87-07
PACESETTER MOBILE HOMES INC
5307 E HARRY
WICHITA KS 67216

Duplicate

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

INTEREST
CA
49351

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE	INTEREST	PAID	RECEIPT NO.
2A NOV 17 77	1,493.51	.00	1,493.51 2005009498

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1977 REAL ESTATE TAX
5,300	105.792	560.78	932.81	1,493.51	746.75	746.76	

INTEREST TOTAL PAID RECEIPT NO.

MAPD
RECEIVED
11-17-77

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

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

[Signature]
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

Copyright, 1966 - American Land Title Association

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, 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): 1976 taxes \$1157.98 paid, Key No. D-136-1 UP.
(Assessed with other property)
9. Rights of the public, if any, over the South 65 feet for road purposes.
10. Pipeline Right of Way to The Texas Empire Pipe Line Company over the South half of the Southwest Quarter of Section 8, Township 28 South, Range 1 East, except Riverside Drainage District Ditch and tract owned by Cities Service Oil Co., as created by instrument dated August 17, 1944, filed November 28, 1944, in Book Misc. 181, Page 392.
11. Mortgage dated December 9, 1976, executed by Pacesetter Mobile Homes, Inc., to Southwest National Bank, Wichita, Kansas, filed December 22, 1976, as Document No. 308537, on Film 222, Page 1377, in the original amount of \$150,000.00.
12. It is noted for informational 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 improvements of McLean Blvd., notice of which is given by Resolution filed on Film 222, Page 141.

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE October 24, 1977



TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering
SUBJECT THE PACESETTER ADDITION

The plattors of The Pacesetter Addition have submitted valid petitions for water benefit districts to serve this plat. Our requirements for water service to this area have been fulfilled. The petition and resolutions will be placed on the City Commission Agenda for approval on or about November 8, 1977.

Bill H. Otten

Bill H. Otten
Chief Engineer-Water Engineering

BHO:sd

cc: John D. Wynkoop, Director of Water

Newly

CAMPBELL & CASTLE, P. A.
ENGINEERS
PHONE (316) 942-6144 • 4801 WEST IRVING
P. O. BOX 1835
WICHITA, KANSAS 67201

August 8, 1977



Mr. Jack H. Galbraith
Wichita-Sedgwick County MAPD
455 North Main
Wichita, Kansas 67202

Re: Pacesetter Addition
Wichita, Kansas
S/D 77-36
Our File No. 7660

Dear Jack:

In accordance with Section 5-403(B) of the S/D Regulations, we are enclosing a photocopy of the tax receipt which shows that the taxes for the above referenced plat have been paid.

Very truly yours,

CAMPBELL & CASTLE, P.A.

Geo. F. Campbell
Geo. F. Campbell, P.E.

C/i
Enclosure

cc: Pacesetter Mobile Homes, Inc.

PACSE TTER

TWO

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

S 1/2 SW 1/4 LY E OF RIV DRAINAGE EXXC BEG NE COR BEEVER'S ADD N 702.4 FT S 251.25 FT E TO SE COR BEEVER'S N TO DEG & EXC BEG 1218.5 FT E SW COR SEC 8 N 520 FT W TO DITCH SELY TO S LI SW 1/4 E TO BEG & EXC BURNMOUTH SAMPSON ADD & EXC ROW AND EXC

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 SUPPL 67-07
D-125-1-UP
PACSE INC
3800 N KELLOGG
WICHITA, KS 67213

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

INTEREST

CA

CK

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE

INTEREST

PAID

RECEIPT NO

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	TOTAL REAL ESTATE TAX
2980		515.96	648.23	1,164.19	572.10	592.09	1,164.19

76 Improvements
48.00 land

INTEREST

TOTAL PAID

RECEIPT NO

MICROFILMED
FROM THE BEST
AVAILABLE COPY

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works
Maint.

DATE July 26, 1977



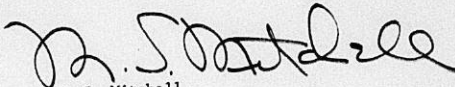
TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT Pacesetter Addition
S/D 77-36

Reference is made to my request before the Subdivision Committee for a contact by the applicant's Engineer to discuss dimensions. The Engineer has now transmitted a copy of the final plat for subject Addition with revised dimensions which are approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information is desired, please advise.


M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Pacesetter Addition

Enc. -(Copy of Letter to Geo. Campbell)

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
MAINTENANCE DIVISION
CITY HALL — SEVENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4659

July 26, 1977

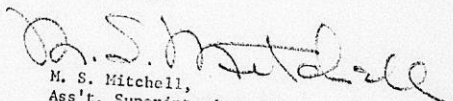
Mr. George F. Campbell
Campbell & Castle, P. A.
P. O. Box 1835
Wichita, Kansas 67201

Subject: Pacesetter Addition, Your File No. 7660

Dear Mr. Campbell:

Reference is made to your letter of July 22nd transmitting an unsigned copy of the final plat for subject Addition. This version complies with the suggestions we had and the closure is within limits. Your cooperation is appreciated.

Yours truly,


M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Pacesetter Adn. Plat File

CAMPBELL & CASTLE, P. A.
ENGINEERS
PHONE (316) 942-8144 • 4801 WEST IRVING
P. O. BOX 1835
WICHITA, KANSAS 67201

July 20, 1977

Wichita-Sedgwick County MAPD
455 North Main
Wichita, Kansas 67202

Attn: Jack Galbraith

Re: Pacesetter Addition
Wichita, Kansas
S/D 77-36
Our File No. 7660

Gentlemen:

In accordance with Item B of your letter of June 7, 1977
pertinent to the above referenced plat, we are enclosing three copies
of our Dwg. No. 7660-D-10,122 Rev. B entitled


PRELIMINARY DEVELOPMENT PLAN
PACESETTER MOBILE HOME PARK

These revisions result from the unusual easement requirements
requested by the Gas Service Company and the continually increasing
lengths of the mobile homes that are now available from the manufacturers.

We discussed the change in the depth of the individual spaces
with Mr. Jack Galbraith and we understood that the change in the depth
of the various sites was permissible as we had not deviated from the
basic circulation plan previously submitted.

Very truly yours,

CAMPBELL & CASTLE, P.A.


Geo. F. Campbell, P.E.

C/i
Enclosures

cc: Pacesetter Mobile Homes, Inc.
Grey Dresie

June 9, 1977

Campbell and Castle, P.A.
P.O. Box 1835
Wichita, Kansas 67201

Re: S/D 77-36 - Final plat of
FACESETTER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 9, 1977, 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 June 6, 1977.

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

1. Compliance with the requirements of the Metropolitan Area Planning Department.

11-17 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

JH Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the platlor.

8-9-77 *JH* Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Jack H. Galbraith
Chief Planner

JHG:rbh

cc: Pacesetter Mobile Homes, 5307 E. Harry, 67218
Grey Dresie, Attorney, 433 N. Broadway, 67202
Dean Sellers, Assistant City Attorney

Campbell & Castle, P.A.
P. O. Box 1835
Wichita, Kansas 67201

June 7, 1977

Re: S/D 77-36 - Final plat of
FACESETTER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 2, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A.* The 10 feet being dedicated for drainage purposes shall be labeled as "drainage dedication" and the 15 feet adjacent thereto on the east shall be labeled as "ingress and egress easement."
- B.* The applicant shall submit three copies of the approved mobile home park preliminary development plan to the Planning Department prior to the final plat being forwarded to the City Commission for final approval.
- C. petitioned* The applicant shall guarantee the paving of the cul-de-sac on Exchange Place.
- D. see memo from Otter* The applicant shall guarantee the extension of city water to serve each mobile home site.
- E. see memo from Mitchell* The applicant's engineer shall contact M. S. Mitchell regarding some of the plat dimensions.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 77-36
June 7, 1977
Page 2

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, June 9, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Planning Analyst

LO:gb
Encl.

cc: Pacesetter Mobile Homes, 5307 E. Harry, 67218
Grey Dresie, Attorney, 433 N. Broadway, 67202
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-36 Name PACSEッター ADDITION
Date Application Rec'd. 3-14-77 Preliminary Approval 3-24-77
Scheduled S/D Meeting 6-2-77

DESCRIPTION

General Location North of MacArthur Road between Riverside Drainage
Ditch and Midland Valley Railroad or McLean Boulevard.
Owner Pacesetter Mobile Homes, Inc.
Surveyor/Engineer Campbell & Castle
Address P. O. Box 1835 Phone 942-8144

- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>27.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>65</u> R/W <u>40</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>40</u> ft. |
| 3. Minimum Lot Frontage <u>N/A</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>N/A</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA & LC</u> | |
| 6. Proposed Zoning <u>G</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. As agreed to by the applicant and the Flood Control Office, the west 25 feet of the subject property adjacent to the Riverside Drainage Ditch shall be indicated as "drainage dedication" on the face of the plat and with the appropriate wording in the plat's text. The east 15 feet of the 25 foot dedication is to be used for recreational and landscape purposes by the mobile home park as well as drainage purposes.
- B. The applicant shall submit three copies of the approved mobile home park preliminary development plan to the Planning Department prior to the final plat being forwarded to the City Commission for final approval.
- C. The applicant shall guarantee the paving of the cul-de-sac on Exchange Place.
- D. The applicant shall guarantee the extension of city water to serve each mobile home site.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

CAMPBELL & CASTLE, P.A.
ENGINEERS
PHONE (316) 942-8144 • 4801 WEST IRVING
P. O. BOX 1835
WICHITA, KANSAS 67201

May 23, 1977

Wichita-Sedgwick County Metropolitan
Area Planning Department
455 North Main
Wichita, Kansas 67202

Re: Pacesetter Addition
File No. 7660

Gentlemen:

We are attaching 30 prints including one black line print
of the final plat of the above referenced addition for the S/D Committee
Hearing on June 2, 1977.

Very truly yours,

CAMPBELL & CASTLE, P.A.



Geo. F. Campbell, P.E.

C/i
Attachments

cc: Pacesetter Mobile Homes, Inc.

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE April 11, 1977



TO Jack Galbraith, Chief Planner, MAPD
FROM M. S. Mitchell

SUBJECT - Pacesetter Addn.
S/D 77-36



This is to advise you that we are requesting the west 25' of subject plat as dedication for drainage, canal bank maintenance, flood control and canal beautification purposes. We have reached an understanding with the applicant that joint use for recreational and landscape purposes can be made of the easterly 15' thereof. It is the intent of this arrangement that the Mobile Home Park operator will perform much of the maintenance services for the described area.

I trust this information is sufficient; if, however, further discussion is desired, please advise.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

cc: G. H. Wilton
Robert Feldner/Central Insp.
Riverside Drainage District File
Lower Big Slough Stream File
Pacesetter Addn. Plat File

SOGD-Cons-5 (11/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND



Property Name Bassett Addition

MAILED TO:

Location Gen. located North of McArthur

Name

rd. bet. Riverside Drainage Ditch

Campbell & Castle

Date & Midland Valley rd on McLean Blvd.

Firm

3-25-77

267-4231
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:	60% Carville fine sandy loam	Class IIw-1
	30% Canadian fine sandy loam	Class I-1
	10% Waldeck sandy loam	Class IIIw-1

B. SITUATION: This area has extremely sandy conditions thus it has an extreme wind erosion problems. Cover must be maintained at all times. Some of the area has a high water table also.

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

March 28, 1977

Campbell & Castle Engineers
P. O. Box 1835
Wichita, Kansas 67201

Re: S/D 77-36 - Preliminary plat
of PACESETTER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 24, 1977, 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. Complete access control adjacent to McLean Boulevard shall be indicated on the final plat.
- B. The applicant shall guarantee the paving of the cul-de-sac on Exchange Place.
- C. *see memo from Mitch*
It is recommended that the applicant's preliminary mobile home park development plan be approved subject to revision to reflect additional right-of-way for the Riverside Drainage Ditch.
- D. The applicant shall submit to the Planning Department three copies of the approved preliminary mobile home park development plan and any substantial deviation from the approved plan when development of the park occurs, will require submission of a revised plan for approval by the Subdivision Committee. The applicant's engineer will need to submit a final detailed development plan to the Office of Central Inspection for review and approval when applying for the mobile home park permit.
- E. *see Mitchell memo dated 4-11-77*
Additional right-of-way shall be indicated for the riverside drainage ditch on the final plat. M. S. Mitchell of the Maintenance-Flood Control Office shall be contacted regarding this matter.

S/D 77-36
March 28, 1977
Page 2

- F. The applicant shall guarantee the extension of City water to serve each mobile home site.
- G. The applicant's engineer shall contact the Engineering Division of the Department of Public Works relative to what perimeter utility easements if any should be indicated on the final plat.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:xme
Encl.

cc: Pacesetter Mobile Homes, Inc., 5307 E. Harry, 67218
Grey Dresie, Attorney, 433 N. Broadway, 67202
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-36 Name PACESETTER ADDITION
Date Application Rec'd. 3-14-77 Preliminary Approval _____
Scheduled S/D Meeting 3-24-77

DESCRIPTION

General Location North of MacArthur Road between Riverside Drainage
Ditch and Midland Valley Railroad or McLean Boulevard.
Owner Pacesetter Mobile Homes, Inc.
Surveyor/Engineer Campbell & Castle
Address 4801 Irving Phone 942-8144
~~267-4001~~

- | | | | |
|---|---|---------------------------------|---------------|
| 1. Gross Acreage of Plat | <u>27.7</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>65</u> R/W <u>40</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | <u>1</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL _____ | <u>40</u> ft. |
| 3. Minimum Lot Frontage | <u>N/A</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>N/A</u> ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>AA & LC</u> | | |
| 6. Proposed Zoning | <u>G</u> | | |
| 9. Public Water Supply | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>No</u> (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. Associated zone case Z-1868 "AA" & "LC" to "G" has been approved on subject property by the Board of City Commissioners subject to platting.
- B. Complete access control adjacent to McLean Boulevard shall be indicated on the final plat.
- C. Additional right-of-way for McLean Boulevard and the Riverside Drainage Ditch may be needed from subject property. The representative of the Department of Public Works shall be prepared to discuss this matter at the Subdivision Committee meeting.
- D. The applicant shall guarantee the paving of the cul-de-sac on Exchange Place.
- E. It is recommended that the applicant's preliminary mobile home park development plan be approved subject to revision to reflect additional rights-of-way for McLean and for the Riverside Drainage Ditch, if necessary.
- F. The applicant shall submit to the Planning Department three copies of the approved preliminary mobile home park development plan and any substantial deviation from the approved plan when development of the park occurs, will require submission of a revised plan for approval by the Subdivision Committee. The applicant's engineer will need to submit a final detailed development plan to the Office of Central Inspection for review and approval when applying for the mobile home park permit.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5443
Section No.: 8
Twp. No.: 28
Range: 1E

S/D No. 77-36
(Assoc 2-1868)

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Pacesetter Addition

General Location: North side of MacArthur Road between Riverside Drainage Ditch and (Midland Valley Railroad or) McLean Boulevard.

Name of Property Owner: Pacesetter Mobile Homes, Inc.
Address: 5307 East Harry 1st Phone: 684-1501
Name of Subdivider: Pacesetter Mobile Homes, Inc.
Address: 5307 East Harry Phone: 684-1501
Name of Agent/Surveyor: Grey Dresie
Address: 433 North Broadway 02 Phone: 267-4231
Date of Application: March 14, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 27.7
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 1Total Number of Lots 1
3. Minimum Lot Frontage NA ft.
4. Minimum Lot Area NA ft.
5. Existing Zoning AA + LC
6. Proposed Zoning G (2-1868)
7. Lineal Feet of New Streets:
 - a. 65 R/W 40 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 40 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita X Three-Mile Area

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

Owner's Signature: O. E. Brown
O. E. Brown, Secretary-Treasurer

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

Received by L.O.
Date 3-14-77
Fee Submitted 50.00

CAMPBELL & CASTLE, P.A.
ENGINEERS
PHONE (316) 942-8144 • 4801 WEST IRVING
P. O. BOX 1835
WICHITA, KANSAS 67201

March 14, 1977

Wichita-Sedgwick County Metropolitan
Area Planning Department
City Hall - Tenth Floor
455 North Main
Wichita, Kansas 67202

Re: Pacesetter Addition
Wichita, Kansas
Our File No. 7660

Gentlemen:

We are enclosing the following documents in connection with the
above referenced project:

29 copies of our Drawing No. 7660-D-10,122 entitled "PRELIMINARY
DEVELOPMENT PLAN, PACESETTER MOBILE HOME PARK"


29 copies of our Drawing No. 7660-D-10,125 entitled "PRELIMINARY
PLAT, PACESETTER ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS"

1 copy of the executed Application for Subdivision Approval

1 Campbell & Castle, P.A. check in the amount of \$50.00 for the
filing fee

Very truly yours,

CAMPBELL & CASTLE, P.A.



Geo. F. Campbell, P.E.

C/i
Enclosures

cc: Pacesetter Mobile Homes, Inc.

Form 223-C

PAYMENT NOTICE

City of Wichita
PAY AT TREASURER'S OFFICE - SECOND FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pay. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	50-	

DESCRIPTION	AMOUNT
<i>Sanitation</i>	

Name

Address

Type

Due Date

Comments:

Date

By