

PLAT NO. S/D 79-98 MAP NO. 5849

NAME G.P.-S. FIRST ADDITION

LOCATION: Southwest corner of 21st Street and  
Woodlawn Boulevard.

ENGINEER Prelim: Keith Parker Associates  
Final: Baughman Company

OWNER WAT Integrity Inc.

APPLICATION FILED 8-3-79

SKETCH PLAT FILED 8-3-79

PRELIMINARY FILED 9-21-79

S/D ACTION 10-4-79 approve

FINAL FILED 10-22-79

S/D ACTION 11-1-79 approve

MAPC ACTION 11-8-79 approve

BCC ACTION 12-18-79 approve

RECORDED 2-5-80

REMARKS Assoc. DP-35

S/D 79-98 - G.P.-B. FIRST ADDITION  
Southwest corner of 21st Street &  
Woodlawn Blvd. (Prelim): Keith  
Parker Assoc. (Final): Baughman Co.

*105-220*  
*8-7-79*

**ACTION**

	DATE
S/D COMMITTEE (Rubin) <u>appears</u>	<u>10-11-79</u>
S/D (Gunn) <u>appears</u>	<u>11-1-79</u>
M.A.P.C. <u>appears</u>	<u>11-8-79</u>
B.C.C./B.C.O.C. <u>appears</u>	<u>12-18-79</u>



**THE CITY OF WICHITA**

OFFICE OF WATER DEPARTMENT

DATE June 5, 1980

**TO** Jack H. Galbraith, Chief Planner

**FROM** Bill H. Otten, Chief Engineer-Water Engineering

**SUBJECT** G.P-S. First Addition

The plattors of G.P-S. First Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval on or about June 24, 1980. The letter of credit may be released at your discretion.



Bill H. Otten  
Chief Engineer-Water Engineering

BHO/b

June 4, 1980

Donald C. Gisick, City Clerk

Louise Olivarez, Senior Planner

Release of letter of credit for water main in  
G.P.-S. First Addition

On December 18, 1979, the Board of City Commissioners approved the plat of G.P.-S. First Addition and received and filed a letter of credit guaranteeing extension of a water main in Beaumont Avenue adjacent to the plat. The letter of credit (Credit No. 121379) issued by Kansas State Bank and Trust Company in the amount of \$10,000 for the account of Great Plains-Slawson Ventures. We have been informed by the Water Department that a petition has been submitted which guarantees this water main extension. Therefore, the letter of credit may be released at the request of the bank or the purchaser.

Louise Olivarez  
Senior Planner

LO:hh

cc: J. W. Lentell, President, K.S.B. and T., 123 N. Market,  
67202

Slawson Investments, 200 Douglas Building, 67202

12-18-79 Warren Thomas  
said the mortgage  
company (Wichita Federal)  
had mailed in the taxes  
for the full year.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-98                      Name G.P.-S. First Addition  
Application & Sketch Filed: 8-3-79  
Preliminary Plat Filed: 9-21-79                      Approved by S/D: 10-4-79  
Final Plat Filed: 10-22-79                      Approved by S/D: 11-1-79  
Approved by Metropolitan Area Planning Commission: 11-8-79

DESCRIPTION

General Location: South side of 21st St. North in an area west of  
Woodlawn

Surveyor or Engineer: Baughman Company, P.A.

Owner: WAT Integrity, Inc.

Address: 1333 N. Broadway, 67214

- |                                      |                       |              |          |
|--------------------------------------|-----------------------|--------------|----------|
| 1. Gross Acreage of Plat <u>9.35</u> | 6. Access Control     |              |          |
| 2. Number of Lots                    | St. <u>21st</u>       | No. Openings | <u>2</u> |
| Residential _____                    | St. <u>Woodlawn</u>   | No. Openings | <u>3</u> |
| Commercial <u>4</u>                  | St. <u>Beaumont</u>   | No. Openings | <u>3</u> |
| Industrial _____                     | 7. Req'd Improvements |              |          |
| Other _____                          | St. Paving <u>X</u>   | Water        | <u>X</u> |
| Total Number of Lots: <u>4</u>       | Sidewalk <u>X</u>     | Drainage     | _____    |
| 3. Minimum Lot Area: <u>0.4</u>      | Sewer <u>X</u>        | Other        | _____    |
| 4. Existing Zoning: <u>IC</u>        |                       |              |          |
| 5. Special Problems Discussed: _____ |                       |              |          |

100% petitions have been submitted guaranteeing sanitary sewer extension, paving of Beaumont and construction of a sidewalk on the east side of Beaumont. A letter of credit has been submitted guaranteeing the extension of City Water to Lot 3. A certificate has been submitted certifying the petitions. A joint access agreement between Lots 1 and 2 has been submitted for recording.

*already recorded*

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

Hennessey moved, Bayouth seconded and it carried unanimously. Cole and Jones were absent.

ACTION: Accept the petitions and instruct the Director of Law to prepare the necessary resolutions; instruct the City Clerk to file the certificate and ~~joint access agreement~~ with the Register of Deeds, the recording costs of which shall be billed to the applicant; receive and file the letter of credit; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.



IRREVOCABLE LETTER OF CREDIT

KANSAS STATE BANK AND TRUST COMPANY  
(Name and address of bank)

Date: December 13, 1979

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 \$ 10,000.00 for the account of Great Plains-Slawson Ventures

(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 November 8, 1981 (6)  
(Insert date two years from MAPC approval of plat)

1. 8" water main, 443' south of 21st in Beaumont Avenue, Benefit District 722-79.
- 2.
- 3.

in G.P.-S. 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 when a signed petition is submitted, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_"

KANSAS STATE BANK & TRUST CO., Credit No. 121379, dated 12/13/79.  
(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 presentment 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 January 7, 1982  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

KANSAS STATE BANK AND TRUST COMPANY  
(Name of bank)

(CORPORATE SEAL)

By: J. V. Lentell, Pres.

J. V. Lentell, President

CROSS-EASEMENT

FILM 399 PAGE 1311

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, W A T INTEGRITY, INC., a Kansas corporation, GRANTOR hereof, is the owner of the following-described real property, to-wit:

Lots One (1) and Two (2), G.P./S First Addition  
Wichita, Sedgwick County, Kansas;

which Lots are contiguous to and lie directly south of Twenty First Street, Wichita, Kansas; and

WHEREAS, access to said Lots from Twenty First Street is restricted to a thirty-foot strip on Twenty First Street extending fifteen (15) feet east and fifteen (15) feet west of the north-south boundary line between Lots 1 and 2; and

WHEREAS, such two Lots are to share one driveway approach, or curb cut, covering such thirty-foot access strip, which single approach will provide ingress to and egress from such Lots; and

WHEREAS, GRANTOR desires to subject the above-described Lots to the easements as hereinafter provided.

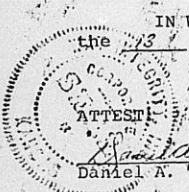
NOW, THEREFORE, GRANTOR hereby subjects the above-described Lots to the following easements, to-wit:

- (a) The north forty (40) feet of the east fifteen (15) feet of Lot 1 is subjected to an easement, the purpose of which is and shall be to provide ingress to and egress from Lot 2 to Twenty First Street by the owners and lawful occupiers thereof, and their respective guests, invitees, patrons, agents, and employee;
- (b) The north forty (40) feet of the west fifteen (15) feet of Lot 2 is subject to an easement, the purpose of which is and shall be to provide ingress to and egress from Lot 1 to Twenty First Street by the owners and lawful occupiers thereof, and their respective guests, invitees, patrons, agents, and employees;

to the end that the owners and occupiers, and their respective guests, invitees, patrons, agents, and employees of both Lots may properly gain access to their respective Lots from Twenty First Street by means of the single thirty (30) foot driveway approach.

The easements hereby established shall run with the land and shall be binding upon and inure to the benefit of GRANTOR and all subsequent owners and occupiers of the two Lots above described.

IN WITNESS WHEREOF, this Cross-Easement is executed on this the 13 day of December, 1979.

ATTEST  
  
Daniel A. Thomas, Secretary

W A T INTEGRITY, INC.

By Warren A. Thomas  
Warren A. Thomas, President

600

Keith Parker

237 Pittie

suite 2 67211

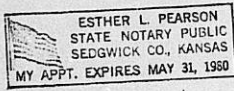
copy received 12-13-79

STATE OF KANSAS )  
 ) SS  
COUNTY OF SEDGWICK )

The foregoing instrument was acknowledged before me this 13th day of December, 1979, by WARREN A. THOMAS, President of W A T INTEGRITY, INC., a Kansas corporation, on behalf of the corporation.

Esther L. Pearson  
Notary Public

My appointment expires:  
May 31, 1980

 ESTHER L. PEARSON  
STATE NOTARY PUBLIC  
SEDGWICK CO., KANSAS  
MY APPT. EXPIRES MAY 31, 1980

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
L...S...P...M  
DEC 13 1979

NO. 4 71358  
BETTE F. McCART  
REGISTER OF DEEDS

*Pat Kettle*  
*Register*



**IMPORTANT MESSAGE**

FOR Reuise  
DATE 12-10-79 TIME 8:47 A.M.

**WHILE YOU WERE AWAY**

Rob  
OF Water Dept  
PHONE No. 4555

TELEPHONED	PLEASE CALL	X
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

MESSAGE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED [Signature]

12-10

110,000

Parker will turn in  
letter of credit for  
water until petition  
is ready.

Told Parker I needed  
certificate and joint  
access agreement  
also.

Also need 1979 taxes paid.

11-16-79

Commitment No. Y-84,300

# St. Paul Title Insurance Corporation

ST. PAUL TITLE INSURANCE CORPORATION, a Missouri corporation, 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 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 THREE 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, ST. PAUL TITLE INSURANCE CORPORATION has caused this commitment to be signed and sealed by its duly authorized officers, the commitment to become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.



ST. PAUL TITLE INSURANCE CORPORATION

COUNTERSIGNED:

BY: *[Signature]*  
AUTHORIZED SIGNATURE

BY: *[Signature]*  
PRESIDENT

ATTEST: *[Signature]*  
SECRETARY



The City of Wichita  
Wat Integrity, Inc.

ALTA COMMITMENT - 1966

SCHEDULE A

Commitment No. Y-84,300

1. Effective date: November 13, 1979 @ 7:00 A.M. Amount Limited to  
\$ 250.00
2. Policy or Policies to be issued:  
ALTA Owner's Policy Form A-1970 (Amended 10-17-70)  
(a)  ALTA Owner's Policy Form B-1970 (Amended 10-17-70)  
Proposed Insured: The City of Wichita, a Municipal Corporation

- (b) ALTA Loan Policy (Amended 10-17-70)  
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple.

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:  
Wat Integrity, Inc.

5. The land referred to in this Commitment is situated in the County of Sedgwick, State of Kansas, and is described as follows:

That part of Lot 2, Block 3, WOMERS CRESTVIEW HEIGHTS THIRD, Wichita, Sedgwick County, Kansas, beginning at the Southeast Corner thereof; thence North along the East line of said Lot 2, 580.8 feet; thence West parallel with the North line of said Lot 2, 575 feet; thence North parallel with the East line of said Lot 2, 300 feet to the North line of said Lot 2; thence West along the North line of said Lot 2, 275 feet to the Northwest Corner of said Lot 2; thence South along the West line of said Lot 2, 443 feet to the Southwest Corner of said Lot 2; thence Easterly, Southeasterly and East along the Southerly, Southwesterly and South line of said Lot 2, to the place of beginning, all being situated in the Northeast Quarter of Section 12, Township 27 South, Range 1 East.

TO BE PLATTED AS:

G.P-S. FIRST ADDITION, Wichita,  
Sedgwick County, Kansas

FIDELITY TITLE COMPANY, INC.

Schedule A consists of 1 pages.  
TSP-113A:9/77



1. The following are the requirements to be complied with:

A. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.

B. Instruments in insurable form which must be executed, delivered and duly filed for record.

- (1) Procure and file and record a properly approved and satisfactorily executed Plat of G.P-S. FIRST ADDITION, Wichita, Sedgwick County, Kansas, as fee owner.
- (2) Proposed plat must be consented to by the holders of the following mortgages:
  - (a) Mortgage by G. N. Rupe and Caroline Rupe, his wife, to Wichita Federal Savings and Loan Association, dated July 28, 1976, in the amount of \$500,000.00, filed July 30, 1976 @ 8:05 A.M., recorded in Film 202 at page 913.
  - (b) Mortgage by Warren A. Thomas to Glen N. Rupe and Caroline Rupe, his wife, dated April 30, 1978, in the amount of \$272,790.00, filed May 2, 1978 @ 4:35 P.M., recorded in Film 303 at page 117; refiled to change name of Mortgagor to Wat Integrity, Inc., filed May 26, 1978 @ 9:05 A.M., recorded in Film 307 at page 12.
- (3) 1979 real estate taxes show unpaid in the amount of \$11,441.84; Key #C-36698. 1979 real estate taxes became due November 1, 1979.
- (4) Company has been furnished with a copy of proposed plat which includes access control, utility easements, and private utility easement.

FIDELITY TITLE COMPANY, INC.

Schedule B-I consists of 1 pages.

TSP-113B-1/9/77

 ST. PAUL TITLE

SCHEDULE B-II  
(EXCEPTIONS)Commitment No. Y-84,300

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. 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.
2. (A) Rights of dower, curtesy, homestead or other marital rights of spouse, if any, of any individual insured. (B) Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records. (C) Survey: Any encroachments, measurements, party walls, or other facts which a correct survey of the premises would show. (D) Easements, or claims of easements, not shown by the public records. (E) Rights or claims of parties in possession not shown by the public records.
3. All assessments and taxes for the year 19 80 and all subsequent years. See Schedule B-I.1.B.(3)
4. **Utility Easements shown and granted on the recorded plat of Womers Crestview Heights Third.**
4. **Easement granted to Kansas Gas and Electric Company in instrument recorded in Misc. Book 481 at page 379.**
6. **Easement granted to Kansas Gas and Electric Company in instrument recorded in Misc. Book 482 at page 408.**
7. **Easement for sewer and all other public utilities granted to the City of Wichita in instrument recorded in Misc. Book 704 at page 484.**
8. **Easement for utilities granted to Womer Construction Co., Inc. in instrument recorded in Misc. Book 704 at page 485.**
9. **All abutter's rights of access to or from 21st Street over and across the North line of Lot 2, Block 3, are granted on the recorded plat to the City of Wichita, provided, however, Lot 2, Block 3, shall have access to 21st Street at four (4) points as shall be established by the City Engineer of the City of Wichita, Kansas.**
10. **All abutter's rights of access to or from Woodlawn Blvd. over and across the East line of Lot 2, Block 3, are granted on the recorded plat to the City of Wichita, provided, however, that Lot 2 shall have access at four (4) points to Woodlawn Blvd., as shall be established by the City Engineer of the City of Wichita, Kansas.**
11. **Any restrictions, covenants and conditions to be imposed subsequent to the recordation of the title.**
12. **Any easements, streets or right-of-ways to be dedicated to the public including but not limited to all abutter's rights or access to any streets, drainage rights of way, public utilities, approval of elevation or other restrictive matters that may be reserved, dedicated or granted in the recorded Plat.**

FIDELITY TITLE COMPANY, INC.  
Schedule B-II consists of 1 pages.

TSP-113 B-II-9/77



## 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 Conditions and Stipulations, and the Exclusions from Coverage 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 claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this commitment.

November 7, 1979

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-35 - Womer's Crestview Village C.U.P.-Request for  
Administrative Interpretation as to Landscaping Requirements.

I have attached copies of two letters from Keith Parker, representing the owner of Womer's Crestview Village C.U.P., requesting an administrative interpretation as to the landscaping requirements for this C.U.P. The first request involves a waiver of the landscaping along 21st Street North and along Woodlawn. In the second request, Mr. Parker is seeking permission to construct a screening wall along the south line of the C.U.P. in lieu of the twenty-foot planting strip.

After reviewing the requests it is my opinion that the request for a waiver of the landscaping requirements along 21st Street North and along Woodlawn does not substantially affect the intent and purpose of the plan. The rezoning of the property to the north, from "AA" to "BB", and to the east, from "AA" to "LC", negates the original need for landscaping since there are currently no adjacent residential districts to the north or east.

In reviewing the C.U.P. file in regard to the second request, I found that a wall was originally proposed for the south line of the C.U.P. During the Planning Commission meeting when this C.U.P. was originally considered, Ray Coleman representing R. W. Womer, the applicant, requested that the wall requirement be waived and a twenty-foot landscaping strip be approved. The Planning Commission concurred in the request basing their decision in part on the fact that the applicant also owned the land to the south. Sometime after the C.U.P. was approved, the parcel to the south of the C.U.P. was sold. After considering the above facts and current conditions, I feel that the request to waive the wall requirements also does not substantially affect the intent of the plan.

Page Two  
Robert B. Feldner  
November 7, 1979

Another matter that should be mentioned is that these requests represent the fourth administrative interpretation request for this C.U.P. The previous request was for an interpretation as to whether a proposed multiple lot plat was in conformance with the C.U.P. In my reply to Mr. Parker, I stated that although a multiple lot plat could be filed, I would prefer that an amendment to the C.U.P. be filed to reflect the various administrative adjustments and the multiple lot plat. For administrative purposes, I feel that we should be furnished "clean" copies of the C.U.P. reflecting the granted adjustments.


Upon your review of this memorandum and the attached copies of the request, your signature of approval will indicate that you concur that:

1. The requests are in keeping with the purpose and intent of the C.U.P. provisions;
2. the masonry wall shall be constructed in accordance with Section 28.04.190, Community Unit Plan Regulations, paragraph B(8) of the Code of the City of Wichita, except that a 20 foot wide, centered on the existing sanitary sewer (approximately 325 feet west of Woodlawn) section shall be constructed with removable metal or wood panels;
3. prior to the issuance of any building permits within the C.U.P., five copies of the wall design shall be submitted to MAPD for review and approval, and a bond guaranteeing the construction of the wall be posted;
4. prior to the issuance of any building permit within the C.U.P., a landscape plan shall be approved for the planting strip along Beaumont; and
5. five revised copies of the C.U.P. reflecting the various administrative adjustments shall be provided to MAPD for administrative purposes (Jack Galbraith should be contacted in regard to revised copies of the C.U.P.).

APPROVED:

  
Robert A. Lakin, Director of Planning

APPROVED:

  
Robert B. Feldner, Superintendent of Central Inspection

RAL:AG:e1  
cc: Keith Parker, 239 Pattie, Suite 2, 67211



October 30, 1979

Ms. Louise Olivarez  
Metropolitan Area Planning Department  
City of Wichita  
455 North Main - City Hall  
Wichita, Kansas 67202

Re: G.P.-S. First Addition  
Southwest Corner of  
21st and Woodlawn  
Wichita, Kansas

Dear Ms. Olivarez:

This is our formal request for an adjustment of the existing CUP for the above referenced project. It is the owner's request that the planting screen be waived along the south line of this property and he will in lieu of said planting screen construct a wall in accordance with the zoning ordinance. We will provide for your review a design of the wall and will post the required bond.

Sincerely,

KEITH PARKER ASSOCIATES



Keith E. Parker, A.I.A.

KEP:ep



October 30, 1979

Ms. Louise Olivarez  
Metropolitan Area Planning Department  
City of Wichita  
455 North Main - City Hall  
Wichita, Kansas 67202

Re: G.P.-S. First Addition  
Southwest Corner of  
21st and Woodlawn  
Wichita, Kansas

Dear Ms. Olivarez:

In regard to the above referenced project, this is our formal request that the planting screens located along the south side of 21st Street and the west side of Woodlawn be waived. The zoning of the property adjacent to these areas has changed to commercial and office use and per the zoning ordinance planting screens are no longer required.

We respectfully request that this adjustment be made to the existing CUP on file.

Sincerely,

KEITH PARKER ASSOCIATES

Keith E. Parker, A.I.A.

KEP:ep

November 8, 1979

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 79-98 - Final plat of G.P.-S. First Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 8, 1979, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 1, 1979.

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:

- 11-26 ✓ 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 11-16 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: WAT Integrity, Inc., 1333 N. Broadway, 67214  
Keith Parker Associates, 239 Pattie, Suite 2, 67211

*need  
1979 taxes  
paid*

November 1, 1979

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 79-98 - Final plat of G.P.-S First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 1, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The drainage easement between Lots 1 and 2 shall be changed to a utility easement. A private drainage easement shall be added to Lot 2 just west of the 10 foot utility easement.
- B. A joint access agreement for Lots 1 and 2 shall be submitted by separate instrument for recording with the plat.
- C. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all lots not already served. *100% petition*
- petition 100%* D. The applicant shall guarantee the paving of Beaumont Street adjacent to this plat.
- petition 100%* E. In accordance with the recently adopted City sidewalk ordinance, a sidewalk is required along the east side of Beaumont Street adjacent to this plat (commercial zoning).
- F. Approval of this plat, as submitted, shall be subject to approval of the applicant's request for administrative adjustments to the C.U.P. regarding screening requirements. *approved 11-7-79*
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Co. - Page 2  
11-1-79

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, November 8, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivares  
Senior Planner

LO:hh

cc: WAT Integrity, Inc., 1333 N. Broadway, 67214  
Keith Parker Associates, 239 Pattie, Suite 2, 67211  
Dean Sellers, Assistant City Engineer

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE

OCTOBER 30, 1979  
NOV - 1 1979

RECEIVED

METROPOLITAN PLANNING

ROUTE

TO JACK GALBRAITH, CHIEF PLANNER

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT DRAINAGE PLAN: G.P.-S. FIRST  
ADDITION


Keith Parker Associates have submitted the drainage plan for the subject plat. The plat is a four lot plat draining to adjacent streets and proposed future storm water sewers via drives, flumes, private storm water sewer and/or other drainage facilities. In particular, the lots shall drain as follows:

1. Lot 1 shall drain West and North via drives, flumes and/or other approved drainage facilities. The proposed drive between Lots 1 and 2 may be constructed as a V-type drive to carry water only if an affidavit is submitted stating that Lot 2 can accept surface drainage from Lot 1 and vice versa.
2. Lot 2 shall primarily drain East and North to 21st Street North. Lot 2 shall have its East 20 feet allocated and improved in future for private drainage easement so a portion of Lot 3 can surface drain through this 20' area out to 21st Street North. Developer may install private storm sewer if so preferred. All drainage to 21st Street North shall be via drives, flumes, private storm sewer or other drainage facilities.
3. Approximately 130 feet of West portion of Lot 3 shall drain West to proposed Wat Street via drives, flumes or other approved drainage facilities. The remaining portion of Lot 3 shall drain Northeasterly to the 20 feet private drainage easement in Lot 2, either surface or via private storm sewer or other approved drainage facility, see drainage plan in Engineering files.
4. Lot 4 shall drain East to Woodlawn Avenue via drives, flumes to Woodlawn Avenue gutter and private storm water sewer connected to proposed public storm water in Woodlawn Avenue.

The drainage plan showing above requirements shall be retained in Engineering files for future reference by developers of these lots and their architects. The final plat shall show the 20' private drainage easement along East line of Lot 2 and necessary statement to ensure that this easement shall remain open at all times. The 20' proposed drainage easement between Lots 1 and 2 is unnecessary and appears to be out of place.

Jack Galbraith  
Page 2  
October 30, 1979

I trust this is sufficient information to approve the subject plat subject to the conditions above. Please feel free to call me at (316)268-4235 if you need additional information.

  
Yash D. Desai, P.E.  
Drainage Chief Engineer

YDD/dla

cc: Keith Parker  
Jim Jorgenson, Central Inspection

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 79-98 Name G.P.-S First Addition  
Date Application Rec'd. 9-21-79 Preliminary Approval 10-4-79  
Scheduled S/D Meeting 11-1-79

DESCRIPTION

General Location Southwest corner of 21st and Woodlawn Boulevard

Owner WATS Company  
Surveyor/Engineer Keith Parker Associates  
Address 239 Pattie, Suite 2, 67211 Phone 263-8261

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>9.35</u>  | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>4</u>   | TOTAL <u>None</u> ft.                      |
| 3. Minimum Lot Frontage <u>110</u> ft.                                      | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>16,250</u> sq ft.                                    | streets? <u>        </u> yes <u>X</u> no   |
| 5. Existing Zoning <u>LC</u>  |  |
| 6. Proposed Zoning <u>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>        </u> (Yes-No)  |  |
| 12. City of Wichita <u>        </u> : Three-Mile Area <u>        </u>       |  |

STAFF COMMENTS:

- A. The applicant's required drainage plan has been approved by City Engineering.
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all lots being platted.
- C. The applicant shall guarantee the paving of Beaumont Street adjacent to this plat.
- D. In accordance with the recently adopted City sidewalk ordinance, a sidewalk is required along the east side of Beaumont Street adjacent to this plat (commercial zoning).
- E. A provision of the C.U.P. requires screening along 21st Street and along Woodlawn because, at the time of C.U.P. approval the areas across those streets were zoned for residential uses. Those areas are now zoned for office and commercial uses. The applicant should request an adjustment to the C.U.P. so that screening at these locations will not be required.
- F. Planting screens along Beaumont and the south property line were also requirements of the C.U.P. The applicant has expressed a desire to substitute a wall for the planting. This would also require an adjustment to the C.U.P. Existing planting along the south property line which is not in conformance will need to be corrected as a condition of final plat approval unless the adjustment for a wall is approved and replacement of dead plant materials becomes unnecessary.

T9-303  
G.

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

PROPERTY NAME: G. P. S. First Addition

LOCATION: Southwest corner of 21st and Woodlawn Boulevard

MAILED TO: Keith Parker Associates  
239 Pettie, Suite 2  
Wichita, Kansas 67211

PREPARED BY: Larry L. Henry  
District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission



Special Situations

Scale: 3.2" equals 1 mile

NE 1/4 12-27-1E

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
MB	IIe-1	Farnum loam, 1 to 3 percent slope	Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow. <u>Prime Agricultural Land.</u>	B
3MB	IIIe-3	Rosehill silty clay, 1 to 3 percent slope	Moderately deep and shallow, gently sloping, well drained soils on uplands. These soils have medium to rapid runoff and low available water capacity. Permeability is slow and very slow. <u>Prime Agricultural Land.</u>	D

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
M3B	IIIe-1	Farmum loam, 1 to 3 percent slope	Dwellings	Moderate	Low Strength
			Local Roads & Streets	Severe	Shrink-Swell
			Small Commercial Buildings	Moderate	Low Strength
			Parks & Playgrounds	Moderate	Shrink-Swell
3EB	IIIe-3	Rosehill silty clay, 1 to 3 percent slope	Dwellings	Severe	Low Strength
			Local Roads & Streets	Severe	Shrink-Swell
			Small Commercial Buildings	Severe	Shrink-Swell
			Parks & Playgrounds	Severe	Low Strength

RECOMMENDATIONS:

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. 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.
4. Temporarily stabilize each segment of graded or otherwise disturbed land 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.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

October 8, 1979

Keith Parker Associates  
239 Pattie, Suite 2  
Wichita, Kansas 67211.

Re: S/D 79-98 - ~~Final~~ <sup>Preliminary</sup> plat G.P.-S. First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 4, 1979, 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:

*10-18-79  
OK from (last)  
When developed,  
private storm  
sewers will be  
needed.*

- A.** Written approval by the City Engineer's Office of the applicant's drainage plan shall be submitted to the Planning Department before the final plat can be scheduled for the Subdivision Committee's review.
- B.** The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all lots being platted.
- C.** The street name on the west side of this plat may be left as Beaumont.
- D.** The applicant shall guarantee the paving of Beaumont Street adjacent to this plat.
- E.** Sidewalk guarantees will be required in accordance with the sidewalk policy in effect when this plat is submitted to the City Commission for final acceptance.
- F.** Utility easements for Lots 1, 2, and 3 shall be added to the final plat.
- G.** The final plat shall label complete access control adjacent to 21st Street from the west line of Lot 1 to the west edge of the proposed Lot 1 and Lot 2 shared opening. Access control except for one opening shall be labeled along 21st from the east edge of the shared opening to the east line of Lot 2. The final plat shall label access control except for 3 openings adjacent to the east line of Lot 4 and Woodlawn.

Keith Parker Associates  
Page 2  
October 8, 1979

- H. The final plat shall specify the number of openings for each lot on Beaumont. The C.U.P. allows a total of 3 openings.
- I. A provision of the C.U.P. requires screening along 21st Street and along Woodlawn because, at the time of C.U.P approval, the areas across those streets were zoned for residential uses. Those areas are now zoned for office and commercial uses. The applicant shall request an adjustment to the C.U.P so that screening at these locations will not be required.
- J. Planting screens along Beaumont and the south property line were also requirements of the C.U.P. The applicant has expressed a desire to substitute a wall for the planting. This would also require an adjustment to the C.U.P. Existing planting along the south property line which is not in conformance with the approved landscaped plan will need to be corrected as a condition of final plat approval unless the adjustment for a wall is approved and replacement of dead plant materials becomes necessary.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

Encl.

cc: WAT Integrity, Inc., 1333 N. Broadway, 67214  
Dean Sellers, Assistant City Engineer  
*Baughman Company*

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 79-98 Name G.P.-S. First Addition  
Date Application Rec'd. 9-21-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-4-79

DESCRIPTION

General Location Southwest corner of 21st and Woodlawn Boulevard

Owner \_\_\_\_\_  
Surveyor/Engineer WATS company  
Address Keith Parker Associates Phone 263-8261  
239 Pattie, Suite 2, 67211

- |                          |                      |  |                 |
|--------------------------|----------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>9.35</u>          | 7. Lineal Feet of New Streets:         |                 |
| 2. Number of Lots:       |                      | a. _____                               | R/W _____ ft.   |
| Residential _____        |                      | b. _____                               | R/W _____ ft.   |
| Commercial <u>4</u>      |                      | c. _____                               | R/W _____ ft.   |
| Industrial _____         |                      | d. _____                               | R/W _____ ft.   |
| Other _____              |                      | e. _____                               | R/W _____ ft.   |
| Total Number of Lots     | <u>4</u>             | TOTAL                                  | <u>None</u> ft. |
| 3. Minimum Lot Frontage  | <u>110</u> ft.       | 8. Sidewalk adjacent to all            |                 |
| 4. Minimum Lot Area      | <u>16,250</u> sq ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |                 |
| 5. Existing Zoning       | <u>LC</u>            |  |                 |
| 6. Proposed Zoning       | <u>LC</u>            |  |                 |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes(Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
12. City of Wichita \_\_\_\_\_ : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The applicant shall submit a drainage plan to the City Engineer's office for review and approval. Written approval of the plan shall be submitted to the Planning Department before the final plat can be scheduled for the Subdivision Committee's review.
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all lots being platted.
- C. The representative from City Public Works should be prepared to comment on the proposed street name (Wat Street).
- D. The applicant shall guarantee the paving of Wat Street.
- E. Sidewalk guarantees will be required in accordance with the sidewalk policy in effect when this plat is submitted to the City Commission for final acceptance.
- F. The associated Community Unit Plan for this plat (DP-35) limits access to 21st Street from Parcel B to 4 openings and from Parcel A to 1 opening. Aerial photographs of the C.U.P. site appear to show that in addition to its one opening to 21st Street, Parcel A shares an opening to 21st with Parcel B. The applicant shall be prepared to discuss this apparent violation of the C.U.P. with the Subdivision Committee.
- G. The final plat shall label complete access control adjacent to 21st Street from the west line of Lot 1 to the west edge of the proposed Lot 1 and Lot 2 shared opening. Access control except for one opening shall be labeled along 21st from the east edge of the shared opening to the east line of Lot 2.
- H. The final plat shall label access control except for three openings adjacent to the east line of Lot 4 and Woodlawn.

T9-303

(Over)

- I. The final plat shall specify the number of openings for each lot on Wat Street. The C.U.P. allows a total of 3 openings.
- J. A provision of the C.U.P. requires screening along 21st Street and along Woodlawn because, at the time of C.U.P. approval, the areas across those streets were zoned for residential uses. Those areas are now zoned for office and commercial uses. The applicant should request an adjustment to the C.U.P. so that screening at these locations will not be required.
- K. Planting screens along Beaumont and the south property line were also requirements of the C.U.P. The applicant has expressed a desire to substitute a wall for the planting. This would also require an adjustment to the C.U.P. Existing planting along the south property line which is not in conformance with the approved landscape plan will need to be corrected as a condition of final plat approval.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

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

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: G.P.-S. First Addition

General Location: Southwest corner of 21st Street and Woodlawn Boulevard.

Name of Property Owner: WATS Company

Address: 1333 North Broadway, Wichita, Kansas Phone: 264-8371

Name of Subdivider: Keith Parker Associates *for plat*

Address: 239 Pattie, Suite 2, Wichita, Kansas Phone: 263-8261

Name of Agent/Surveyor: Baughman Company *for final plat*

Address: 330 Laura, Wichita, Kansas Phone: 262-7271

Date of Application: September 13, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 9.35 7. Lineal Feet of New Streets:
2. Number of Lots: 21
- Residential \_\_\_\_\_ ft.
- Commercial 4 \_\_\_\_\_ ft.
- Industrial \_\_\_\_\_ ft.
- Other \_\_\_\_\_ ft.
- Total Number of Lots 4 TOTAL None ft.
3. Minimum Lot Frontage 110 ft. 8. Sidewalk adjacent to all streets? yes X no
4. Minimum Lot Area 16,250 sq. ft.
5. Existing Zoning L-C
6. Proposed Zoning L-C
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Yes N.H. (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: *see original application for signature*

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

Received by LD  
Date 9-21-79  
Fee Submitted \_\_\_\_\_  
already paid

August 20, 1979

Keith Parker Associates  
Attention: Keith Parker  
239 Pattie, Suite 2  
Wichita, Kansas 67211

Re: S/D 79-98 - Sketch plat of G.P.-S. Addition

Dear Keith:

We have reviewed the above-referenced sketch plat and authorize preparation of a preliminary plat subject to:

- A. The preliminary plat must include the scale of the drawing, existing utilities on and immediately adjacent to the site, topographical information, existing and proposed adjacent street rights-of-way, location of all existing structures and other improvements on the site such as paved parking lots and driveway entrances, and the correct location of existing utility easements. The platted 20-foot utility easement along the south line of the plat was vacated in 1971 and a substitute public easement as well as a private easement was granted. I have enclosed copies of those easements for your information.
- B. Because current policy allows the 75-foot right-of-way requirement at intersections to taper to 50 feet at a point 350 feet from the intersection, the excess right-of-way for both 21st Street and Woodlawn may be vacated by the proposed replat.
- C. Since the proposed replat is creating several individual lots where the parking lot for the bowling alley presently is situated, you will need to submit a proposed parking layout or, if the existing parking lot is to remain, there will need to be a covenant which authorizes Lot 8 to use portions of other lots for parking purposes.

Keith Parker Associates  
Attention: Keith Parker  
August 20, 1979  
Page 2

- D. The C.U.P. allows for 3 points of access to Beaumont and 4 each to 21st and Woodlawn. The number of access points for each lot shall be shown on the preliminary plat rather than the total number as shown on the sketch plat.
- E. The proposed access to Lot 4 should not be an "access dedication" but should be platted as part of Lot 4.
- F. It is recommended that setbacks from interior lot lines be designated on the plat. This would provide for cross-lot traffic circulation and should be no less than the minimum required by the Fire Department for access to all buildings on the site.
- G. As mentioned to you in previous conversations with Jack Galbraith, and a letter from Bob Lakin, there are several provisions on the C.U.P. which may not be in keeping with your proposed plat and subsequent development. One provision stated that no signs will be allowed along Beaumont except in the north 100 feet. This would mean that Lot 3, although zoned "LC", can have no sign along its western side. Another C.U.P. provision requires screening along 21st and along Woodlawn. At the time of C.U.P. approval, the area north and east of this site were zoned residential. Now they are zoned for office and commercial uses but the C.U.P. screening requirement remains until an amendment or adjustment is granted.
- H. Planting screens along Beaumont and the south property line were requirements of the approved C.U.P. You have expressed a desire to substitute a wall for the planting and this also will require an amendment or adjustment to the C.U.P. If the planting along the south property line is not in conformance with the approved landscape plan for that area, corrections will be required as part of this plat approval.
- I. A site grading plan will be required as a condition of plat approval and should be submitted prior to or concurrent with submission of the preliminary plat.
- J. Guarantees for sewer and water to serve each lot will be requirements of final plat approval.
- K. The Fire Department has requested that Beaumont be renamed because there is another Beaumont street in the southwest part of town which is an east-west street. Please contact Roberta Mendenhall in the Public Works Department about this matter prior to submitting a preliminary plat. Her phone number is 268-4698.

*submitted  
9-26-79*

Keith Parker Associates  
Attention: Keith Parker  
August 20, 1979  
Page 3

- L. A guarantee for paving Beaumont will be required as a condition of platting. Also, sidewalks will be required in accordance with the sidewalk policy in accordance with the sidewalk policy in effect when this plat is submitted to the City Commission for final acceptance.

I have enclosed a "marked" copy of your sketch plat. Please refer to this when preparing the preliminary plat. If you have any questions regarding these platting requirements, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: W A T Integrity, Inc., 1333 N. Broadway, 67214

Map No.: 5849  
Section No.: 12  
Twp. No.: 27  
Range: 1E

S/D No. 79-98

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: G.P.-S. First Addition

General Location: Southwest corner of 21st Street and Woodlawn Boulevard.

Name of Property Owner: ~~WIS Company~~ WAT INTEGRITY INC.  
Address: 1333 North Broadway, Wichita, Kansas Phone: 264-8371  
Name of Subdivider: Keith Parker Associates  
Address: 239 Pattie, Suite 2, Wichita, Kansas 67211 Phone: 263-8261  
Name of ~~WIS~~/Surveyor: Baughman Company  
Address: 330 Laura, Wichita, Kansas 67211 Phone: 262-7271  
Date of Application: August 3, 1979 *original plat*

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 12.31
2. Number of Lots: 8
- Residential \_\_\_\_\_
- Commercial 8
- Industrial \_\_\_\_\_
- Other \_\_\_\_\_
- Total Number of Lots \_\_\_\_\_
3. Minimum Lot Frontage 110 ft.
4. Minimum Lot Area 16,250 sq. ft.
5. Existing Zoning LC
6. Proposed Zoning LC (DP-35)
7. Lineal Feet of New Streets:
- a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
- b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
- c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
- d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
- e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
- TOTAL N/A ft.
8. Sidewalk adjacent to all streets? yes  No
9. Public Water Supply Yes (Yes-No), Name City
10. Public Sanitary Sewers Yes (Yes-No), Name City
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita  Three-Mile Area

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

Owner's Signature: Wat Integrity, Inc.  
By: Karen A. Shonue

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

Received by J.O.  
Date 8-3-79  
Fee Submitted 71.00

FORM 21

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
71	

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

PLAT. NO. S/D 80-29 MAP NO. 6045  
NAME HEDGECLIFF 2ND ADDITION  
LOCATION: North side of Pawnee, 1/3 mile west of  
Webb Road.  
ENGINEER Baughman Company, P.A.  
OWNER Fidelity Investment, et al  
APPLICATION FILED 4-18-80  
SKETCH PLAT FILED \_\_\_\_\_  
PRELIMINARY FILED 4-18-80  
S/D ACTION 5-1-80 *approve*  
FINAL FILED 6-13-80  
S/D ACTION 6-26-80 *approve*  
MAPC ACTION 7-3-80 *approve*  
BCC ACTION 12-16-80 *approved*  
RECORDED Associated cases DP-77 & Z-1806 12/24/80  
REMARKS \_\_\_\_\_

S/D 80-29 - HEDGECLIFF 2ND ADD'N.  
North side of Pawnee, 1/3 mile  
west of Webb Road. Baughman Co. PA

B.C.C./B. CO. C. *Chapman* 12-16-80



January 6, 1981

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1806 - "AA"&"LC" to "R-5", "BB" & "LC"; and  
S/D 80-29 - Hedgecliff 2nd Addition

At the regular meeting of the Board of City Commissioners on June 29, 1976, 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 establishing the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on December 16, 1980. Please note that this is just a portion of the original area in the zone case and additional ordinances will follow as platting occurs.

This is to advise you that the final plat of Hedgecliff 2nd Addition was recorded with the Register of Deeds on December 24, 1980 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith  
Chief Planner

JHG:e1

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-29 Name Hedgecliff 2nd Addition  
Application & Sketch Filed: 4-18-80  
Preliminary Plat Filed: 4-18-80 Approved by S/D: 5-1-80  
Final Plat Filed: 6-13-80 Approved by S/D: 6-26-80  
Approved by Metropolitan Area Planning Commission: 7-3-80

DESCRIPTION

General Location: north side of Pawnee, 1/3 mile west of Webb Road.

Surveyor or Engineer: Baughman Company, P.A.  
Owner: Fidelity Investment and Kessler Bros., Inc.  
Address: 229 S. Market, 67202

- |  |                       |              |          |
|--|-----------------------|--------------|----------|
| 1. Gross Acreage of Plat <u>26.76</u>    | 6. Access Control     |              |          |
| 2. Number of Lots                        | St. <u>Pawnee</u>     | No. Openings | <u>0</u> |
| Residential <u>76</u>                    | St. _____             | No. Openings | _____    |
| Commercial _____                         | St. _____             | No. Openings | _____    |
| Industrial _____                         | 7. Req'd Improvements |              |          |
| Other _____                              | St. Paving <u>X</u>   | Water        | <u>X</u> |
| Total Number of Lots: <u>76</u>          | Sidewalk <u>X</u>     | Drainage     | <u>X</u> |
| 3. Minimum Lot Area: <u>8,400</u> sq. ft | Sewer <u>X</u>        | Other        | _____    |
| 4. Existing Zoning: <u>AA</u>            |                       |              |          |
| 5. Special Problems Discussed:           |                       |              |          |

Associated zone case Z-1806 ("AA" to "R-5") and Community Unit Plan DP-77 have been approved subject to platting. The original C.U.P. which designated this parcel for garden apartments or town-houses has been administratively adjusted to permit single family homes. The applicants have submitted 100% petitions guaranteeing water, sanitary sewers, street paving, sidewalks adjacent to Block 2, and storm water sewers. The storm water sewer petition includes the seeding and mulching of the adjacent drainage dedication. A certificate confirming the petitions has been submitted for recording. An avigational easement and covenant acknowledging aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution have also been submitted.

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

Bayouth moved, Gardner seconded and it carried unanimously. Hennessy was absent.

ACTION: Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; accept the avigational easement; instruct the City Clerk to file the avigational easement and covenant and the certificate of petitions with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

AVIGATIONAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, that The Fidelity Investment Co. and Kessler Bros., Inc.

does hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

Hedgecliff 2nd Addition, Wichita, Kansas

By virtue of this easement, the grantor, for and on behalf of himself and all successors in interest to any and all of the real property above described, waives as to the public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "Navigable Airspace" granted herein. This easement does not grant or convey any surface use rights, nor is it to be construed to grant any right to private persons or corporations.

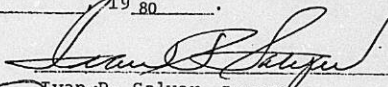
"Navigable Airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101 (24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

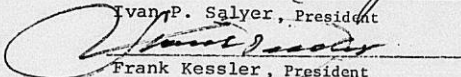
To have and to hold said easement forever.

IN WITNESS WHEREOF: The grantor has signed these presents this 25th day of November, 1980.

The Fidelity Investment Co.

Kessler Bros., Inc.

  
Ivan P. Salyer, President

  
Frank Kessler, President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Ivan P. Salyer and Frank Kessler

to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 25th day of November, 1980.



  
Notary Public Shirley R. McColm

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Hedgecliff 2nd ADDITION

THIS DECLARATION made this 25th day of November, 1980 by undersigned owners \_\_\_\_\_, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Hedgecliff 2nd Addition to Wichita, Kansas, which property is located near McConnell Air Force Base and is accordingly subject to considerable noise from the operation of aircraft, and is exposed at times to aircraft noise which may infringe upon a resident's enjoyment of property and may, depending upon the degree of acoustical treatment of the dwelling, affect his health and/or well being, and

WHEREAS, the City of Wichita in connection with approval of the plat of said addition considers it to be in the public interest to require any buildings constructed on said addition to be designed and constructed giving proper consideration to noise pollution in the area:

NOW THEREFORE, Grantor, hereby declares that Hedgecliff 2nd Addition, shall be and the same is subjected to the following restrictive covenant, to-wit:

Any building constructed on the premises shall be so designed and constructed as to minimize noise pollution in any such structure, giving due consideration to the use for which such structure is designed and built. This covenant is for the benefit of said property and shall run with the land and shall inure to the benefit of and pass with said property and shall apply to and bind the successors in interest and any owner thereof.

EXECUTED the date and year first above written.

The Fidelity Investment Co.

Ivan P. Salyer  
Ivan P. Salyer, President

Kessler Bros., Inc.

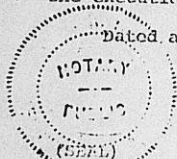
Frank Kessler  
Frank Kessler, President

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Ivan P. Salyer and Frank Kessler

to me personally known to be the same person(s) who executed the foregoing instrument of writing and said person(s) duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 25th day of November, 1980.



Shirley R. McColm  
Notary Public Shirley R. McColm

(My appointment expires October 17, 1981)

CERTIFICATE

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

I, Kessler Bros., Inc. and  
Fidelity Investment Company, owner of

(give name of proposed plat, if appropriate) Hedgecliff 2nd  
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. Sanitary Sewer Lateral
2. Asphaltic Concrete Paving
3. Storm Water Sewer
4. Water
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within \_\_\_\_\_  
Hedgecliff 2nd Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 25th day of November, 1980.

Ivan P. Salyer  
Fidelity Investment Co.  
Ivan P. Salyer  
KESSELER BROS., INC.

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

BY: Frank M. Kessler  
Frank M. Kessler, President

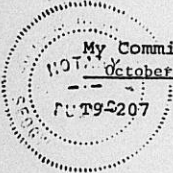
Be it remembered that on this 25th day of November,  
1980, before me, a notary public in and for said County and State,  
came Ivan P. Salyer & Frank M. Kessler, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

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

Shirley R. McColm  
Notary Public Shirley R. McColm

My Commission Expires:  
NOT. October 17, 1981

PL T9-2207



11-26-88

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

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) 267-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*  
Secretary.

*Russ W. Lewis*  
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.



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):  
1979 Tax \$771.58 paid. Key #C-190-UP. (Assessed with other property)
9. Roadway easement over the South 40 feet of subject property as established in Book Misc. 308, Page 475.
10. Dedication for drainage over a portion of subject property, as evidenced by instrument filed on Film 358, Page 1550.
11. 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 various improvements as evidenced by various Resolutions.

July 3, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-29 - Final plat of Hedgecliff 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, July 3, 1980, the above-captioned plat was considered. The action of the Planning Commission to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 27, 1980.

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:

- 11-26-80
- 11-26
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
  2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
  3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Louise Olivarez  
Senior Planner

LO:hh

cc: Fidelity Inv. - Ivan Salyer, 229 S. Market, 67202  
Frank Kessler, Kessler Bros., Inc., 1905 S.W. Blvd., 67213

Kessler to  
pay 780  
11-26

June 27, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-29 - Final plat of Hedgecliff 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 26, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- petition*
- A. The applicant shall guarantee all drainage improvements required by this plat including storm sewers, completion of the drainage channel to the west, and seeding and mulching both channels. *Make I said all this was included in the storm sewer petition*
- petition*
- B. The applicant shall guarantee the paving of all interior streets. *petition to Eng. 11-26*
- included in paving petition*
- C. The applicant shall guarantee the construction of a sidewalk on one side of the loop street. *northerly side adjacent to Block 2*
- petition*
- D. The applicant shall guarantee the installation of sanitary sewer to serve all lots. *petition to Eng. 11-26*
- petition*
- E. The applicant shall guarantee the installation of City water to serve all lots.
- 11-26*
- F. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- G. 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.

11-26

*Certificate*

Baughman Company  
June 27, 1980  
Page 2

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, July 3, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Fidelity Inv. - Ivan Salyer, 229 S. Market, 67202  
Frank Kessler, Kessler Bros., Inc., 1905 S.W. Blvd. 67213  
Dean Sellers, Acting City Engineer  
Paul Johnston, Flood Control

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-29 Name Hedgecliff 2nd Addition  
Date Application Rec'd. April 18, 1980 Preliminary Approval 5-1-80  
Scheduled S/D Meeting June 26, 1980

DESCRIPTION

General Location North side of Pawnee 1/3 mile west of Webb Road  
Owner Fidelity Investment & Kessler Bros., Inc.  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- |                                |  |                                      |                               |
|--------------------------------|--|--------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat       | <u>26.76 acres</u>                               | 7. Lineal Feet of New Streets:       |                               |
| 2. Number of Lots:             |  | a. <u>64</u> R/W <u>2970</u> ft.     |                               |
| Residential                    | <u>76</u>  | b. _____ R/W _____ ft.               |                               |
| Commercial                     | _____  | c. _____ R/W _____ ft.               |                               |
| Industrial                     | _____  | d. _____ R/W _____ ft.               |                               |
| Other                          | _____  | e. _____ R/W _____ ft.               |                               |
| Total Number of Lots           | <u>76</u>  | TOTAL <u>2970</u> ft.                |                               |
| 3. Minimum Lot Frontage        | <u>40</u> ft.                                    | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area            | <u>8400 square feet</u>                          |                                      |                               |
| 5. Existing Zoning             | <u>AA</u>  |                                      |                               |
| 6. Proposed Zoning             | <u>R-5 (DP-77) (Z-1806)</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> |                                      | (Yes-No)                      |
| 11. Health Department Approval | (where applicable)                               |                                      |                               |
| 12. City of Wichita            | <u>X</u> : Three-Mile Area                       |                                      |                               |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the final drainage plan.
- B. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- C. The applicant shall guarantee any drainage improvements required by this plat, including the seeding and mulching of the existing drainage dedication adjacent to the west line of the plat.
- D. The applicant shall guarantee the paving of all interior streets including the necessary storm water sewers.
- E. The applicant shall guarantee the installation of sanitary sewer and City water to serve all lots.
- F. The applicant shall guarantee the construction of sidewalks on one side of the loop street.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA SEDGWICK COUNTY

May 7<sup>DATE</sup> 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection  
Robert A. Lakin, Director of Planning

FROM

SUBJECT DP-77 - Hedgecliff Commercial and Residential C.U.P.  
Generally located at the northwest corner of Pawnee  
and Webb Road.

Attached is a copy of a letter from Ivan P. Salyer, representing Fidelity Investment Company, requesting an administrative interpretation as to whether single family dwellings can be constructed on Parcel 10 of the Hedgecliff C.U.P. A preliminary plat, Hedgecliff 2nd Addition, has been filed for this parcel.

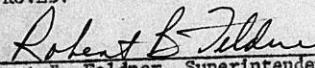
After reviewing the request and the Hedgecliff 2nd Addition plat, it is my opinion that the request does not substantially affect the intent and purpose of the plan. Due to the design of the associated plat, the east boundary of Parcel 10 will be shifted to the east. This reduces the amount of area contained in Parcel 3 of the C.U.P. Although I do not feel that we need revised copies of the C.U.P. at this time, I would recommend that if a request for an administrative adjustment for Parcel 3 is made, we should receive copies of the C.U.P. showing the revised lot coverage and floor area ratio figures. If no requests are made, the coverage and floor area ratio figures can be adjusted at the time Parcel 3 is platted.

Upon your review of this memorandum, your signature will indicate that you concur that the development of Parcel 10 with single family dwellings is not a substantial deviation from the intent and purpose of the C.U.P. provisions.

APPROVED:

  
Robert A. Lakin, Director of Planning

APPROVED:

  
Robert B. Feldner, Superintendent of Central Inspection

RAL:ADC:el  
Attachment

cc: Ivan P. Salyer, President, Fidelity Investment Co.  
229 South Market, 67202  
✓ Louise Olivarez

COPY

FIDELITY INVESTMENT COMPANY  
AN AFFILIATE OF FIDELITY SAVINGS



Incorporated 1905  
229 SOUTH MARKET ■ WICHITA, KANSAS 67202 ■ (316) 265-2261  
Branch Office — 3100 Gage, Topeka, Kansas 66614, (913) 273-2687

April 18, 1980

Mr. Jack Galbraith  
City of Wichita  
455 North Main  
Wichita, Kansas 67202

Re: Hedgecliff Second Addition

Dear Mr. Galbraith:

You will recall, the Hedgecliff Community Unit Plan provides for multi-family development of the tract we are now proposing to plat into 76 single family lots known as Hedgecliff Second Addition.

We request your approval for a variance from the original CUP plan.

Yours very truly,

Ivan P. Salyer  
President

IPS:sm

H. MARVIN BASTIAN  
Chairman of the Board  
IVAN P. SALYER  
President  
FRED MUENCHRATH  
Senior Vice President  
FRANK L. SCOTT  
Vice President  
DONALD L. DAY  
Comptroller and Treasurer  
HUGH M. McCLURE  
Secretary



FHA, GI, CONVENTIONAL, COMMERCIAL, FARM LOANS AND PROPERTY MANAGEMENT

May 2, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-29 p Preliminary plat of Hedgecliff 2nd Addition  
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, 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. Prior to submitting a final plat for review by the Subdivision Committee, the applicant shall obtain approval of a final drainage plan by both City Engineering and Flood Control.
- B. A residential and commercial community unit plan was approved on this entire SE 1/4 in 1976. The area now being platted into individual lots was approved for garden apartments and/or townhouses. Approval of this plat will require an adjustment in the C.U.P. to allow single family development.
- C. The applicant shall submit an avigational easement covering subject property and a construction covenant assuring that adequate construction methods will be utilized to reduce noise hazards within any habitable structure.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The applicant shall guarantee any drainage improvements required by this plat including the seeding and mulching of the existing drainage dedication adjacent to the west line of this plat.

Baughman Company  
5-2-80  
Page 2

- F. The applicant shall guarantee the installation of sanitary sewer and City water to serve all lots.
- G. Front and side yard setbacks shall be shown on all corner lots.
- H. The applicant shall guarantee the construction of sidewalks on one side of the loop street.
- I. The Wichita Public Works Department recommends that the following street name changes be indicated on the final plat:
  - Bellaire to Blake;
  - Linden to Cypress;
  - Westernmost Bellaire Court to Blake Court;
  - Easternmost Bellaire Court to Linden Circle.
- J. The final plat shall separate the utility and drainage easements.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bb

cc: Fidelity Investment, Ivan Salyer, 229 S. Market  
Frank Kessler, Kessler Bros., Inc., 1905 S.W.Blvd.  
Dean Sellers, Acting City Engineer  
Paul Johnston, Flood Control

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-29 Name Hedgecliff 2nd Addition  
Date Application Rec'd. 4-18-80 Preliminary Approval  
Scheduled S/D Meeting 5-1-80

DESCRIPTION

General Location North side of Pawnee, 1/3 mile west of Webb Road

Owner Fidelity Investment, et al  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>26.76</u>                                       | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>2970</u> ft. |
| Residential <u>76</u>   | b. _____ R/W _____ ft.           |
| Commercial _____  | c. _____ R/W _____ ft.           |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>76</u>  | TOTAL <u>2970</u> ft.            |
| 3. Minimum Lot Frontage <u>*60</u> ft.                                      | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>8,400</u> square feet                                | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>R-5 (DP-77) (Z-1806)</u>                              |                                  |
| 6. Proposed Zoning _____  |                                  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                  |

STAFF COMMENTS:

- A. A residential and commercial community unit plan was approved on this entire SE 1/4 in 1976. This area now being platted into individual lots was approved for garden apartments and/or townhouses. Approval of this plat will require an adjustment in the C.U.P. to allow single family development.
- B. This property is located northeast of McConnell Air Force Base within Compatible Use District 12 and is therefore subject to considerable aircraft noise. Within this district, the Air Force recommends that habitable structures be built so as to reduce interior noise by 30 decibels. The Planning Department recommends that the usual avigational easement and covenant be submitted.
- C. The applicant shall guarantee the paving of all interior streets including the necessary storm water sewer.
- D. The applicant shall guarantee the installation of sanitary sewer and City water to serve all lots.
- E. Front and side yard setbacks shall be shown on all corner lots.
- F. The applicant shall guarantee the construction of sidewalks on one side of the loop street.
- G. The Wichita Public Works Department shall be prepared to comment on the acceptability of the street name "Bellaire." Elsewhere in town, Bellaire is the second block south of Mt. Vernon.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

*Louise*

**THE CITY OF WICHITA**

OFFICE OF PUBLIC WORKS ENGINEERING

DATE April 14, 1980

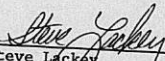
**TO** Jack Galbraith, Chief Planner  
**FROM** Steve Lackey, Design Chief Engineer

**SUBJECT** Drainage Plan, Hedgecliff 2nd Addition

Baughman Company has submitted the Drainage Plan of the subject plat. Both the grading plan and the storm water sewer plans are satisfactory, except for the benefit district boundary, which should include all lots in the Addition.

1. The developer shall guarantee the construction of the storm water sewer serving the subject plat.
2. Linden Street should be graded to drain North from the north line of Pawnee Avenue.

I trust this is sufficient information to approve the subject preliminary plat. Please feel free to call me at 268-4440 if you need additional information.

  
Steve Lackey  
Design Chief Engineer

SL:md

cc: John Lundblade, Baughman Co.  
Paul Johnston

**RECEIVED**

APR 15 1980

METROPOLITAN PLANNING

ROUTE   \_\_\_\_\_  
 \_\_\_\_\_

Map No.: 4045  
Section: 32  
Twp.: 27  
Range: 2E

S/D No. 80-29

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Hedgecliff 2nd Addition  
General Location: North side of Pawnee <sup>1/2 mile west of Webb Road</sup> ~~between Book and Webb~~  
Name of Property Owner: Fidelity Investment and Kessler Bros. Inc.  
Address: Ivan Salyer, 229 S. Market Zip Code: \_\_\_\_\_ Phone: 265-2261  
Name of Subdivider: Frank Kessler Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: 1905 S.W. Blvd. Zip Code: \_\_\_\_\_ Phone: 943-2103  
Name of Engineer/Surveyor: Baughman Company, P.A.  
Address: 330 Laura, Wichita, Kansas Zip Code: 67211 Phone: 262-7271  
Date of Application: April 18, 1980

SUBDIVISION INFORMATION:

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>26.76 Acres</u>   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>2970</u> ft. |
| Residential <u>76</u>   | b. _____ R/W _____ ft.           |
| Commercial _____  | c. _____ R/W _____ ft.           |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>76</u>  | TOTAL <u>2970</u> ft.            |
| 3. Minimum Lot Frontage <u>*60</u> ft.  | 8. Are Sidewalks existing?       |
| 4. Minimum Lot Area <u>8400 sq. ft.</u>   | Yes _____ No <u>X</u>            |
| 5. Existing Zoning <u>AA</u>  |                                  |
| 6. Proposed Zoning <u>R-5 (DP-77) (Z-1806)</u>  |                                  |
| 9. Is a public water supply available? <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |                                  |
| 10. Is a sanitary sewer available? <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |                                  |
| 11. Has Health Department approval been obtained (where applicable) _____ Yes _____ No    |                                  |
| 12. City of Wichita <u>X</u> _____ Three Mile Area _____ Outside of Wichita _____         |                                  |
- \* at building setback

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

FIDELITY INVESTMENT COMPANY

Owner's Signature: Ivan P. Salyer  
Ivan P. Salyer, President

Wichita-Sedgwick County Metropolitan Area Planning Commission, 10th Floor, City Hall, 11 North Main, Wichita, Kansas 67202

Received by L.O.  
Date 4-18-80  
Fee Submitted 275.00

FORM 29-

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION

AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY