

PLAT. NO. S/D 80-62 MAP NO. 4949C

NAME NORTHWEST VILLAGE

LOCATION: Northeast corner of 13th and Tyler

ENGINEER Professional Engineering Consultants, P.A. (G. Wiley)

OWNER Inland Investment Co., Inc.

APPLICATION FILED 7-25-80

SKETCH PLAT FILED _____

PRELIMINARY FILED 7-25-80

S/D ACTION 8-7-80 approve

FINAL FILED 9-5-80

S/D ACTION 9-19-80 approve

MAPC ACTION 9-25-80 approve

BCC ACTION 10-21-80 meet date 2-2
10-28-80 approve

RECORDED 10-29-80

REMARKS Assoc. Cases: Z-2253 & DP-106

S/D 80-62 - NORTHWEST VILLAGE -
Northeast corner of 13th & Tyler.
P.E.C., P.A. (Gary Wiley)

DCC
Apr 10-25-50

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

01-21

SUBDIVISION APPROVAL

22

S/D Number 80-62 Name Northwest Village
 Application & Sketch Filed: 7-25-80
 Preliminary Plat Filed: 7-25-80 Approved by S/D: 8-7-80
 Final Plat Filed: 9-5-80 Approved by S/D: 9-18-80
 Approved by Metropolitan Area Planning Commission: 9-25-80

DESCRIPTION

General Location: northeast corner of 13th and Tyler

Surveyor or Engineer: Professional Engineering Consultants, P.A.
 Owner: Inland Investment Co., Inc.
 Address: 104 S. Broadway, Suite 200, 67202

- | | | |
|--|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>50</u> | 6. Access Control | |
| 2. Number of Lots | St. <u>13th</u> | No. Openings <u>6</u> |
| Residential <u>30</u> | St. <u>Tyler</u> | No. Openings <u>5</u> |
| Commercial <u>4</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>X</u> | Water <u>X</u> |
| Total Number of Lots: <u>34</u> | Sidewalk <u>X</u> | Drainage <u>X</u> |
| 3. Minimum Lot Area: <u>10,200</u> sq. ft. | Sewer <u>X</u> | Other _____ |
| 4. Existing Zoning: <u>AA and LC</u> | | |
| 5. Special Problems Discussed: _____ | | |

Associated cases Z-2253 ("AA" and "LC" to "A", "RB", "R-6" and "LC") and DP-106 (Northwest Village community unit plan) have been approved subject to platting. 100% petitions have been submitted for water, sanitary sewer, storm sewer, paving the interior streets (including a sidewalk on both sides of Thurman), and decel lanes adjacent to the commercial lots. A certificate confirming the petitions has been submitted for recording. A \$12,000 letter of credit guarantees the construction of two major entrances into Lot 4. An easement for drainage of surface water from Lots 1 and 2 across Lot 4 in Block 1 has been submitted for recording.

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

Bayouth moved, Goebel seconded and it carried unanimously. Savina, Shook, Hennessy and Jones were absent.

*Pat Mast 2-2 (10-21)
Brown 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; instruct the City Clerk to file the certificate and surface drainage easement 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.

August 10, 1982

Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

Release of letters of credit associated with Northwest Village Addition and Oak Cliff Estates (Credit Numbers 770, 747 and 749).

The letters of credit guaranteeing construction of major entrances for the above-referenced plats may be released. They are no longer required as an administrative adjustment has been granted on the associated Community Unit Plans which provides for construction of the major entrances at the time of site development.

The original letters of credit are to be returned to the bank with their copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLN:hh

cc: Fourth National Bank and Trust Co., Attention: Marilyn E. Pauly,
or Tom Boas, 100 N. Broadway, Wichita, Kansas 67202

Inland Investment Co., Attention: Larry Chambers, 200 Douglas
Building, Wichita, Kansas, 67202

Mike Lindebak, City Engineering

Oak Cliff Estates File
Northwest Village File ✓
DP-104 File
DP-106 File

July 16, 1982

Inland Investment Company, Inc.
Attention: Larry Chambers
200 Douglas Bldg.
Wichita, Kansas 67202

Re: Letter of Credit guaranteeing the construction of major entrances to 13th Street North and Tyler Road on Lot 4, Northwest Village Addition, (Credit Number 770).

and

Letters of credit guaranteeing the construction of major entrances to Maple and Maize Road on Lots 2 and 3, Block 20, Oak Cliff Estates (Credit Number 747 and 749).

Dear Mr. Chambers:

We are in receipt of your July 13, 1982, letter outlining Inland Investments Company's desire to obtain the release of the above-referenced letters of credit and pursue an alternate method for assuring that the required major entrances will be constructed. Since the time frame for development of the affected lots is unknown, and further, since those portions of the required major entrances within public rights-of-way were included as part of the associated deceleration lane petitions; we agree that an alternate method for assuring the construction of the private property portions of the entrances should be worked out.

I have talked this matter over with senior staff and it is our opinion that the most appropriate way to proceed is to administratively adjust the associated Community Unit Plans to include an additional provision which ties construction of the major entrances to parcel development. The exact wording of the provisions will be worked out at a later date.

If it is acceptable to Inland Development, we will view your July 13, 1982, letter as a request for the above-described administrative adjustment. We will begin the administrative adjustment process after we receive verification from you that this is the way Inland Investment wishes to proceed. Once the administrative adjustment has been made, I will instruct the City Clerk to release the subject letters of credit.

Should you have any questions about this matter, please call me at 268-4421.

Inland Investment Company, Inc.
Attention: Larry Chambers
July 16, 1982
Page 2

I am looking forward to hearing from you regarding this matter.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:hh

cc: Mike Lindebak, City Engineering
DF-104 File
Oak Cliff Estates File
✓ Northwest Village File
DF-106 File
Marilyn B. Pauly, 4th National Bank, 100 W. Broadway, 67202

INLAND INVESTMENT CO., INC.
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202
316 / 263-3201

July 13, 1982

RECEIVED

JUL 14 1982
METROPOLITAN PLANNING
ROUTE Nagley

Mr. Forrest L. Nagley
Junior Planner
Metropolitan Area Planning Department
455 North Main
Wichita, KS 67202

Dear Mr. Nagley:

We are in receipt of your letters of July 1 and 2, 1982 regarding the expiration of letters of credit guaranteeing the construction of major entrances to Lots in Northwest Village Addition and Oak Cliff Estates.

Pursuant to our previous telephone conversation I am writing this letter to request permission for an alternative approach to renewing the referenced letters of credit. It is my understanding that the present policy of the Planning Department is to not require letter of credit guarantees at the time of platting for construction of major entrances onto private property. At the time our above-mentioned properties were platted (approximately two years ago) we were required under provisions of the applicable Community Unit Plans to guarantee construction of the major entrances by means of the letter of credit. Since present policy is not to require the letter of credit guarantees for the private property portion of major entrances, I would like to offer the alternative approach of making the construction of the major entrances a requirement for issuance of an occupancy permit. The logic being that the major entrances will be built in conjunction with the development of the affected Lots. I would be happy to write a letter to Planning and Central Inspection stating that we agree, in return for release of the letters of credit, to have construction of the major entrances be made a condition for issuance of an occupancy permit. If you have any other suggestions for an alternative to the letters of credit, I would like to discuss them with you.

I might add that the letters of credit referred to in this letter total approximately \$35,000 which amount impacts upon our line of credit with our bank. Thus, it would be beneficial for us if we can devise an alternative approach which would replace the need for the letters of credit. Since the time frame for development of these properties is unknown, a method for tying the construction of the major entrances to an occupancy permit would also relieve Planning from the burden of monitoring the renewal of letters of credit.

I look forward to hearing from you on this matter.

Very truly yours,

Larry A. Chambers

Larry A. Chambers, President

LAC:dmf

cc: Marilyn B. Pauly, Fourth National Bank

July 1, 1982

Inland Investment Co., Inc.
200 Douglas Building
104 S. Broadway
Wichita, Kansas 67202

Re: Letter of credit guaranteeing the construction of a major entrance to Tyler Road and a major entrance to 13th Street North, both to be on Lot 4, Northwest Village Addition (Credit Number 770)

Gentlemen:

Your letter of credit from Fourth National Bank and Trust Company in the amount of \$12,000.00 guaranteeing the construction of the above-referenced major entrances is nearing default. The terms of the guarantee references a completion date of September 25, 1982. A recent field check of the property has indicated no new development, and consequently, no major entrances.

Since the property has not been developed, we can authorize a 2-year extension of time to complete the work provided an amendment to your letter of credit is submitted which references the following:

1. New dollar amount of \$14,160.00 (18% inflationary cost factor);
2. A new completion or default date of September 25, 1984;
3. A new expiration or negotiation date of November 30, 1984.

Please have this amendment prepared by the bank and submitted to me on or before September 25, 1982. Action on your part is imperative if you wish to avoid default on your \$12,000.00 guarantee. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Marilyn B. Pauly, Assistant Vice-President, 100 N. Broadway,
67202
Mike Lindebak, Project Development Engineer, City Engineering

November 11, 1980

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

Z-2253 - "AA"&"LC" to "A", "RB", "R-6"&"LC"; and
S/D 80-62 - Northwest Village

At the regular meeting of the Board of City Commissioners on July 15, 1980, 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 October 28, 1980.

This is to advise you that the final plat of Northwest Village was recorded with the Register of Deeds on October 29, 1980 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 80-62 Name Northwest Village
Application & Sketch Filed: 7-25-80
Preliminary Plat Filed: 7-25-80 Approved by S/D: 8-7-80
Final Plat Filed: 9-5-80 Approved by S/D: 9-18-80
Approved by Metropolitan Area Planning Commission: 9-25-80

DESCRIPTION

General Location: northeast corner of 13th and Tyler

Surveyor or Engineer: Professional Engineering Consultants, P.A.
Owner: Inland Investment Co., Inc.
Address: 104 S. Broadway, Suite 200, 67202

- | | | | | | |
|--------------------------------|----------------|-----------------------|---|--------------|---|
| 1. Gross Acreage of Plat | 50 | 6. Access Control | | No. Openings | 6 |
| 2. Number of Lots | | St. 13th | | No. Openings | 5 |
| Residential | 30 | St. Tyler | | No. Openings | |
| Commercial | 4 | St. | | | |
| Industrial | | 7. Req'd Improvements | | | |
| Other | | St. Paving | X | Water | X |
| Total Number of Lots: | 34 | Sidewalk | X | Drainage | X |
| 3. Minimum Lot Area: | 10,200 sq. ft. | Sewer | X | Other | |
| 4. Existing Zoning: | AA and LC | | | | |
| 5. Special Problems Discussed: | | | | | |

Associated cases Z-2253 ("AA" and "LC" to "A", "RB", "R-6" and "LC") and DP-106 (Northwest Village community unit plan) have been approved subject to platting. 100% petitions have been submitted for water, sanitary sewer, storm sewer, paving the interior streets (including a sidewalk on both sides of Thurman), and decel lanes adjacent to the commercial lots. A certificate confirming the petitions has been submitted for recording. A \$12,000 letter of credit guarantees the construction of two major entrances into Lot 4. An easement for drainage of surface water from Lots 1 and 2 across Lot 4 in Block 1 has been submitted for recording.

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

Bayouth moved, Goebel seconded and it carried unanimously. Savina, Shook, Hennessy and Jones were 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; instruct the City Clerk to file the certificate and surface drainage easement 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.

114 Village 10-8-80

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. McLaughlin
Secretary.

John D. Brown
Authorized Signatory



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 \$538.04 paid. Key #D-495-UP. (Covers SW/4 Sec. 9-27-1W, except E. 1320 ft. & except N. 1320 ft.)
1979 Tax \$ 41.74 + not paid. #D-495-4-UP. (Covers S. 366.75 ft of the N. 1320 ft. of W/2 SW/4 Sec. 9-27-1W.)
9. Title to that portion of the premises in question conveyed to the Board of County Commissioners of Sedgwick County, Kansas, by instruments filed on Film 163, Pages 490, 491, 492, 493, 494, 495, 496 and 497, for highway purposes and described as follows: Beginning 300 feet East of the Southwest corner of the Southwest Quarter; thence West 300 feet to said Southwest corner; thence North 550 feet; thence East 40 feet; thence South to point 450 feet North and 45 feet East of the Southwest corner; thence South 45 feet East of and parallel to the West line 150 feet; thence Southwesterly to a point 200 feet North and 75 feet East of the Southwest corner; thence South 75 feet East of and parallel to the West line to a point 75 feet East and 75 feet North of the Southwest corner; thence East 75 feet North of and parallel to the South line 125 feet; thence Southeasterly to a point 300 feet East and 50 feet North of the Southwest corner; thence South to point of beginning.
10. Easement for highway over the South 50 feet of subject property as established in Book Misc. 360, Page 531.
11. Easement for highway over the West 40 feet of subject property as established in Book Misc. 445, Page 343.

(SEE ADDED PAGE)

(Schedule B continued)

Policy Number _____
Owners

Policy Number _____
Loan

shown on plat

street shown

12. Easement for pipeline purposes and telephone, telegraph or electrical lines granted to Phillips Pipe Line Company over a strip of land 60 feet in width the center line of which is described as follows: Beginning at the intersection of the South line of said Southwest Quarter with the Southernmost of three existing pipelines owned by Phillips Pipe Line Company, said intersection being Easterly approximately 359.0 feet from the Southwest corner of said Southwest Quarter; thence Northeasterly with said Southernmost pipeline 2586.0 feet more or less to the point of intersection of the East line of said Southwest Quarter, with said pipeline being Northerly approximately 1240 feet from the Southeast corner of said Southwest Quarter, as granted in Book Misc. 98, Page 174, and confined to said description on Film 220, Page 1201, and as amended on Film 419, Page 1461, and as amended on Film 436, Page 480.

13. Easement for pipeline purposes and telegraph or telephone lines granted to Consolidated Gas Utilities Corporation over the East 10 feet of the West 40 feet of captioned property, as granted in Book Misc. 355, Page 23.

14. Drainage Easement established on Film 164, Page 275 and on Film 164, Page 278, over a tract of land 100 feet wide lying 50 feet either side of a center line described as beginning 843.95 feet East and 50 feet North of the Southwest corner of said Southwest Quarter; thence North 25 feet.

to be vacated by the Plat. OK with City Engineering

15. 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 improvement of 13th Street as shown by City of Wichita Resolution and Ordinance filed on Film 162, Page 216 and on Film 167, Page 693, and on Film 404, Page 195.

16. Temporary Right of Way Easement granted to Phillips Petroleum Company, over a portion of subject property as evidenced by instrument filed on Film 419, Page 487.

ENDORSEMENT

Attached to and forming a part of

Commitment _____ No. 291673

Issued by
CHICAGO TITLE INSURANCE COMPANY

Item 8 of Schedule B is hereby amended to show 1979 taxes paid in full for
Key #D-495-4-UP

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED: September 22, 1980

CHICAGO TITLE INSURANCE COMPANY



John J. Ryan
Authorized Signatory jwp

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Alvin W. Long
President.

ATTEST:

Chester C. McCallough
Secretary.

IRREVOCABLE LETTER OF CREDIT

Fourth National Bank & Trust Co., Wichita

Wichita, Kansas

(NAME OF BANK)

DATE: October 9, 1980

CITY OF WICHITA
STATE OF 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 \$ 12,000.00 for the account of Inland Investment Co., Inc.

(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 September 25, 1982 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Two (2) Major Entrances
- 2.
- 3.

in Northwest Village a subdivision located in The City of Wichita, State of Kansas.

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

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

ALL drafts drawn hereunder must be marked: "Drawn under Fourth National Bank & Trust Co., Wichita, Credit No. 770 dated October 9, 1980.
(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 November 30, 1982
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Fourth National Bank & Tr. Co., Wichita
Wichita, Kansas

(Name of Bank)

(CORPORATE SEAL)

BY:

Marilyn B. Pauly
(Authorized signature)

Marilyn B. Pauly, Asst. Vice President

CERTIFICATE

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

I, Inland Investment Co., Inc., owner of
(give name of proposed plat, if appropriate) _____
Northwest Village

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

1. Storm Water Sewer
2. Sanitary Sewer
3. Streets and Sidewalks
4. Water
5. Decel Lan~~es~~es and Major Entrances
- 6.
- 7.

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

Signed this 8th day of October, 19 80.
Inland Investment Co., Inc.

Larry A. Chambers
Larry A. Chambers Vice-President

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

Be it remembered that on this 8th day of October,
19 80, before me, a notary public in and for said County and State,
came Larry A. Chambers, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

_____ whereof, I have hereunto set my hand and
affixed my notary seal the day and year above written.
Gretchen H. Jones
Notary Public

GRETCHEN H. JONES
Notary Public
Sedgwick County, Kansas
My Appt. Exp. 11/7/83

My Commission Expires:
11/7/83

GRETCHEN H. JONES

Easement For Drainage Of Surface Water

This indenture made this 8th day of October, 1980, between Inland Investment Co., Inc. and Thurman W. Smith, Parties of the First Part, hereinafter referred to as the "Grantors", and the owner(s) of the property their successors and assigns, as Party of the Second Part, hereinafter referred to as the "Grantee."

Grantors are the owner of the following described real property, to-wit:

All of Lot 4, Block 1, Northwest Village an Addition to Wichita, Sedgwick County, Kansas,

and, Grantee is the owner(s) of Lots 1, and 2, Block 1, Northwest Village an Addition to Wichita, Sedgwick County, Kansas, and,

Grantee is desirous of obtaining an easement from Grantor for the purpose of draining surface water from Grantees property over and across the property owned by the Grantors.

Now therefore, the Grantors, hereby grants to Grantee, their heirs and assigns, full and free right and authority to drain surface water from Lots 1, and 2, Block 1, Northwest Village over and across Lot 4, Block 1, Northwest Village in accordance with the approved Drainage Plan.

This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns but may be terminated at any time by mutual recordable instrument executed by the parties who are at the time of termination, the owners of the afore described real property.

Signed this 8th day of October, 1980

Inland Investment Co., Inc.

Larry A. Chambers
Larry A. Chambers Vice-President

Thurman W. Smith
Thurman W. Smith

Sedgwick County) SS
State of Kansas)

Be it remembered that on this 8th day of October, 1980, before me, a notary public in and for said County and State, came Larry A. Chambers and Thurman W. Smith, to me personally known to be the same persons 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.

Gretchen H. Jones Notary Public
GRETCHEN H. JONES
My Commission Expires: November 7, 1983



September 26, 1980

Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Kansas 67211

Re: S/D 80-62 - Final plat of Northwest Village

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 25, 1980, 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 September 22, 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:

- 10-8-80 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 10-8 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 plattor.
- 10-8 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

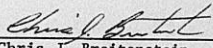
cc: Inland Inv. Co., Inc., 200 Douglas Bldg., 67202

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE September 19, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer
SUBJECT Approved Drainage Plan for Northwest Village

The approval should be revised to indicate that site grading plans will be submitted on the large lots to insure overland routing of the 100 year flood.


Chris J. Breitenstein
Acting Drainage Design Engr.

CJB:md

cc: Louise Olivarez
Mike Lindebak
Kristen Hart
Paul Johnston

9.25 C.J.B. said this does not have to be an added plat approval requirement. He thinks PEC is planning to turn it in anyway as it is a development requirement.

RECEIVED
SEP 22 1980
METROPOLITAN PLANNING
ROUTE

September 22, 1980

Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-62 - Final plat of Northwest Village

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 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 any drainage improvements required by the platting of this property.
- petition* B. The applicant shall guarantee the extension of City water to serve each lot being platted.
- petition and letter of credit* C. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- petition* D. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- petition* E. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street and temporary turnarounds for Robin Road and Thurman Street.
- petition* F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall obtain a letter from Phillips Pipeline Company giving approval for the drainage easement to cross their pipeline. A copy of said letter shall be submitted to the Planning Department.

see reimbursement agreement

P.E.C., P.A.
9-22-80
Page 2

- copy to
Engineering
10-13-80*
- H. The 30-foot building setback separating Lots 2 and 3, Block 1, shall be deleted from the plat. The C.U.P. provides for the observance of this setback unless these two lots are developed as one.
 - I. The applicant shall submit a surface water drainage agreement which establishes that Lot 4, Block 1 will accept drainage from Lot 2, Block 1. Said agreement shall be recorded with the plat.
 - J. A 10-foot utility easement between Lots 7 & 8, Block 1 shall be indicated on the final plat tracing.
 - K. The final plat tracing shall indicate a 20-foot utility easement adjacent to the north line of this plat or the applicant shall obtain a 10-foot easement by separate instrument from the property owner to the north.
 - L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 25, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Inland Inv. Co., Inc., 200 Douglas Bldg., 67202
Dean Sellers, Assistant City Engineer

Northwest Village

REIMBURSEMENT AGREEMENT

THIS AGREEMENT made and entered into this 13th day of June, 1980, by and between PHILLIPS PIPE LINE COMPANY, a Delaware corporation, as a Party of the First Part, and INLAND INVESTMENT CO., INC. and THURMAN W. SMITH, as Party of the Second Part. Said Party of the First Part is hereinafter referred to as "Phillips". Said Party of the Second Part is hereinafter referred to as "Second Party", whether one or more.

THAT WHEREAS, Phillips is the owner of three pipe lines which lines are hereinafter referred to as said pipe line and easements therefore located in part in the following described land, to-wit:

SW/4 Section 9, T27S, R1W, Sedgwick County, Kansas

WHEREAS, Second Party is desirous of entering into an agreement with Phillips whereby certain adjustments will be made to said pipe line.

WHEREAS, Phillips is agreeable to entering into such an agreement, provided Second Party reimburses Phillips for all costs of making such adjustments.

NOW, THEREFORE, for and in consideration of the promises and mutual covenants herein contained, it is agreed as follows:

1. Phillips agrees to lower said pipe line for the purpose of allowing Second Party to perform certain construction work; Phillips further agrees to furnish or subcontract all the labor, tools, materials and equipment necessary for said work; PROVIDED SECOND PARTY AGREES TO PAY FOR ALL COSTS ATTRIBUTABLE THERETO. The adjustments to said pipe line hereinabove described in this paragraph will hereinafter be referred to as the "work".

2. The cost of such work is \$4,349.00.

3. Second Party agrees to pay Phillips for all costs attributable directly and/or indirectly to the above described work. Pursuant to said promise of Second Party, said Second Party agrees to pay Phillips a sum of money in the amount of \$4,349.00 at the time of subscribing to this agreement, said sum being the cost of performing said work.

9-18-80

4. Second Party agrees and covenants that it will hold Phillips harmless from any loss, damage or liability Phillips may incur, or that may be incurred by others, for which Phillips is legally responsible and whether caused or contributed to by the negligence of Phillips or others in accomplishing the work to be performed by Phillips or other on its behalf in accordance with the terms of this agreement.

5. It is expressly understood that Phillips may itself perform its obligations under this contract or may have others perform such obligations.

6. It is expressly understood by the parties hereto that Phillips is not abandoning any right, title or interest it may have in the above described land.

7. This agreement supersedes every antecedent or concurrent, oral and/or written declaration and/or understanding pertaining to the adjustments to the pipe lines made by and between Phillips and Second Party.

8. This agreement shall be binding upon the parties hereto, and their respective heirs, representatives, successors and assigns.

PHILLIPS PIPE LINE COMPANY

INLAND INVESTMENT CO., INC.

By: *J. J. Thomas*
Attorney-in-Fact

By: *Larry A. Chambers*
Vice President

Thurman W. Smith
THURMAN W. SMITH

THE CITY OF WICHITA
OFFICE OF DEPARTMENT OF ENGINEERING

DATE September 16,

RECEIVED

SEP 17 1980


TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer

SUBJECT Revised Drainage Plan -
Northwest Village

METROPOLITAN PLANNING

ROUTE 96

The revised drainage plan is approved as submitted.


Chris J. Breitenstein, P.E.
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Kristen Hart

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-62 Name Northwest Village
Date Application Rec'd. 7-25-80 Preliminary Approval 8-7-80
Scheduled S/D Meeting 9-18-80

DESCRIPTION

General Location Northeast corner of 13th and Tyler

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A., (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

1. Gross Acreage of Plat 50+
2. Number of Lots: 30
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 10,200 sq. ft.
5. Existing Zoning LC and AA
6. Proposed Zoning LC, R-6, RB, and A (Z-2253 and DP-106)
7. Lineal Feet of New Streets:
 - a. 66 R/W 1325 ft.
 - b. 64 R/W 190 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1515 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2253) requesting "AA" and "LC" to "A", "RB", "R-6" and "LC" has been approved subject to platting. This property is subject to an approved Community Unit Plan (DP-106).

- A. The applicant's drainage plan has been approved.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve each lot being platted.
- D. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- E. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- F. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street and temporary turnarounds for Robin Road and Thurman Street.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- H. The applicant shall obtain a letter from Phillips Pipeline Company giving approval for the drainage easement to cross their pipeline. A copy of said letter shall be submitted to the Planning Department.
- I. It is recommended that the 30-foot building setback separating Lots 2 and 3, Block 1, be deleted from the plat. The C.U.P. provides for the observance of this setback unless these two lots are developed as one.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.


THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE September 2, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer
SUBJECT Northwest Village Addition
Drainage Plan

The above referenced drainage plan is approved as submitted.


Chris J. Breitenstein, P.E.
Acting Drainage Design Engr.

CJB:md

cc: Kristen Hart
Louise Olivarez
Mike Lindebak

RECEIVED

SEP 4 1980

METROPOLITAN PLANNING
RUC

MEMO



TO: Chris Breitenstein, P.E. PROJECT NO. 30-79478-1120
Drainage Design Engineer
City Hall - Seventh Floor PROJECT: Northwest Village
455 N. Main Addition
Wichita, Kansas 67202

COPIES TO:

ATTN: _____ DATE: August 28, 1980

Mike Lindebak
Louise Olivarez ✓
Dick Linn
File

FROM: Kristen Hart E.I.T.
REFERENCE: Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the Drainage Plan and supportive calculations for Northwest Village Addition.

We anticipate filing the Final Plat with MAPD on September 5, 1980 for hearing by the MAPC Subdivision Committee on September 18, 1980. We would appreciate any comments prior to the above filing date.

Should any additional information be needed in your review of the plan, please contact Dick Linn or myself.

August 8, 1980

Professional Engineering Consultants
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-62 - Preliminary plat of Northwest Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 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. The applicant's drainage concept has been approved by City Engineering. Prior to filing a final plat, the final drainage plan shall be submitted for review.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- D. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- E. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall guarantee the extension of City water to serve all the lots being platted.

*petition
to water
dept. 8-29-80*

P.E. C., P.A.
August 8, 1980
Page 2

- M. The applicant shall obtain a letter from Phillips Pipeline Company giving approval for the drainage easement to cross their pipeline.
- I. Easements requested by K.G. and E., and shown on the "marked copy of the preliminary plat shall be indicated on the final plat.
- J. 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.
- 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 have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bb

cc: Inland Inv. Co., Inc., 200 Douglas Bldg., 67202
Dean Sellers, Acting City Engineer

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-62 Name Northwest Village
Date Application Rec'd. 7-25-80 Preliminary Approval _____
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location Northeast corner of 13th and Tyler

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>50 acres ±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>66</u> R/W <u>1325</u> ft. |
| Residential <u>30</u> | b. <u>64</u> R/W <u>190</u> ft. |
| Commercial <u>4</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>34</u> | TOTAL <u>1515</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>10,200 sq. ft.</u> | |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>LC, R-6, RB and "A" (Z-2253 and DP-106)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ (Yes-No) | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "AA" and "LC" to "A", "RB", "R-6" and "LC" has been approved subject to platting (Z-2253). This property is also subject to an approved Community Unit Plan (DP-106).

- A. The applicant's drainage concept plan has been approved by City Engineering.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- D. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- E. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street (collector).
- F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- H. At the time of Community Unit Plan approval, much discussion centered around the possible need for a north/south public road adjacent to the east line of the plat. To a large

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE July 17, 1980


TO Jack Galbraith, Chief Planner

FROM Steve Lackey, Design Chief Engineer

SUBJECT Northwest Village
Drainage Concept

Our office has received an acceptable drainage concept for the above mentioned plat.

If you have any questions, please advise.



Steve Lackey
Design Chief Engineer

SL:md

cc: Kristen Hart, P. E. C.

RECEIVED

JUL 18 1980

METROPOLITAN PLANNING

ROUTE FE



MEMO

TO: Steve Lackey
Design Chief Engineer
City Hall - Seventh Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 30-79478-1120

PROJECT: Northwest Village

DATE: July 11, 1980

COPIES TO:

Paul Johnston
Louise Olivarez ✓
Dick Linn
Gary Wiley

ATTN:

FROM: Kristen Hart

REFERENCE: Drainage Concept and supportive calculations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the Drainage Concept for Northwest Village, Northeast corner of 13th and Tyler. We anticipate filing the Preliminary Plat with MAPD on July 25, 1980 for hearing by the MAPC Subdivision Committee on August 7, 1980. Should any additional information be required in your review of the plan, please contact Dick Linn or myself.

S/D NO. 80-62

Map No.: 4949 C
Section: 9
Twp.: 37
Range: 1W

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Northwest Village
General Location: Northeast corner of 13th and Tyler

Name of Property Owner: Inland Investment Co., Inc. Zip Code: 67202 Phone: 263-3201
Address: 200 Douglas Building
Name of Subdivider: Same Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107
Date of Application: 7-25-80

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 50 Acres ±
2. Number of Lots:
Residential 30
Commercial 4
Industrial _____
Other _____
3. Minimum Lot Frontage 34 ft.
4. Minimum Lot Area 10,200 Sq. Ft.
5. Existing Zoning "LC" & "AA"
6. Proposed Zoning "LC", R-6, "RB" & "A"
7. Is a public water supply available? Yes _____ No
8. Is a sanitary sewer available? Yes _____ No
9. Has Health Department approval been obtained (where applicable) N/A Yes _____ No
10. City of Wichita Three Mile Area _____ Outside of Wichita _____
11. _____
12. _____

7. Lineal Feet of New Streets:
a. 66 R/W 1325 ft.
b. 64 R/W 190 ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 1515 ft.
8. Are Sidewalks existing?
Yes _____ No

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.

Owner's Signature: Inland Investment Co., Inc.
Gary A. Chambers
Vice President

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

Received by P.O.
Date 7-25-80
Fee Submitted 370.00

T9-301B
(7-79)

3 25 80

370.00

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.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
370 ⁰⁰	

NAME

ADDRESS

DUE DATE

FUND

COMMENTS

BY

DATE

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-62 Name Northwest Village
Date Application Rec'd. 7-25-80 Preliminary Approval _____
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location Northeast corner of 13th and Tyler

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | | | |
|---|--|--------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>50 acres ±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>66</u> R/W <u>1325</u> ft. | |
| Residential | <u>30</u> | b. <u>64</u> R/W <u>190</u> ft. | |
| Commercial | <u>4</u> | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>34</u> | TOTAL | <u>1515</u> ft. |
| 3. Minimum Lot Frontage | <u>75</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>10,200 sq. ft.</u> | | |
| 5. Existing Zoning | <u>LC and AA</u> | | |
| 6. Proposed Zoning | <u>LC, R-6, RB and "A" (Z-2253 and DP-106)</u> | | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewer | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>NA</u> | | (Yes-No) |
| 12. City of Wichita | <u>X</u> : Three-Mile Area | | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "AA" and "LC" to "A", "RB", "R-6" and "LC" has been approved subject to platting (Z-2253). This property is also subject to an approved Community Unit Plan (DP-106).

- A. The applicant's drainage concept plan has been approved by City Engineering.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- D. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- E. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street (collector).
- F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- H. At the time of Community Unit Plan approval, much discussion centered around the possible need for a north/south public road adjacent to the east line of the plat. To a large

extent, the need for this road revolves around the density of expected development on the property to the east. The Subdivision and Utility Advisory Board members and the applicant's engineer or agent should come prepared to discuss the roadway issue.

- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).