

PLAT. NO. S/D 81-31 MAP NO. 6247

NAME THE FOUNTAINS

LOCATION: On the south side of Central, in an area  
east of Greenwich Road.

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

OWNER Amarado Investment Co., Inc., et al

APPLICATION FILED 4-3-81

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 4-3-81

S/D ACTION 4-16-81 approve

FINAL FILED 6-26-81

S/D ACTION 7-9-81 approve

MAPC ACTION 7-16-81 approve

BCC ACTION 9-8-81 Approved

RECORDED 9/23/81

REMARKS Assoc. 502-0450 + CU-232

S/D 81-31-THE FOUNTAINS- On the south side of Central, in an area east of Greenwich Road. P.E.C., PA (Gary Wiley)

*Pasted  
4-10-81*

# ACTION

DATE

S/D COMMITTEE (Prelim) Approved 4-16-81  
50 (final) approved 7-9-81

M.A.P.C. approved 7-16-81

B.C.C./B-GO-C Approved 9-8-81

Map No. 6247  
Sec. 22  
Twp. 27S  
Range 2E

Subdivision Report and Progress

S/D No.: 81-31

Name: THE FOUNTAINS

General Location: On the south side of Central, in an area east of Greenwich Road.

Owner: Amarado Investment Company, Inc. (David H. Brasted)

Address: 230 South Market Zip Code: 67202 Phone: 267-1261

Subdivider: Hardage Enterprises (Jefferson S. Smith, Vice-President)

Address: Hardage Center, 100 S. Main Zip Code: 67202 Phone: 262-0601

Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)

Address: 1440 E. English Zip Code: 67211 Phone: 263-1107

Present Zoning: "R-1" & "LC"

Proposed Zoning: "AA"

Assoc. Zone Case: \_\_\_\_\_

APPLICATION RECEIVED: 4-3-81

SKETCH PLAT RECEIVED: \_\_\_\_\_

Letter of Intent: \_\_\_\_\_

PREL. PLAT RECEIVED: 4-3-81

S/D Comm. Action: 4-16-81 approve

Advisory Letter: \_\_\_\_\_

FINAL PLAT RECEIVED: \_\_\_\_\_

S/D Comm. Action: 7-9-81 approve

Advisory Letter: \_\_\_\_\_

M.A.P.C. ACTION: 7-16-81 approve

Advisory Letter: 7-17

Closure Data Submitted: \_\_\_\_\_

Title/Taxes Rec'd. and

Reviewed: 8-26-81

Final Review: 9-31-81

Referral to B.C.C.: 9-31-81

B.C.C. ACTION: 9-9-81 Approved

Tracing Received: 8-26-81

Released for Recording: 9/15/81

Plat Recorded: 9/23/81

Comments:

5-12-81 When final plat is scheduled for S/D Comm call  
Mrs. R. W. Hayden  
11811 E. Central 67206  
685-1517  
Called 7-1-81

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

SID 81-31 n  
Map. 6247  
Case SCZ-0450  
CU-232 n

THE FOUNTAINS ADDITION was  
filed for record on September 23, 1981

Barbara J. McCutcheon  
Register of Deeds

T9-302 (2)

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

X T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-31 Name The Fountains  
Application & Sketch Filed: 4-3-81  
Preliminary Plat Filed: 4-3-81 Approved by S/D: 4-16-81  
Final Plat Filed: 6-26-81 Approved by S/D: 7-9-81  
Approved by Metropolitan Area Planning Commission: 7-16-81

DESCRIPTION

General Location: on the south side of Central in an area east of  
Greenwich

Surveyor or Engineer: Professional Engineering Consultants  
Owner: Hardage Enterprises, Inc.  
Address: 100 S. Main, 67202

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>22.8</u>   | 6. Access Control                          |
| 2. Number of Lots                      | St. <u>Central</u> No. Openings <u>two</u> |
| Residential <u>1</u>                   | St. <u>Elison</u> No. Openings <u>none</u> |
| Commercial _____                       | St. _____ No. Openings _____               |
| Industrial _____                       | 7. Req'd Improvements                      |
| Other _____                            | St. Paving _____ Water _____               |
| Total Number of Lots: <u>1</u>         | Sidewalk _____ Drainage _____              |
| 3. Minimum Lot Area: <u>21.8</u> acres | Sewer <u>X</u> Other _____                 |
| 4. Existing Zoning: <u>R-1 and LC</u>  |  |
| 5. Special Problems Discussed:         |  |

Associated County zone cases SCZ-0450 (R-1" and "LC" to "AA") and CU-232 (conditional use permit for multi-family dwellings) have been approved subject to platting. The applicant has petitioned for a sanitary sewer lift station and force main to provide connection to the City sewer system. Eventually, this property should be served by the Four-Mile Creek sewer facilities. Water is available in Central. Applications for outside-the-City sewer and water service have been submitted as well as a certificate confirming the sewer petition. A covenant has been submitted which prohibits development of this lot until the required detention pond has been constructed or a guarantee for its construction has been submitted.

PLANNING COMMISSION RECOMMENDATION: Approve the plat subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Martens seconded and it carried unanimously.  
Goebel, Jones and Lofton were absent.

ACTION: Approve the petition for a sanitary sewer lift station and force main and instruct the Director of Law to prepare the necessary resolution; approve the applications for sewer and water service and authorize the Mayor to sign for the City; instruct the City Clerk to file the applications, certificate of petition, and restrictive covenant 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.

RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, being the owners of the following described real property, to wit:

Lot 1, Block 1, The Fountains an Addition to Sedgwick County, Kansas

do hereby create and impose on the above described real property, the following restrictive covenant which shall be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas, and which shall run with the above described real property, and all deeds and conveyances of all or any part thereof shall be subject thereto, for the period of time hereinafter set forth.

No building permit shall be issued for the above described tract of land until either the required detention pond has been constructed or a guarantee for construction submitted. Said detention pond shall be designed to limit discharge to 186 C.F.S.

Provided however, this restrictive covenant shall become null and void and of no further force or effect as soon as the detention pond is constructed or a guarantee submitted.

IN WITNESS WHEREOF: this 25<sup>th</sup> day of August, 1981.

Hardage Enterprises, Inc.

[Signature]

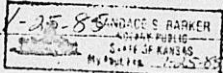
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a Notary Public in and for the County and State aforesaid Samuel A. Hardage to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 25<sup>th</sup> day of August, 1981.

Leland S. Barker  
Notary Public

My Commission Expires:



RESTRICTIVE COVENANT

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IN WITNESS WHEREOF: this 25<sup>th</sup> day of August, 1981.

Hardage Enterprises, Inc.

[Signature]

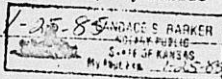
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a Notary Public in and for the County and State aforesaid Samuel A. Hardage to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 25<sup>th</sup> day of August, 1981.

Landace Barker  
Notary Public

My Commission Expires:



8.26-81

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.

*John P. Ryan*  
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): 1980 Taxes \$269.43 Paid. Key #MI-145-A1
9. Roadway easements, if any, over the East 30 feet and the North 50 feet of subject property.
10. Mortgage dated June 19, 1981, executed by Hardage Enterprises, Inc., to Kansas State Bank and Trust Company, filed June 23, 1981, on Film 482, Page 1575, which states that it secures a debt in the principal sum of \$379,000.00.

### 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.

CERTIFICATE

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

I, Hardage Enterprises, Inc., owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
The Fountains

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

1. Temporary Lift Station and Force Main
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

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

Signed this 31<sup>st</sup> day of August, 1981.

Hardage Enterprises, Inc.

[Signature]  
Samuel A. Hardage

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

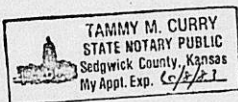
Be it remembered that on this \_\_\_\_\_ day of August,  
1981, before me, a notary public in and for said County and State,  
came Samuel A. Hardage, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

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

[Signature]  
Notary Public

My Commission Expires:

6/8/83  
T9-207



July 17, 1981

Professional Engineering Consultants, P.A.  
Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 81-31 - Final plat of The Fountains

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, July 16, 1981, 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 July 13, 1981.

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:

- 8.26 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 8.26 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 plat.
- 8.26 3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivares  
Senior Planner

LO:bh

cc: Amrado Inv. Co., Inc. (David H. Brasted), 230 S. Market, 67203  
Hardage Enterprises (Jefferson S. Smith, Vice-President) Hardage  
Center, 100 S. Main, 67202

July 13, 1981

Professional Engineering Consultants, P.A.  
Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 81-31 - Final plat of The Fountains

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall submit a covenant for recording with this plat which prohibits the obtaining of a building permit on this Lot until either the required detention pond has been constructed or a guarantee submitted.
- B. The final plat tracing shall indicate right-of-way for the construction of the required sanitary sewer pump station.
- C. The word "structures" shall be substituted for the word "building" in the floodway language of the plat's text.
- D. The applicant shall submit an application for outside-the-City Water service. *submitted 8-26*
- E. *Mike L. said not necessary guaranteed laterals this time* The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an application for outside-the-City sewer service. The applicant is hereby advised that the property may also be assessed for Four-Mile Creek sewer improvements in the future.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

P.E.C., P.A.  
Gary Wiley  
7-13-81  
Page 2

- G. The applicant shall contact Harry Price of the County Fire Department about hydrant locations prior to development of this site.
- H. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central on the final plat tracing shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.
- I. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- J. 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. The certificate will be required if petitions are submitted. 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 July 16, 1981, 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: Amarado Investment Co., Inc., (David H. Brasted), 230 S. Market, 67203  
Hardage Enterprises (Jefferson S. Smith, Vice-President) Hardage Center,  
100 S. Main, 67202  
Andy Harkness, County Department of Public Works  
Mike Lindebak, City Engineering

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-31 Name The Fountains  
Date Application Rec'd. 4-3-81 Preliminary Approval 4-16-81  
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location On the south side of Central, in an area east of Greenwich Rd.

Owner Amarado Investment Co., Inc. (David H. Brasted)  
Surveyor/Engineer Professional Engineering Consultants, P.A.  
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>22.8+</u>  | 7. Lineal Feet of New Street           |
| 2. Number of Lots :  | a. <u>    </u> R/W <u>    </u> ft.     |
| Residential <u>    1    </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>    1    </u>  | TOTAL <u>0-New</u> ft.                 |
| 3. Minimum Lot Frontage <u>462</u>   | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>21.83+</u>  | streets <u>    </u> yes <u>    </u> no |
| 5. Existing Zoning <u>R-1 and LC</u>   |  |
| 6. Proposed Zoning <u>AA with conditional use permit for apartments</u>                        |  |
| 9. Is public water available <u>x</u> Yes <u>    </u> No, Name <u>City of Wichita</u>          |  |
| 10. Is sanitary sewer available <u>x</u> Yes <u>    </u> No, Name <u>City of Wichita</u>       |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>(N/A)</u> Yes <u>    </u> No |  |
| 12. City of Wichita <u>    </u> 3-Mile Area <u>x</u> Outside of 3-Mile Area <u>    </u>        |  |

STAFF COMMENTS:

NOTE: This property has been approved for "AA" County zoning with a conditional use for apartments not exceeding 15 dwelling units per net acre. The conditional use permit as approved by the Board of County Commissioners is subject to there being at least two points of vehicular access to the site, at least 50% of the net area remaining free from impervious material, and the project being fenced with a privacy type fence along all of its boundaries.

- A. The County Public Works' representative should be prepared to comment on the acceptability of the applicant's final drainage plan and state what drainage improvements need to be guaranteed with the platting of this property.
- B. The applicant shall submit an application for outside-the-City water service.
- C. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an application for outside-the-City sewer service. The applicant is hereby advised that the property may also be assessed for Four-Mile Creek sewer improvements in the future.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall contact Harry Price of the County Fire Department about hydrant locations prior to development of this site.
- F. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central on the final plat tracing shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.

(Over)

- G. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

April 17, 1981

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

Re: S/D 81-31 - Preliminary plat of The Fountains

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 16, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The property owner shall submit an application for outside-the-City water service.
- B. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a <sup>temporary</sup> lift station and force main, as well as laterals and an application for outside-the-City sewer service. The applicant shall be advised that this property may also be assessed for Four-Mile Creek sewer improvements in the future.
- C. The applicant or his agent shall meet with City Engineering to determine the location of the lift station.
- D. A final drainage plan shall be submitted to the County Public Works Department and approved prior to submission of the final plat.
- E. The applicant shall contact Harry Price in the County Fire Department about hydrant locations prior to development of this site.
- F. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

P.E.C. P.A.  
Gary Wiley  
Page 2  
April 17, 1981

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 Olivares  
Senior Planner

LO:hh

cc Amarado Investment Co., Inc. (David H. Brasted)-230 S. Market,  
67202  
Hardage Enterprises (Jefferson S. Smith, Vice-President) Hardage  
Center, 100 S. Main, 67202  
Mike Lindbak, City Engineering  
Andy Harkness, County Department of Public Works



# MEMO

TO: Claud S. Shelor, P.E. PROJECT NO. 36-81141-1183  
Director of Public Works PROJECT: The Fountains  
Sedgwick County Dept. of Public Works DATE: April 3, 1981

COPIES TO:

Louise Olivarez ✓  
Dick Linn  
Chris Breitenstein  
File

FROM: Kristen J. Hart, E.I.T.  
REFERENCE: Drainage Concept

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

Enclosed find a copy of The Fountains Drainage Concept.

We are submitting the Preliminary Plat today (April 3, 1981) to be heard by the Subdivision Committee on Thursday April 16, 1981.

Should you have any questions or require any further information in your review of the Concept, please contact Dick Linn, or myself.

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-31 Name The Fountains  
Date Application Rec'd. 4-3-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location On the south side of Central, in an area east of  
Greenwich Road

Owner Amarado Investment Co., Inc. (David H. Brasted)  
Surveyor/Engineer Professional Engineering Consultants, P.A.  
Address 1440 E. English, 67211 Phone 263-1107

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>22.8+</u>  | 7. Lineal Feet of New Streets:                  |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft.      |
| Residential <u>1</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>1</u>  | TOTAL <u>0</u> -New <u>        </u> ft.         |
| 3. Minimum Lot Frontage <u>462</u> ft.   | 8. Sidewalk adjacent to all                     |
| 4. Minimum Lot Area <u>21.83 AC+</u>   | streets? <u>        </u> yes <u>        </u> no |
| 5. Existing Zoning <u>R-1 and LC</u>   |   |
| 6. Proposed Zoning <u>AA with conditional use permit for apartments</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> N/A <u>        </u> (Yes-No) |   |
| 12. City of Wichita <u>        </u> : Three-Mile Area <u>X</u>                                 |   |

STAFF COMMENTS:

NOTE: This property has been approved for "AA" County zoning with a conditional use permit for apartments not exceeding 15 dwelling units per net acre. The conditional use permit as approved by the Board of County Commissioners is subject to there being at least two points of vehicular access to the site, at least 50% of the net area remaining free from impervious material, and the project being fenced with a privacy type fence along all of its boundaries.

- A. The applicant shall guarantee extension of City water to serve the proposed development and shall submit an application for outside-the-City water service.
- B. The applicant shall guarantee extension of City sanitary sewer service to the site. This will require the construction of a lift station and force main, as well as laterals and an application for outside-the-City sewer service.
- C. The County Public Works' representative shall be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with the platting of this property.
- D. Since approximately the west 20 feet of this plat is within 350 feet of the intersection of Central and Greenwich, the right-of-way for Central shall be adjusted to show the extra right-of-way which is required at the intersection of arterials.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

THE CITY OF WICHITA

RECEIVED

MAY 1 1980

METROPOLITAN PLANNING

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

DEPARTMENT OF WATER  
AND WATER POLLUTION CONTROL  
OFFICE OF THE DIRECTOR  
CITY HALL - EIGHTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

May 1, 1980

Mike Schomaker P.E.  
Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Dear Mr. Schomaker:

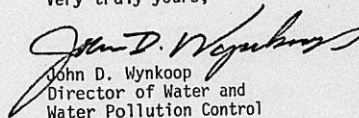
We appreciated the opportunity to meet with you and your client, Hardage Enterprises, to discuss their proposed apartment development on Central Avenue just East of Greenwich Road.

In order for the City to provide the site with sanitary sewer service on a temporary basis, until the Four Mile Creek Sewerage District is a reality, we propose the following:

1. Hardage Enterprises would construct, at their expense, a lift station on their property and a force main to the City's sewer system of sufficient size to provide sewer service to those service areas adjacent to the Hardage property. The extent of these areas to be defined by the Department of Public Works Engineering Division.
2. The City, in turn, would release Hardage Enterprises from any future expenses associated with the replacement of pumps at the City's lift station, located at Kellogg and Greenwich Road.

Please let me know if your client is agreeable to these terms.

Very truly yours,

  
John D. Wynkoop  
Director of Water and  
Water Pollution Control

JDW/b

cc: Robert Lakin, Director of Planning ✓  
Darrell Brewer, Supt. of Sewer Maintenance  
Don Schneider, Sanitary Engineer

Map No.: 6247  
Section: 22  
Twp.: 27S  
Range: 2E

S/D No. 81-31

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: The Fountains  
IN AN AREA  
General Location: on the south side of Central, 900 feet east of Greenwich Road.

Name of Property Owner: Amarado Investment Company, Inc. (David H. Brasted)  
Address: 230 S. Market Zip Code: 67202 Phone: 267-1261  
Name of Subdivider: Hardage Enterprises (Jefferson S. Smith, Vice-President)  
Address: Hardage Center 100 S. Main Zip Code: 67202 Phone: 262-0601  
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Garv Wiley)  
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107  
Date of Application: April 3, 1981

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 22.8 Ac. ±
  2. Number of Lots: 1
    - Residential \_\_\_\_\_
    - Commercial \_\_\_\_\_
    - Industrial \_\_\_\_\_
    - Other \_\_\_\_\_Total Number of Lots 1
  3. Minimum Lot Frontage 462 ft.
  4. Minimum Lot Area 21.83 Ac ±
  5. Existing Zoning R-1 & LC
  6. Proposed Zoning AA with conditional use permit for apartments
  9. Is a public water supply available? X Yes No, Name City of Wichita
  10. Is a sanitary sewer available? X Yes No, Name City of Wichita
  11. Has Health Department approval been obtained (where applicable) N/A Yes No
  12. City of Wichita Three Mile Area X Outside of Wichita
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 - 0 - New \_\_\_\_\_ ft.
  8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X

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: David H. Brasted

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

Received by FW  
Date 4/3/81  
Fee Submitted \$265.00

FORM 29-1

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 \_\_\_\_\_