

PLAT NO. S/D 81-56 MAP NO. 5849  
NAME G.P.-S. 3RD ADDITION

LOCATION: South side of 21st Street North in an area  
east of Beaumont

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

OWNER Slawson Investment Corporation (Larry Chambers)

APPLICATION FILED 5-20-81

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

PRELIMINARY FILED 5-20-81

S/D ACTION 6-11-81 approve

FINAL FILED 6-26-81

S/D ACTION 7-9-81 approve

MAPC ACTION 7-16-81 approve

BCC ACTION 8-25-81 Approved

RECORDED 9/9/81

REMARKS Associated Cases: DP-35 Amend.#1;

S/D 81-56 - G.P.-S.3RD ADDITION -  
South side of 21st Street North in  
an area east of Beaumont. P.E.C.,  
P.A. (Gary Wiley)



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-56                      Name G.P.-S. 3rd Addition  
Application & Sketch Filed: 5-20-81  
Preliminary Plat Filed: 5-20-81                      Approved by S/D: 6-11-81  
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: west of Woodlawn in an area south of 21st

Surveyor or Engineer: Professional Engineering Consultants, P.A.  
Owner: Slawson Investment Corporation  
Address: 104 S. Broadway, Suite 200, Wichita, Ks. 67202

- |  |                       |                          |  |
|--|-----------------------|--------------------------|--|
| 1. Gross Acreage of Plat <u>9.5</u>        | 6. Access Control     |                          |  |
| 2. Number of Lots                          | St. <u>Woodlawn</u>   | No. Openings <u>four</u> |  |
| Residential _____                          | St. _____             | No. Openings _____       |  |
| Commercial <u>8</u>                        | St. _____             | No. Openings _____       |  |
| Industrial _____                           | 7. Req'd Improvements |                          |  |
| Other _____                                | St. Paving <u>X</u>   | Water <u>X</u>           |  |
| Total Number of Lots: <u>8</u>             | Sidewalk <u>X</u>     | Drainage _____           |  |
| 3. Minimum Lot Area: <u>22,000</u> sq. ft. | Sewer <u>X</u>        | Other _____              |  |
| 4. Existing Zoning: <u>LC</u>              |                       |                          |  |
| 5. Special Problems Discussed: _____       |                       |                          |  |

This plat is part of a commercial C.U.P. which allows financial, office, personal services and convenience and service oriented retail uses. 100% petitions have been submitted for water, sanitary sewer, street paving (including sidewalks and incidental drainage), and construction of a decel lane on Woodlawn. A certificate confirming the petitions has been submitted for recording.

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: 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 of petitions with the Register of Deeds, the recording cost 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.

CERTIFICATE

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

We, Slawson Investment Corporation, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
G.P-S. 3RD 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. Water
2. Sanitary Sewer
3. Asphaltic Paving and Sidewalks
4. Decel Lane
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within \_\_\_\_\_  
G.P-S. 3rd Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 12th day of August, 1981.

Slawson Investment Corporation

John F. Rossillon  
John F. Rossillon, President

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

Be it remembered that on this 12th day of August,  
19 81, before me, a notary public in and for said County and State,  
came John F. Rossillon, President, 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.

Gretchen H. Jones  
Notary Public  
GRETCHEN H. JONES

My Commission Expires:  
November 7, 1983

T9-207



8-12-81

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. McCallough*  
Secretary.

*John J. Ryan*  
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.



ADDED

FORM 3147R-4-67

(Schedule A continued)

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

Wichita Federal Savings and Loan Association as to  
A portion of Lot 4, G.P-S. First Addition, Wichita Kansas, Sedgwick County,  
Kansas, described as follows: Beginning at a point 580.80 feet South and  
60.00 feet West of the Northeast corner of the Northeast Quarter of Section  
12, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick  
County, Kansas; thence bearing South 0°24'30" West parallel with the East  
line of said Northwest Quarter, a distance of 190.00 feet; thence bearing  
South 90°00'00" West parallel with the North line of said Northeast Quarter,  
a distance of 190.00 feet; thence bearing North 0°24'30" East a distance of  
190.00 feet; thence bearing North 90°00'00" East a distance of 190.00 feet  
to the point of beginning.

(to be replatted into Lot 2, Block 2, G.P-S. 3rd Addition, Wichita, Sedgwick  
County, Kansas.)

Slawson Investment Corporation as to the remainder of subject property

## 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 \$3,007.97 Paid. Key #C-41253 and C-41254
9. Easements, building setback lines and access controls as established by and shown on the recorded plat of G.P - S. First Addition.
10. Utility easement (private) established in Book Misc. 704, Page 485 over a portion of subject property.
11. Legal effects and consequences of the following note shown on the recorded plat of G.P - S. First Addition: "The building set-back lines for the various lots are governed by the approved community unit plan."
12. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates and Resolutions.

56-3116-1104

SLAWSON INVESTMENT CORPORATION  
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202  
316 / 263-3201

August 3, 1981

Ray Bruggeman, Director of Engineering  
7th Floor - City Hall  
455 N. Main  
Wichita, Kansas 67202

RE: Final plat of G.P-S. 3rd Addition

Dear Mr. Bruggeman:

The above-referenced plat was approved by the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, subject to several conditions including the following:

Item J: "The applicant shall meet with City Engineering regarding the need to submit a guarantee for improvement of the proposed private drainage easement."

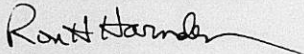
Attached are two copies of a recorded private easement which provides for surface drainage across the south 10' of the north 20' of lots 3, 4 and 5, Block 1. Improvement of the easement will be included in the site development plans of each lot, which will probably consist of parking lot surfacing with continuity of elevation control to provide surface drainage east to Woodlawn Boulevard.

Guarantee of improvement should not be necessary since review of site development plans are required and the easement provides protection for the lot owners.

If additional information is necessary, please advise.

Very truly yours,

Slawson Investment Corporation



by Ron H. Harnden  
Attachment

cc: Mike Lindebak, Engineering Department  
Bob Feldner, Central Inspection Division  
Gary Wiley, Professional Engineering Consultants

PRIVATE DRAINAGE EASEMENT

Whereas, the undersigned, Slawson Investment Corporation, is the owner of certain land being platted as Lots 3, 4 and 5, Block 1, G.P-S. 3rd Addition;

and

Whereas, it is desirable to create a private drainage easement for the use and benefit of all of said lots;

Now therefore, Slawson Investment Corporation, hereby grants and conveys a perpetual right-of-way and easement across the south ten feet (10') of the North 20' of Lots 3, 4 and 5, Block 1, G.P-S. 3rd Addition, to and for the benefit of any and all current and future owners of said lots for the purpose of allowing surface drainage from said lots to drain across said lots within said ten-foot drainage easement.

Each lot owner shall maintain the private drainage easement in such a manner as to not materially interfere with the drainage of water from adjacent lots.

IN WITNESS WHEREOF, this instrument is executed this 3<sup>RD</sup> day of August, 1981.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
..... P.M.

AUG 4 1981

5 49384

Slawson Investment Corporation

NO. BETTE F. McCART  
REGISTER OF DEEDS

Ed [Signature] By [Signature]  
Deputy John F. Rossillon, President

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss.

Personally appeared before me a Notary Public in and for the County and State aforesaid, John F. Rossillon, President of Slawson Investment Corporation, a Kansas corporation, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof, for and on behalf of said corporation.

Dated at Wichita, Kansas, this 3<sup>rd</sup> day of August, 1981.

My appointment expires:

NOVEMBER 7, 1983

[Signature]  
Gretchen H. Jones  
Notary Public



5.00  
Sec.

ATTN: RON HARNDEN

14513

July 17, 1981  
Professional Engineering Consultants, P.A.  
Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 81-56 Final plat of G.P.S. 3<sup>rd</sup> Addition  
Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, July 18, 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:

- 8-12 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 8-12 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 platator.
- 8-12 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*  
Louise Olivares  
Senior Planner

LO:bh

cc: Slawson Inv. Corp. Atten: Larry Chambers, 104 S. Broadway,  
Suite 200, 67202

July 13, 1981

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

Re: S/D 81-56 - Final plat of G.P-S. 3rd Addition

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 guarantee all storm sewers necessary to adequately drain this property. *incidental drainage included in paving petitions*
- B. The applicant shall guarantee the paving of Shadybrook including a sidewalk on both sides. *petition*
- C. The applicant shall guarantee construction of a decel lane adjacent to the east line of this plat. *petition*
- D. The applicant shall guarantee the extension of City water to serve each lot not already served. *petition*
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served. *petition for lots 3-4-5*
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. *8-12-81* *Block 1 also petition for lots 1-2 Block 1*
- G. Closure computations shall be submitted with the final plat tracing.
- H. The final plat tracing shall indicate a 10-foot utility easement adjacent to the west line of Lot 1, Block ~~1~~ 2.
- I. Provisions shall be made in the petition guaranteeing the required decel lane on Woodlawn for relocation of any K.G. & E. power poles. *Mike said both the paving and decel lane petitions have this provision in them*

P.E.C., P.A.  
Gary Wiley  
July 13, 1981  
Page 2

8-17-81 Mike said ok unless

J.

(See copy of letter and recorded cert. Dated 8-3-81)  
The applicant shall meet with City Engineering regarding the need to submit a guarantee for improvement of the proposed private drainage easement. 7-16-81 Mike L said no guarantee needed. Letter being submitted to C.I.D. May ask for comment if letter not ok.  
Recording of the plat within 30 days after approval by the Board of City Commissioners.

K.

L. 10' util. (or san. sewer) permit on front of lots 3-4-5 Blk 1 (as per Mike L 7-16-81)  
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: Slawson Inv. Corp. (Larry Chambers) 104 S. Broadway, Suite 200, 67202  
Mike Lindebak, City Engineering

4

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-56 Name G. P. S. 3rd Addition  
Date Application Rec'd. May 14, 1981 Preliminary Approval 6-11-81  
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location West of Woodlawn in an area south of 21st Street

Owner Slawson Investment Corporation (Larry Chambers)  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English Zip Code 67211 Phone 263-1107

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>9.5+</u>  | 7. Lineal Feet of New Street     |
| 2. Number of Lots :   | a. <u>70'</u> R/W <u>853</u> ft. |
| Residential _____   | b. _____ R/W _____ ft.           |
| Commercial <u>8</u>   | c. _____ R/W _____ ft.           |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>8</u>   | TOTAL <u>853</u> ft.             |
| 3. Minimum Lot Frontage <u>136+</u>   | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>22,000 sq. ft. +</u>   | streets <u>yes</u> <u>no</u>     |
| 5. Existing Zoning <u>LC</u>  |                                  |
| 6. Proposed Zoning <u>LC</u>  |                                  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |                                  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>  |                                  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |                                  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |                                  |

STAFF COMMENTS:

- A. The associated C.U.P. amendment which would allow the division of the land as proposed by this plat is scheduled for Planning Commission review July 2, 1981. Their action will be pointed out by planning staff at the Subdivision Committee meeting. Approval of this plat shall be subject to approval of the C.U.P. amendment.
- B. The applicant shall guarantee all storm sewers necessary to adequately drain this property.
- C. The applicant shall guarantee the paving of Shadybrook including a sidewalk on both sides.
- D. The applicant shall guarantee construction of a decel lane adjacent to the east line of this plat.
- E. The applicant shall guarantee the extension of City water to serve each lot not already served.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

DATE: June 11, 1981

*L. Henry*

PROPERTY NAME: G.P.-S. 3rd Addition

LOCATION: West of Woodlawn in an area south of 21st Street

MAILED TO: Professional Engineering  
Consultants, P.A.  
1440 E. English  
Wichita, KS 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



NE Cor. of NE 1/4, 12-27-1E  
Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

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

RECEIVED

JUN 11 1981

METROPOLITAN PLANNING

ROUTE

SCCS-CONS-5 (cont'd)  
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Fb	IIe-1	Farnum loam, 1 to 3 per- cent slopes.	Dwellings	Moderate	Low Strength
			Local Roads & Streets	Severe	Shrink-Swell Low Strength
			Small Com- mercial Buildings Parks & Playgrounds	Moderate	Low Strength Shrink-Swell
Rd	IIIe-3	Rosehill silty clay, 1 to 3 percent slopes.	Dwellings	Moderate	Percs Slowly, Slope
			Local Roads & Streets	Severe	Shrink-Swell Low Strength
			Small Com- mercial Buildings Parks & Playgrounds	Severe	Low Strength Shrink-Swell Shrink-Swell Low Strength
				Severe	Percs Slowly, Too Clayey

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 area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings 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.

June 12, 1981

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

Re: S/D 81-56 - G.P.-S. 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 11, 1981, 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. Since the C.U.P. amendment must be approved to allow the proposed lotting on this preliminary plat, a final plat shall not be submitted until the C.U.P. amendment has been approved by the Planning Commission. *on MAPC agenda 7-2-81*
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of Shadybrook including a sidewalk on both sides (commercial zoning).
- D. The applicant shall guarantee the extension of City water to serve each lot not already served.
- E. The applicant shall guarantee the extension of sanitary sewer to each lot not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall meet with City Engineering and work out arrangements for the possible relocation of K.G. and E. pole within the Woodlawn street right-of-way.
- 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 5, Article 4 of the MAPC Subdivision Regulations).

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

P.E.C., P.A., Gary Wiley  
Page 2  
June 12, 1981

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

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Slawson Investment Corp. (Larry Chambers), Suite 200, 104 S. Broadway,  
67202  
Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF Engineering

DATE June 8, 1981

TO Jack Galbraith, Chief Planner  
FROM Chris Breitenstein, Drainage & Flood Control Engineer  
SUBJECT Approval of Drainage Plans

The following drainage plans are approved as noted:

Tandy M. Arnold - Approved subject to County Public Works approval;

G.P.-S. 3rd Addition - Drainage Plan;

Westway Development Addition - Drainage Plan;

Brooker Riverside Addition - Drainage Plan;

Pinewood Estates II - Drainage Plan;

L/S - 0507 - Site Grading Plan.



Chris Breitenstein  
Drainage & Flood Control Engineer

CB:ms

cc: Louise Olivarez, Planning Department  
Mike Lindebak, Program Development Engineer  
Brent Wooten, Baughman Company, P.A.  
File

RECEIVED

JUN 9 1981

METROPOLITAN PLANNING  
ROUTE  5

\_\_\_\_\_

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-56 Name G.P-S 3rd Addition  
Date Application Rec'd. May 14, 1981 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting June 11, 1981

DESCRIPTION

General Location West of Woodlawn in an area south of 21st Street

Owner Slawson Investment Corporation (Larry Chambers)  
Surveyor/Engineer Professional Engineering Consultants, P.A., (G. Wiley)  
Address 1440 E. English Zip Code 67211 Phone 263-1107

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>9.5+</u>   | 7. Lineal Feet of New Street     |
| 2. Number of Lots :  | a. <u>70'</u> R/W <u>853</u> ft. |
| Residential _____  | b. _____ R/W _____ ft.           |
| Commercial <u>8</u>  | c. _____ R/W _____ ft.           |
| Industrial _____   | d. _____ R/W _____ ft.           |
| Other _____  | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>8</u>  | TOTAL _____ ft.                  |
| 3. Minimum Lot Frontage <u>136+</u>  | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>22,000 sq. ft. +</u>  | streets _____ yes _____ no       |
| 5. Existing Zoning _____   |                                  |
| 6. Proposed Zoning _____   |                                  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |                                  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |                                  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |                                  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |                                  |

STAFF COMMENTS:

Note: An amendment to the existing Community Unit Plan (DP-35) has been filed and will be considered by the M.A.P.C. on July 2, 1981. This amendment is necessary in order to permit the proposed lotting arrangement.

- A. Since the C.U.P. amendment must be approved to allow the proposed lotting shown on this preliminary plat, a final plat shall not be submitted until the C.U.P. amendment has been approved.
- B. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Shadybrook, including a sidewalk on both sides (commercial zoning).
- E. The applicant shall guarantee the extension of City water to serve each lot not already served.
- F. The applicant shall guarantee the extension of sanitary sewer to each lot not already served.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The following access control is recommended for those lots adjacent to Woodlawn:
  - 1. Lot 3, Block 2 - "Access control except 1 opening."
  - 2. Lot 2, Block 2 - "complete access control."
  - 3. Lot 5, Block 1 - "complete access control."

(Over)

- 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 5, Article 4 of the MAPC Subdivision Regulations).

Map No.: 5849  
Section: 12  
Twp.: T27S  
Range: 1E

S/D No. 81-56  
approx. V. 1077

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: G.P.-S 3rd Addition  
General Location: S.W. Corner, ~~West~~ <sup>South</sup> side of ~~21st Street North~~ <sup>21st Street North</sup> ~~IN AN AREA~~ <sup>EST. OF PEAMONT</sup>  
(NE 1/4, Section 12, T27S, R1E)  
Name of Property Owner: Slawson Investment Corporation (Larry Chambers)  
Address: 200 Douglas Building Zip Code: 67202 Phone: \_\_\_\_\_  
Name of Subdivider: Same 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: May 14, 1981

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 9.5+
  - Number of Lots:
    - Residential \_\_\_\_\_
    - Commercial 8
    - Industrial \_\_\_\_\_
    - Other \_\_\_\_\_
  - Total Number of Lots 8
  - Minimum Lot Frontage 136+ ft.
  - Minimum Lot Area 22,000 Sq. Ft. +
  - Existing Zoning \_\_\_\_\_
  - Proposed Zoning \_\_\_\_\_
  - Is a public water supply available?  Yes  No, Name \_\_\_\_\_ City of Wichita \_\_\_\_\_
  - Is a sanitary sewer available?  Yes  No, Name \_\_\_\_\_ City of Wichita \_\_\_\_\_
  - Has Health Department approval been obtained (where applicable)  Yes  No
  - City of Wichita  Three Mile Area  Outside of Wichita \_\_\_\_\_
7. Lineal Feet of New Streets:  
a. 70' R/W 853 ft.  
b. R/W \_\_\_\_\_ ft.  
c. R/W \_\_\_\_\_ ft.  
d. R/W \_\_\_\_\_ ft.  
e. R/W \_\_\_\_\_ ft.  
TOTAL \_\_\_\_\_ ft.  
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No \_\_\_\_\_

Assoc. DP-35 (amendment)  
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: Ron H. Hamden, v.p. Slawson Investment Corporation

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

Received by FCW  
Date 5/20/81  
Fee Submitted \$240.00



# MEMO

TO: Chris Breitenstein

Drainage and Flood Control Eng.

City Hall - 7th Floor

PROJECT NO. 36-81116-1104

PROJECT: G.P.-S 3rd Addition

DATE: May 15, 1981

COPIES TO:

Mike Lindebak

Louise Olivarez ✓

Dick Linn

FROM: Kristen Hart, E.I.T.

REFERENCE: Drainage Concept/Plan

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

Enclosed find a copy of the Drainage Concept/Plan and supportive calculations for G.P.-S 3rd Addition. Due to the simplicity of the drainage system, (i.e. no storm sewer, etc.) it has been submitted as both concept and plan.

The Preliminary Plat for the addition is to be filed <sup>29</sup> today, May ~~15~~, 1981 to be heard by the Subdivision Committee on Thursday, ~~May 28th~~ <sup>June 11th</sup>.

Should you have any questions, or require any further information in your review of the plan, please advise.

FORM 2021

PAYMENT NOTICE  
City of Wichita

Bl.g.	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