

PLAT. NO. S/D 83-25 MAP NO. 6050C

NAME SUMMERFIELD 2ND ADDITION

LOCATION: North of 21st Street North, in an area east  
of Tallgrass.

ENGINEER Bill G. Yung Design

OWNER Tallgrass Company

APPLICATION FILED 4-1-83

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

PRELIMINARY FILED 4-1-83

S/D ACTION 4-14-83 approve

FINAL FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

NAPC ACTION \_\_\_\_\_

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS Associated: DP-96

*file closed  
3/16/90*

S/D 83-25 - SUMMERFIELD 2ND ADD'N.  
North of 21st St. North, in an  
area east of Tallgrass. Bill G.  
Yung Design.

3/6/81

4-4-83

# ACTION

*POSTED*

DATE

S/D COMMITTEE *(Prelim) approve* 4-14-83  
*S/D (final)*

*4-14-83*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

*3/16/90 File closed*

S/D 83-25 - SUMMERFIELD 2ND ADD 'N.  
North of 21st St. North, in an  
area east of Tallgrass. Bill G.  
LHR 3/23/90

FORM 29-

PAYMENT NOTICE  
City of Wichita

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

| DESCRIPTION | AMOUNT |
|-------------|--------|
|             |        |
|             |        |
|             |        |

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

January 2, 1990

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 83-25 - SUMMERFIELD 2ND ADDITION

Gentlemen:

On April 1, 1983, you filed the above-referenced request for subdivision approval. Since the last action on this application was on April 14, 1983, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Mid-Kansas Engineering Consultants, 3500 North Rock Road,  
#800, Wichita, KS 67226  
Tallgrass Company, P.O. Box 4048, Wichita, KS 67204

FILE COPY

April 18, 1983

Bill G. Yung Design  
8225 E. 35th St. North  
Wichita, Kansas 67226

Re: S/D 83-25 - Preliminary plat of Summerfield 2nd Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 14, 1983, 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. Easements of sufficient width shall be platted adjacent to the private street reserve to provide a total width of 50 feet.
- B. The street name on the final plat shall be "Peppertree Circle."
- C. The applicant shall guarantee construction of the private street to public street standards.
- D. The applicant shall guarantee extension of sanitary sewer and City water to serve each lot.
- E. It is recommended that the area south and west of the entry sign on Lot 2 be platted as a reserve rather than part of Lot 2. Entry signs are permitted only in accordance with Article 28.04.139 C.2 of the Zoning Ordinance.
- F. An "easement for wall" should not be designated on the final plat as it is not being granted to the public. Restrictions can be placed on the property, as desired by the developer, to allow for this wall.
- G. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

Bill G. Yung Design  
April 18, 1983  
Page 2

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- J. The applicant shall make satisfactory arrangements with K.G. and E. for removal of the existing overhead electric service line and construction of a new underground line.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

cc: Mid-Kansas Engineering Consultants, 240 N. Rock Rd., Suite 130  
Tallgrass Company, P.O. Box 4048, 67204  
Mike Lindebak, City Engineering

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMM. METROPOLITAN AREA PLANNING COMMISSION

S/D No. 83-25 Name Summerfield 2nd Addition  
 Date Application Rec'd. 4-1-83 Preliminary Approval  
 Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location North of 21st Street North in an area east of Tallgrass

Owner Tallgrass Company  
 Surveyor/Engineer Bill G. Yung Design  
 Address 8225 E. 35th No., Wichita, Ks Zip Code 67211 Phone 683-5567

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>1.9</u>   | 7. Lineal Feet of New Street   |
| 2. Number of Lots :   | a. <u>25'</u> R/W <u>378</u> ft.                                       |
| Residential <u>5</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>5</u>   | TOTAL <u>378</u> ft.   |
| 3. Minimum Lot Frontage <u>20 ft.</u>   | 8. Sidewalk adjacent to all streets <u>      </u> yes <u>      </u> no |
| 4. Minimum Lot Area <u>7395 sq. ft.</u>   |  |
| 5. Existing Zoning <u>AA with C.U.P. (DP-96)</u>  |  |
| 6. Proposed Zoning <u>Same</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>      </u> Yes <u>      </u> No |  |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>      </u> Outside of 3-Mile Area <u>      </u>       |  |

STAFF COMMENTS:

NOTE: This property coincides with Parcel 12a of the Tallgrass C.U.P. (#DP-96).

- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept for this property.
- B. A private street with a 25-foot paving width is being proposed to serve these 5 lots. No easement for street, drainage or utility purposes is shown adjacent to the private street. The applicant's agent and the Subdivision Committee shall be prepared to discuss this matter and determine whether a waiver of the Subdivision Regulations should be granted.
- C. The applicant shall guarantee that construction of the private street to serve any lot will occur prior to construction on that lot.
- D. The applicant shall guarantee extension of sanitary sewer and City water to serve each lot.
- E. It is recommended that the area south and west of the entry sign on Lot 2 be platted as a reserve rather than part of Lot 2. Entry signs are permitted only in accordance with Article 28.04.139 C.2 of the Zoning Ordinance.
- F. An "easement for wall" should not be designated on the final plat as it is not being granted to the public. Restrictions can be placed on the property, as desired by the developer, to allow for this wall.
- G. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

(Over)

- I. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- 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).

6050c  
Map No.: 6050 C  
Section No.: 5  
Twp. No.: 27S  
Range: 2E

S/D No. 83-25

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Summerfield 2nd Addition  
General Location: north of 21st Street North in an area east of Tallgrass  
Name of Property Owner: Tallgrass Company  
Address: P.O. Box 4048, Wichita, KS 67204 Phone: 681-2112  
Name of Subdivider: Bill G. Yung Design  
Address: 8225 E. 35th North, Wichita, KS 67226 Phone: 683-5567  
Name of Agent/Surveyor: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Date of Application: April 1, 1983

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.9 7. Lineal Feet of New Streets:  
2. Number of Lots: Residential 5 a. 25' R/W 378 ft.  
Commercial \_\_\_\_\_ b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
Industrial \_\_\_\_\_ c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
Other \_\_\_\_\_ d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
Total Number of Lots 5 TOTAL \_\_\_\_\_ ft.  
3. Minimum Lot Frontage ~~35~~ 20 ft. 8. Sidewalk adjacent to all streets? yes  no  
4. Minimum Lot Area 7395 sq. ft.  
5. Existing Zoning A.A. under C.U.P. (OP-96)  
6. Proposed Zoning Same  
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_  
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_  
11. Health Department Approval (where applicable) N/A (Yes-No)  
12. City of Wichita X Three-Mile Area

\* Lot #2 has 20' frontage for drive only.

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

Owner's Signature: [Signature]

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

Received by L.O.  
Date 4-1-83  
Fee Submitted 22500