

# PARK GLEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/23/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/24/92

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) and State do hereby certify that we have surveyed and platted "PARK GLEN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described and being a replat of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26, Block 14, and Lot 1, Block 15, and Lot 1, Block 16, and Lots 1, 2, 3, and Lots 12, 13, 14, 15, 16, 17, 18, and 19, Block 17, Pawnee Mesa Addition, an Addition to Sedgwick County, Kansas, together with all of Blake, adjacent to said Blocks 15, 16, and 17 and together with all of Haskell, adjacent to said Blocks 16 and 17.

This plat of "PARK GLEN ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1992.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
Chairman  
Christopher J. Gobel

\_\_\_\_\_  
Secretary  
Marvin S. Krout

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date \_\_\_\_\_  
\_\_\_\_\_  
Surveyor  
Mark A. Savoy

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/23/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/24/92

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1992.

\_\_\_\_\_  
Mayor  
Bob Knight

\_\_\_\_\_  
Deputy City Clerk  
Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, and Streets, to be known as "PARK GLEN ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Lark Lane, over and across the east line of Block A, and to or from Pawnee Ave., over and across the south line of Blocks A, and B are hereby granted to the appropriate governing body.

Realty One Corp

\_\_\_\_\_  
President  
A. J. Soerries

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1992.  
\_\_\_\_\_  
County Clerk  
Don Wright

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1992, by A.J. Soerries, President of Realty One Corp, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_ 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler

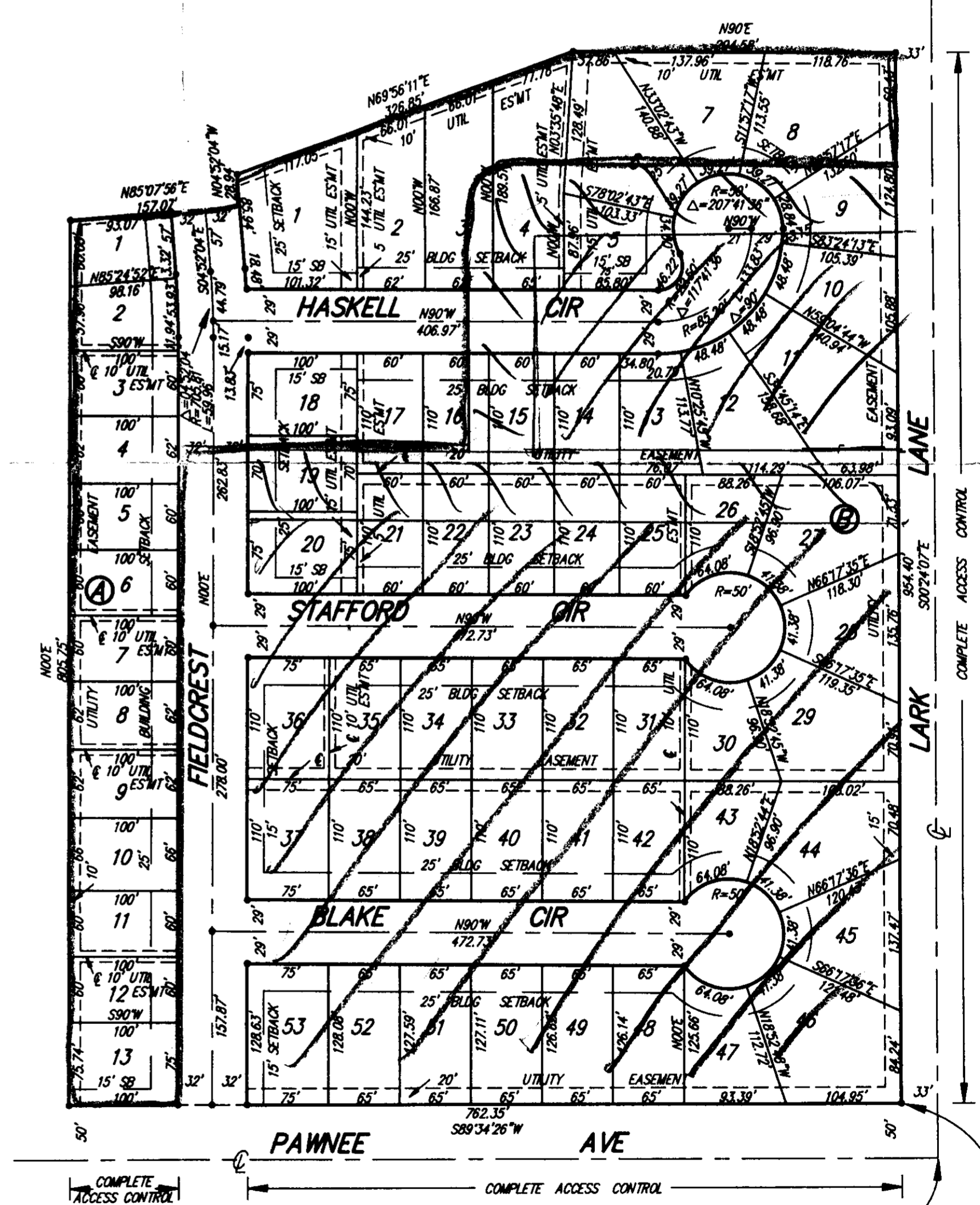
\_\_\_\_\_  
Deputy  
Ed Resa

FINAL PLAT



OFFICE COPY  
DO NOT REMOVE

1" = 100'  
• = PIN



S.E. COR 1/2, SE 1/4  
SEC 31, TWP 27S, R-1-W  
S.E. COR BLK 15,  
PAWNEE MESA ADD

My App't. Exp. \_\_\_\_\_

Baughman Company, P. A.  
July 24, 1992  
Page 3 - S/D 92-19

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, July 30, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

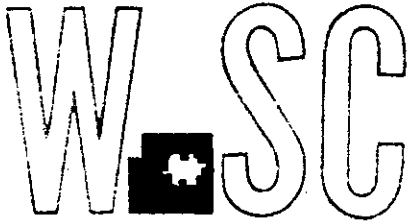
Sincerely,



Don Losew  
Senior Planner

DL:rh

cc: A. J. Soerries Real Estate, Inc., 902 N. West Street,  
Wichita, KS 67211  
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

July 24, 1992

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 92-19 (Final Plat of Park Glen Addition)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 3 cases* A. Prior to this plat being scheduled for City Council review the applicant shall obtain "AA" single family zoning for this site. *filed approved* this plat shall be subject to any requirements of such a zone change. The applicant shall also submit a letter requesting that *does not want* zone change case Z-2664 ("LC" zone change) be closed. *all of site only 2 1/2 lots w/ 1-5 zoning*
- B. The applicant shall resubmit new petitions for this site. Square footage figures for the lots being platted shall be submitted to City Engineering so that existing specials may be redistributed.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The design of this plat with direct access to the site from Pawnee rather than from Lark would typically require that both of these streets be paved. However, although Pawnee is not presently reclassified as an arterial, plans are being considered to reclassify Pawnee, at least from Maize Road to 119th St. West as an arterial. Under present City policy, the paving of arterials

*FILE*  
*COPIES*  
*9/16*  
*9/16*  
*9/16*  
*9/16*

is intended to be provided by the City at large. Further, the applicant has agreed to redesign the final plat with access out to Lark. Consequently, no guarantee for paving Pawnee will be required.

In regard to Lark, this street is being developed as a collector and whether or not direct access is shown into the site from Lark, paving of this street needs to be guaranteed. City Engineering has indicated that since full right-of-way is available for Lark adjacent to this plat, a petition will be required, at this time, which would be held until it could be combined with a petition from the property along the east side of Lark.

*OK*  
In terms of this site's access from Lark, the final plat tracing shall show access, such as in the area of Stafford Circle, directly out to Lark.

*H.* If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

*I.* The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

*with shown (J.)*  
As requested by KG&E, the final plat tracing shall show 10-foot utility easements centered on the common lot lines of Lots 12 and 13 and Lots 48 and 49, Block B.

*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.* The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

*M.* To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

*N.* Although this plat shows certain of the easements requested by the utilities when the preliminary plat was reviewed, the utility representatives need to again indicate if the redesign of the final plat requires any additional easements.

*O.* Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

*P.* Recording of the plat within 30 days after approval by the City Council.

REC'D

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**METROPOLITAN AREA PLANNING COMMISSION**

July 30, 1992

STAFF REPORT

(Final Plat Approved 7/23/92, Preliminary Plat Approved 5/28/92)

CASE NUMBER: S/D 92-19 PARK GLEN ADDITION

OWNER/APPLICANT: A.J. Soerries Real Estate, Inc.  
902 N. West St., Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.  
315 Ellis, Wichita, KS 67211

LOCATION: N.W. corner of Lark Lane and Pawnee Ave.

SITE SIZE: 14.8 Acres

NUMBER OF LOTS

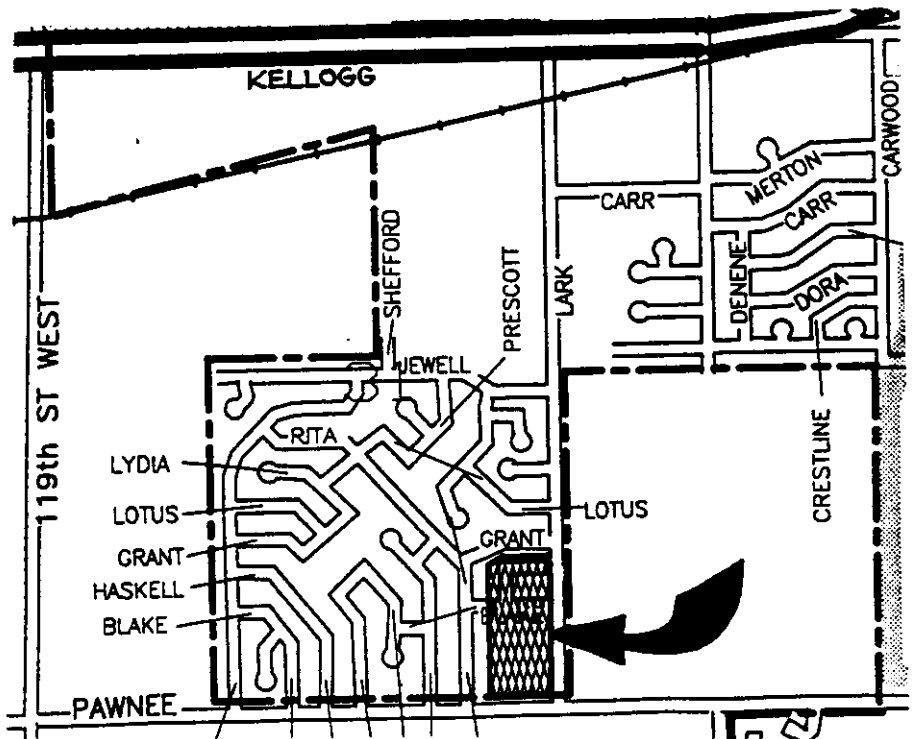
Residential:	64 (66 on final)
Office:	
Commercial:	
Industrial:	
Total:	64 (66 on final)

MINIMUM LOT AREA: 6,000 square feet

CURRENT ZONING: "A" Two-family Dwelling District and "R-5" General Residence District

PROPOSED ZONING: Requires "AA" One-family District

VICINITY MAP:



STAFF COMMENTS:

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