

S/D 87-42 SUMMERFIELD III ADDITION

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- L. 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.

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

- N. Recording of the plat within 30 days after approval by the City Council.

September 15, 1988

STAFF REPORT
(Final Plat; Preliminary approval 7/2/87)

CASE NUMBER: S/D 87-42 - SUMMERFIELD III ADDITION

OWNER/APPLICANT: Summerfield, Inc., Thurman Smith, President, 11216 Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: South side of Maple, west of Maize Road

SITE SIZE: 15 acres

NUMBER OF LOTS

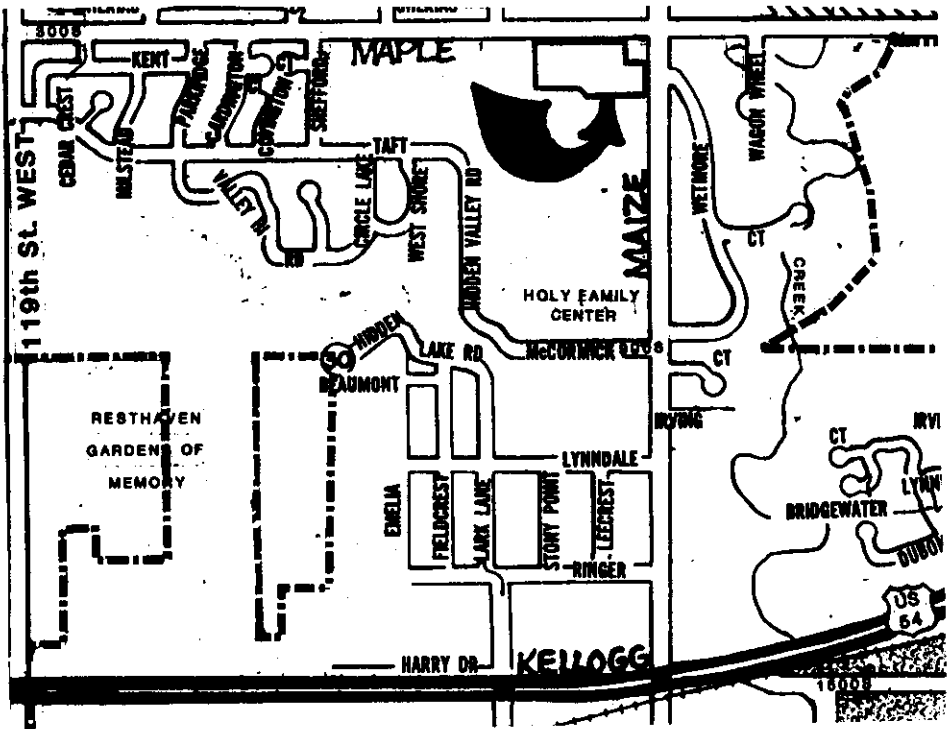
Residential:	
Office:	1
Commercial:	2
Industrial:	
Total:	3

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" and "BB" (Z-2905) with DP-176

VICINITY MAP:



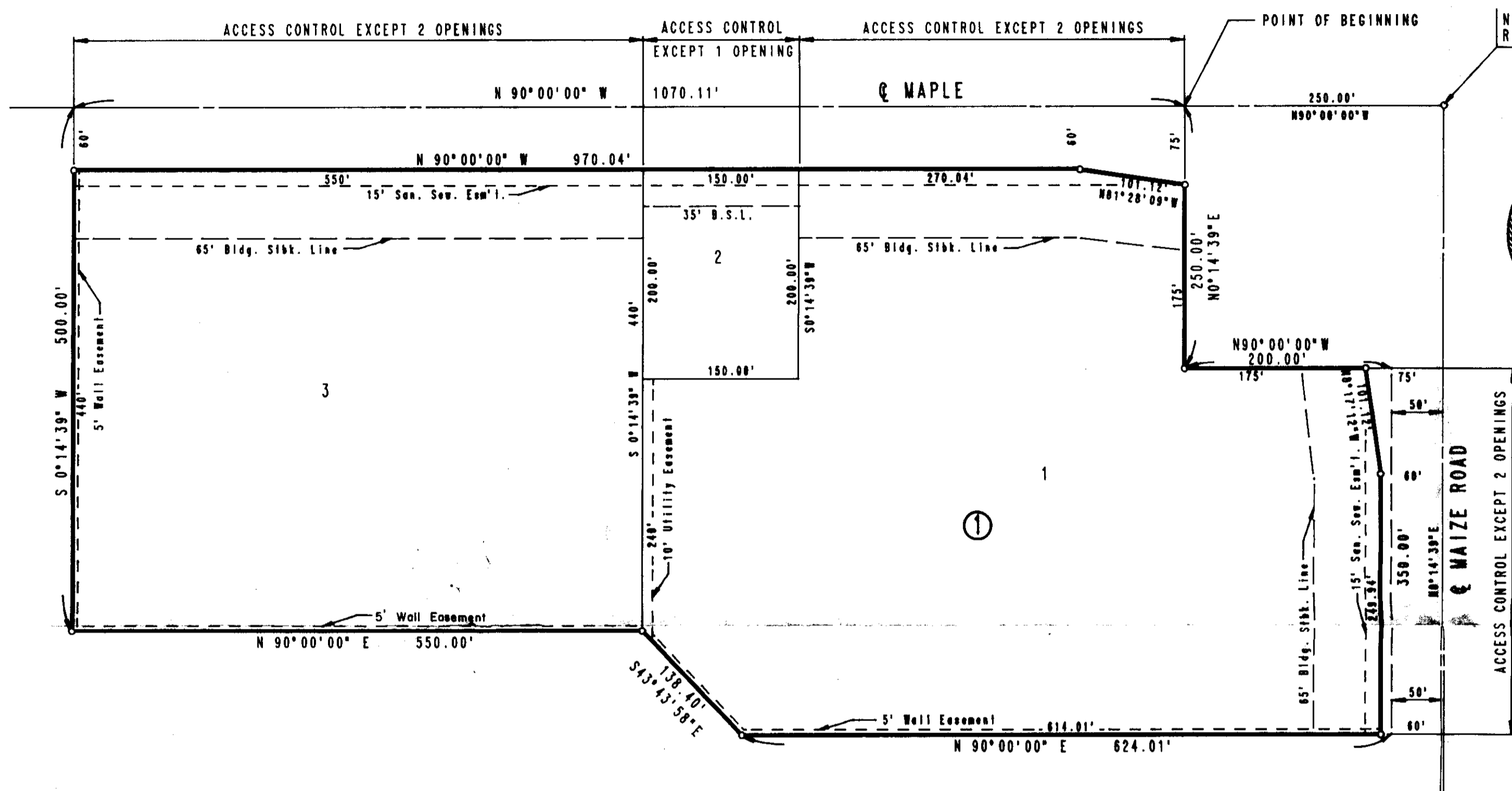
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water in Maize Road adjacent to this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. In accordance with General Provision #11 of the associated Community Unit Plan, the applicant shall guarantee the following perimeter improvements:
 - 1. The construction of a left turn lane along the north and east lines of the subdivision.
 - 2. The construction of a continuous accel/decel lane along the north and east lines of the subdivision.
 - 3. The construction of a temporary third lane for both Maple and Maize Road adjacent to the plat. These guarantees will be held until development occurs. Partial development will necessitate partial construction of the third lane.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain by separate instrument the off-site drainage easement required on the property to the south of this plat. This instrument needs to be approved by City Engineering prior to this plat being scheduled for City Council review.
- G. The applicant is advised that Provision #7 of the associated Community Unit Plan requires the designation of fire lanes prior to approval of a parking plan for this development.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- I. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level, as well as City Datum, required for Lot 3.

As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].
- J. The final plat tracing shall show the 10-foot utility easement requested by Southwestern Bell along the east line of Lot 3.
- K. The applicant shall install or guarantee the installation of all utilities

SUMMERFIELD III COMMERCIAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

I, R. W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 22nd DAY OF June, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF SUMMERFIELD III COMMERCIAL, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND STREETS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. THENCE BEARING N 90° 00' 00" W ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE BEARING N90° 00' 00" W A DISTANCE OF 1070.11 FEET; THENCE BEARING S0° 14' 39" W A DISTANCE OF 500.00 FEET; THENCE BEARING N90° 00' 00" E A DISTANCE OF 550.00 FEET; THENCE BEARING S43° 43' 58" E A DISTANCE OF 138.40 FEET; THENCE BEARING N90° 00' 00" E A DISTANCE OF 624.01 FEET; THENCE BEARING N0° 14' 39" E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 350.00 FEET; THENCE BEARING N90° 00' 00" W ALONG THE SOUTH LINE OF T.A. CRAIG ADDITION A DISTANCE OF 200.00 FEET TO THE S.W. CORNER OF SAID ADDITION; THENCE BEARING N0° 14' 39" E ALONG THE WEST LINE OF SAID CRAIG ADDITION A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

R. W. Linn
 R. W. LINN, P.E., LIC. NO. 3884 R.L.S. NO. 934
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND STREETS, THE SAME TO BE KNOWN AS SUMMERFIELD III COMMERCIAL, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

MINIMUM PAD ELEVATION FOR LOT 3, BLOCK 1, SHALL BE 139.2 CITY DATUM OR 1326.6 M.S.L.

A 5-FOOT WALL EASEMENT, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM MAPLE AND MAIZE ROAD, OVER AND ACROSS THE NORTH AND EAST LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO MAIZE ROAD AT TWO (2) LOCATIONS AND TO MAPLE AT TWO (2) LOCATIONS; THAT LOT 2, BLOCK 1, SHALL HAVE ACCESS TO MAPLE AT ONE (1) LOCATION; AND THAT LOT 3, BLOCK 1, SHALL HAVE ACCESS TO MAPLE AT TWO (2) LOCATIONS. ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

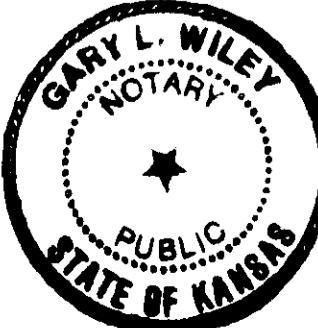
OWNER: SUMMERFIELD, INC.

BY: *Thurman W. Smith*
 THURMAN W. SMITH, PRESIDENT

STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 29th DAY OF June, 1989, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THURMAN W. SMITH, PRESIDENT OF SUMMERFIELD, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley NOTARY PUBLIC
 MY COMMISSION EXPIRES Jan. 3, 1993



WE, EMPRISE BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SUMMERFIELD III COMMERCIAL, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____, VICE PRESIDENT

STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF EMPRISE BANK IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ CHAIRMAN
 ELTON PARSONS

_____ SECRETARY
 MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

_____ MAYOR
 BOB KNIGHT

_____ CITY CLERK
 JOHN MOIR

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1989.

_____ COUNTY CLERK
 DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

_____ REGISTER OF DEEDS
 PAT KETTLER

_____ DEPUTY
 ED RESA

SCALE: 1" = 100'
 ○ = IRON SET

B.M. STD. DISC 43.5' SOUTH AND 52.7' EAST OF THE INTERSECTIONS OF CENTERLINES OF MAIZE ROAD AND MAPLE.
 ELEV. = 133.195 CITY DATUM
 ELEV. = 1320.595 M.S.L.

MINIMUM PAD ELEVATION FOR LOT 3, BLOCK 1, SHALL BE 139.2 CITY DATUM OR 1326.6 M.S.L.

FOR ADDITIONAL BUILDING SETBACK REQUIREMENTS SEE C.U.P. DP-176 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

September 15, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: S/D 87-42 - SUMMERFIELD III Commercial C.U.P., located at
the southwest corner of Maple and Maize Road.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of September 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:jcm

cc: Genesis Homes, Inc., c/o Billy Gray, 204 N. Woodchuck,
Wichita, KS 67212
Mike Lindebak, City Engineer

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