

PAVING PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

CHAPEL LANDING 7TH
Lots 1 through 11, Block A
Lots 1 through 31, Block B

do hereby petition, pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

(a) That there be constructed pavement on Dundee St. from the south line of 53rd St N, southeasterly to the north line of Pheasant Ridge St; on Hillcrest St. from the south line of 53rd St N, southeasterly to the north line of Pheasant Ridge St, and on Pheasant Ridge St and Pheasant Ridge Cir. from Lot 8, Block B, northeasterly to Lot 25, Block B, including both cul-de-sacs.

That said pavement between aforesaid limits be constructed for a width of twenty-six (26) feet from gutter line to gutter line, and each gutter to be two (2) feet in width, making a total roadway width of thirty (30) feet with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

That there be constructed sidewalk in accordance with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

(b) That the estimated and probable cost of the foregoing improvements being Five Hundred Ninety-Six Thousand Dollars (\$596,000), with 100 percent payable by the improvement district. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after the date of adoption of a resolution authorizing the Improvements.

(c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

(d) That the method of assessment of all costs of the improvement or which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 11, Block A, and Lots 1 through 31, Block B, CHAPEL LANDING 7TH shall each pay 1/42 of the total cost of the improvements.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

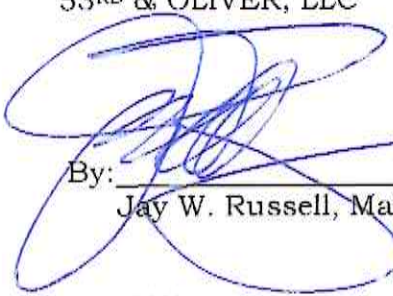
Except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be in addition to the assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which but for this request, would be required by K.S.A. 12-6a04. This petition may be combined with other petitions of similar nature in order to form one public improvement project.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing body commences consideration of the petition or later than seven (7) days after filing, whichever comes first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
CHAPEL LANDING 7TH Lots 1 through 11, Block A Lots 1 through 31, Block B	53RD & OLIVER, LLC  By: _____ Jay W. Russell, Manager	10/21/2024

THIS PETITION was filed in my office on _____, and was examined, considered and found sufficient by the Governing Body of the City on _____.

City Clerk

CHAPEL LANDING 7TH ADDITION

Bel Aire, Sedgwick County, Kansas

PAVING PETITION

Benefit District: (42 Lots)

Lots 1 Through 11, Block A

Lots 1 Through 31, Block B

Cost Estimate

Item	Quantity	Unit	Unit Price	Amount
A.C. Pavement	6850	S.Y.	\$50.00	\$342,500.00
Sidewalk	7550	S.F.	\$4.00	\$30,200.00
Wheel Chair Ramps	4	EA.	\$2,000.00	\$8,000.00
Inlet Hookups	7	EA.	\$2,000.00	\$14,000.00
18" Pipe	50	L.F.	\$90.00	\$4,500.00
24" Pipe	50	L.F.	\$100.00	\$5,000.00
Concrete Flume	100	L.F.	\$75.00	\$7,500.00
End Section	4	E.A.	\$2,000.00	\$8,000.00
Easement Grading	1	L.S.	\$3,000.00	\$3,000.00
Signage	1	L.S.	\$3,500.00	\$3,500.00
Seeding & Erosion Control	1	L.S.	\$5,000.00	\$5,000.00
Site Clearing & Restoration	1	L.S.	\$10,000.00	\$10,000.00
Subtotal				\$441,200.00
+ 35% Design, Insp., & Administration				\$154,420.00
Total				\$595,620.00

Total Project \$596,000

Average Cost Per Lot \$14,190

Average Monthly Assessment
(Based on 15 years @ 4%) \$105

Average Monthly Assessment
(Based on 15 years @ 5%) \$112

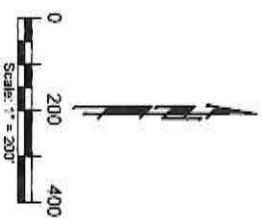
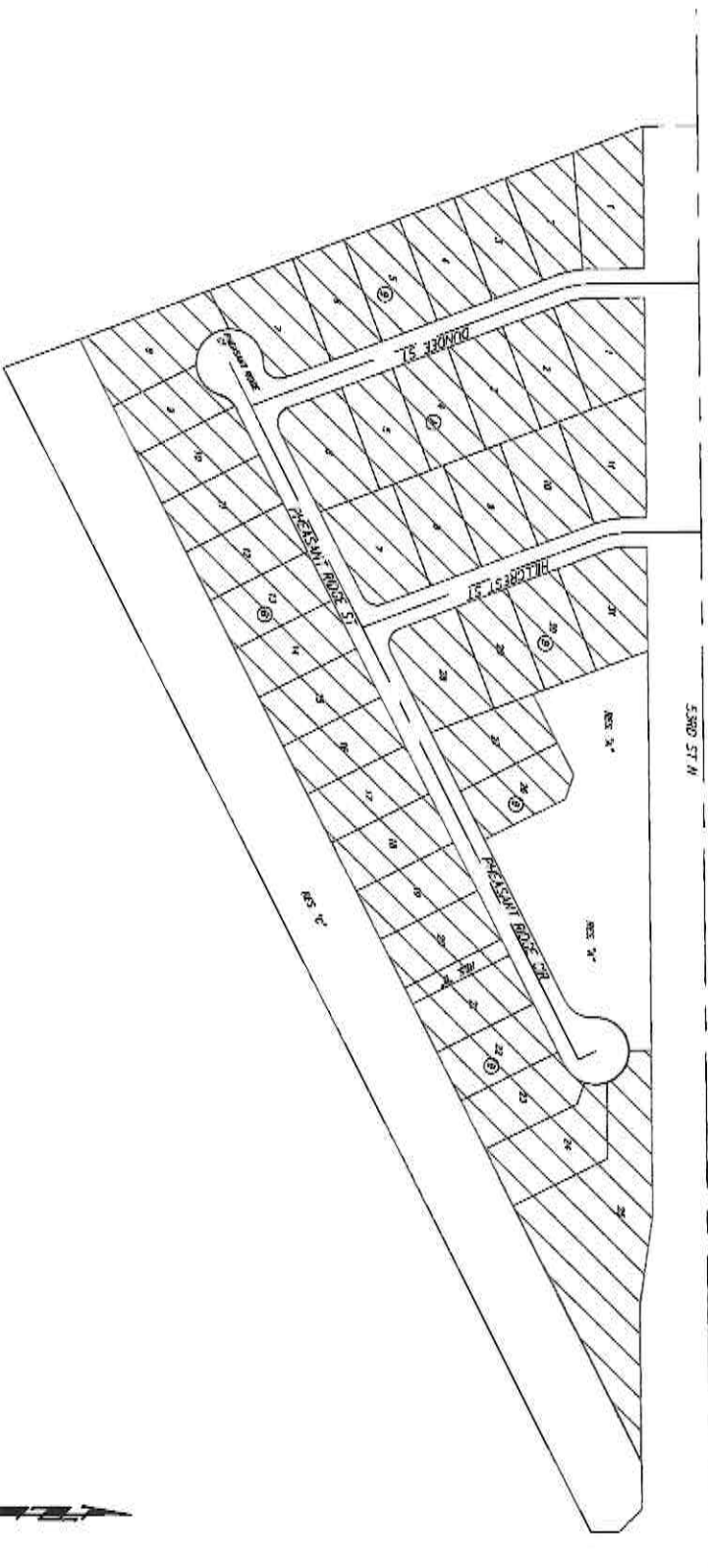
Average Monthly Assessment
(Based on 20 years @ 4%) \$86

Average Monthly Assessment
(Based on 20 years @ 5%) \$94

STREET PAVING BENEFIT DISTRICT MAP

CHAPEL LANDING 7TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SANITARY SEWER PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

CHAPEL LANDING 7TH

Lots 1 through 11, Block A

Lots 1 through 31, Block B

do hereby petition pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

(a) That there be constructed a lateral sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

(b) That the estimated and probable cost of the foregoing improvements being Seven Hundred Fifty-Five Thousand Dollars (\$755,000), with 100 percent payable by the improvement district. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata rate of 1 percent per month from and after the date of adoption of a resolution authorizing the Improvements.

(c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

(d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 11, Block A, and Lots 1 through 31, Block B, CHAPEL LANDING 7TH shall each pay 1/42 of the total cost of the improvements.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

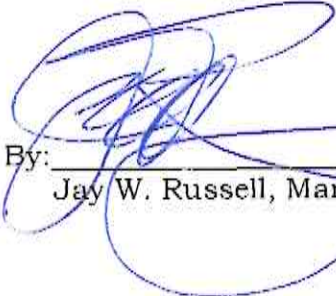
2. (a) It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

(b) Signatures on this petition are made with full knowledge and understanding that said signatures constitute a waiver of the limitations contained in K.S.A. 13-1013, which appear to limit the assessment for a lateral sewer to not more than one lateral sewer.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use if and when such improvements are necessary to serve any building which may be constructed on the real property after the date on this petition.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
CHAPEL LANDING 7TH Lots 1 through 11, Block A Lots 1 through 31, Block B	53 rd & OLIVER, LLC 	10/21/2024
	By: Jay W. Russell, Manager	

THIS PETITION was filed in my office on _____, and
was examined, considered and found sufficient by the Governing Body of the City on
_____.

City Clerk

CHAPEL LANDING 7TH ADDITION

Bel Aire, Sedgwick County, Kansas

SANITARY SEWER PETITION

Benefit District: (42 Lots)

Lots 1 Through 11, Block A

Lots 1 Through 31, Block B

Cost Estimate

Item	Quantity	Unit	Unit Price	Amount
8" Pipe	3150	L.F.	\$80.00	\$252,000.00
Manhole	14	EA.	\$7,150.00	\$100,100.00
Sevices	42	EA.	\$3,500.00	\$147,000.00
Stubs	1	EA.	\$1,500.00	\$1,500.00
Flowable Fill	120	L.F.	\$200.00	\$24,000.00
Sand Backfill (Flushed & Vib.)	150	L.F.	\$50.00	\$7,500.00
Connect to Existing	1	L.S.	\$3,500.00	\$3,500.00
Seeding & Erosion Control	1	L.S.	\$3,650.00	\$3,650.00
Site Clearing and Restoration	1	L.S.	\$20,000.00	\$20,000.00
Subtotal				\$559,250.00
+ 35% Design, Insp., & Administration				\$195,737.50
Total				\$754,987.50

Total Project **\$755,000**

Average Cost Per Lot **\$17,976**

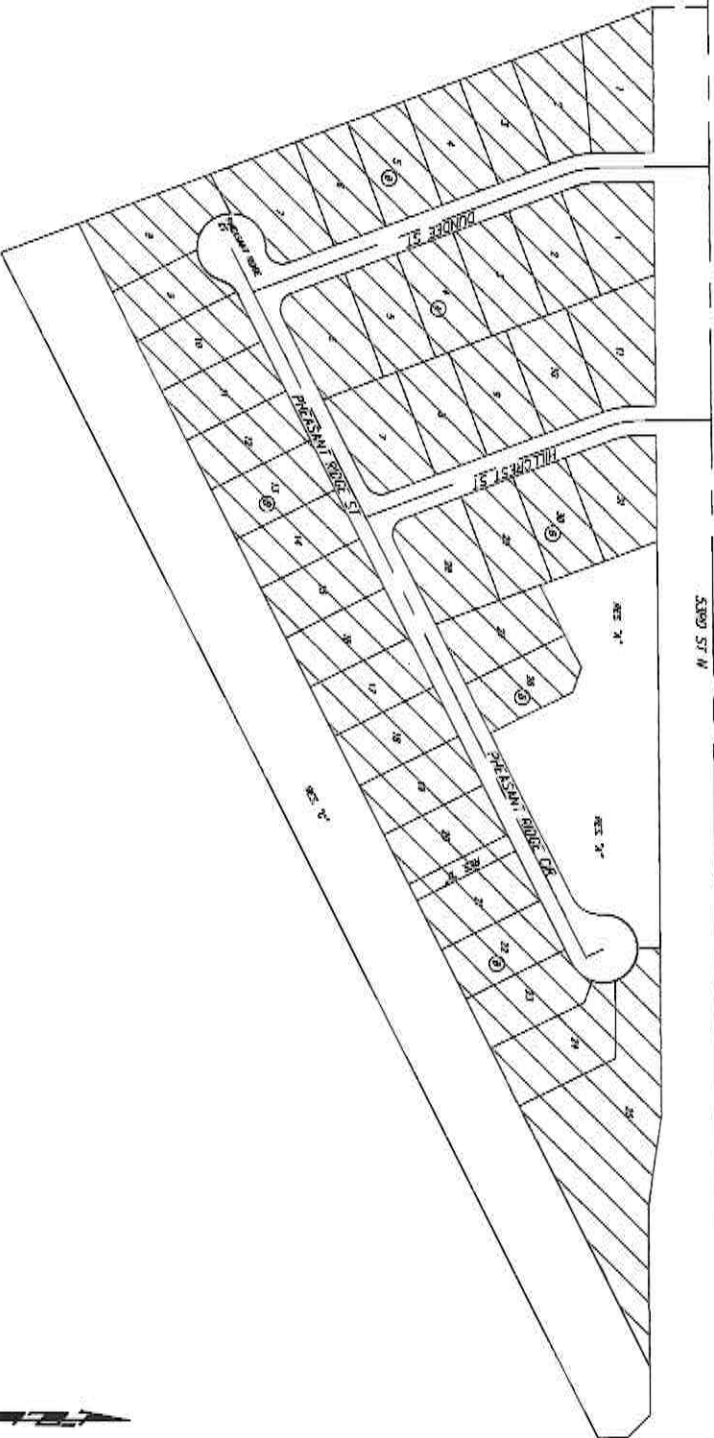
Average Monthly Assessment
(Based on 15 years @ 4%) **\$133**

Average Monthly Assessment
(Based on 15 years @ 5%) **\$142**

Average Monthly Assessment
(Based on 20 years @ 4%) **\$109**

Average Monthly Assessment
(Based on 20 years @ 5%) **\$119**

SANITARY SEWER BENEFIT DISTRICT MAP
CHAPEL LANDING 7TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



0 200 400
Scale: 1" = 200'



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-282-7271
BaughmanCo.com

Oct. 31 24

STORM WATER DRAIN PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

CHAPEL LANDING 7TH

Lots 1 through 11, Block A

Lots 1 through 31, Block B

do hereby petition pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended:

(a) That there be constructed a storm water drainage system to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

(b) That the estimated and probable cost of the improvements is Six Hundred Forty-Nine Thousand Dollars (\$649,000) exclusive of the cost of interest on borrowed money, with 100 percent payable by the improvement district. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata rate of one percent per month from and after the date of adoption of a resolution authorizing the Improvements.

(c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

(d) That the method of assessment of all costs of the improvements for which the improvement district is liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 11, Block A, and Lots 1 through 31, Block B, CHAPEL LANDING 7TH shall each pay 1/42 of the total cost of the improvements.

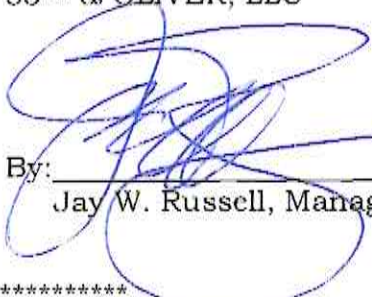
In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04. This petition may be combined with other petitions of similar nature to form one public improvement project.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use if and when such improvements are necessary to serve any building that may be constructed on the real property after the date on this petition.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
CHAPEL LANDING 7TH Lots 1 through 11, Block A Lots 1 through 31, Block B	53 RD & OLIVER, LLC  By: _____ Jay W. Russell, Manager	10/21/2024

THIS PETITION was filed in my office on _____, and was examined, considered and found sufficient by the Governing Body of the City on _____.

City Clerk

CHAPEL LANDING 7TH ADDITION

Bel Aire, Sedgwick County, Kansas

STORMWATER DRAIN PETITION

Benefit District: (42 Lots)

Lots 1 Through 11, Block A

Lots 1 Through 31, Block B

Cost Estimate

Item	Quantity	Unit	Unit Price	Amount
Excavation	10500	C.Y.	\$3.00	\$31,500.00
Mass Grading	1	L.S.	\$50,000.00	\$50,000.00
Bentonite Lining	1	L.S.	\$40,000.00	\$40,000.00
Excavate Existing Pond	15500	C.Y.	\$4.00	\$62,000.00
15" Pipe	550	L.F.	\$80.00	\$44,000.00
18" Pipe	230	L.F.	\$90.00	\$20,700.00
24" Pipe	180	L.F.	\$100.00	\$18,000.00
30" Pipe	120	L.F.	\$120.00	\$14,400.00
36" Pipe	80	L.F.	\$160.00	\$12,800.00
Pond Weir	1	EA.	\$7,500.00	\$7,500.00
Concrete Flume	1	L.S.	\$10,000.00	\$10,000.00
Area Inlets/Manholes	5	EA.	\$5,500.00	\$27,500.00
End Section	4	EA.	\$2,500.00	\$10,000.00
Curb Inlets	7	EA.	\$9,000.00	\$63,000.00
Sand Backfill	120	L.F.	\$25.00	\$3,000.00
Rip Rap	200	S.Y.	\$80.00	\$16,000.00
Utility Relocation	1	L.S.	\$10,000.00	\$10,000.00
Seeding & Erosion Control	1	L.S.	\$10,000.00	\$10,000.00
Site Clearing and Restoration	1	L.S.	\$30,000.00	\$30,000.00
Subtotal				\$480,400.00
+ 35% Design, Insp., & Administration				\$168,140.00
Total				\$648,540.00

Total Project **\$649,000**

Average Cost Per Lot **\$15,452**

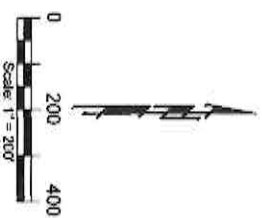
Average Monthly Assessment
(Based on 15 years @ 4%) **\$114**

Average Monthly Assessment
(Based on 15 years @ 5%) **\$122**

Average Monthly Assessment
(Based on 20 years @ 4%) **\$94**

Average Monthly Assessment
(Based on 20 years @ 5%) **\$102**

STORMSEWER / STORMWATER DRAIN BENEFIT DISTRICT MAP CHAPEL LANDING 7TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



WATER DISTRIBUTION SYSTEM PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

CHAPEL LANDING 7TH

Lots 1 through 11, Block A
Lots 1 through 31, Block B

do hereby petition, pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

(a) That there be constructed a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

(b) That the estimated and probable cost of the foregoing improvements being Two Hundred Seventy Thousand Dollars (\$270,000), with 100 percent of the total cost payable by the improvement district. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata rate of 1 percent per month from and after the date of adoption of a resolution authorizing the Improvements.

(c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then

such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

(d) That the method of assessment of all costs of the improvement or which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 11, Block A, and Lots 1 through 31, Block B, CHAPEL LANDING 7TH shall each pay 1/42 of the total cost of the improvements.

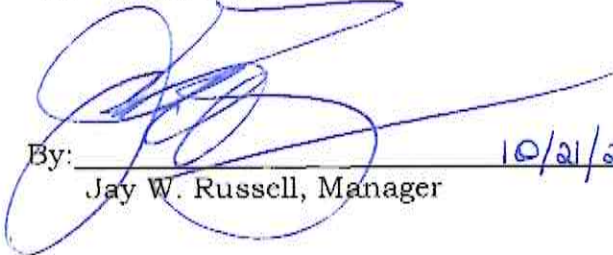
In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
CHAPEL LANDING 7TH Lots 1 through 11, Block A Lots 1 through 31, Block B	53 RD & OLIVER, LLC  By: _____ Jay W. Russell, Manager	10/21/2024

THIS PETITION was filed in my office on _____, and
was examined, considered and found sufficient by the Governing Body of the City on
_____.

City Clerk

CHAPEL LANDING 7TH ADDITION

Bel Aire, Sedgwick County, Kansas

WATER PETITION

Benefit District: (42 Lots)

Lots 1 Through 11, Block A

Lots 1 Through 31, Block B

Cost Estimate

Item	Quantity	Unit	Unit Price	Amount
8" Pipe	2150	L.F.	\$60.00	\$129,000.00
Sand Backfill (Flushed & Vib.)	80	L.F.	\$25.00	\$2,000.00
Fire Hydrants	3	EA.	\$8,000.00	\$24,000.00
Sample Station	1	EA.	\$5,000.00	\$5,000.00
Valves	3	EA.	\$2,500.00	\$7,500.00
Connect to Existing	3	EA.	\$5,000.00	\$15,000.00
Seeding & Erosion Control	1	L.S.	\$2,500.00	\$2,500.00
Site Clearing and Restoration	1	L.S.	\$15,000.00	\$15,000.00
Subtotal				\$200,000.00
+ 35% Design, Insp., & Administration				\$70,000.00
Total				\$270,000.00

Total Project \$270,000

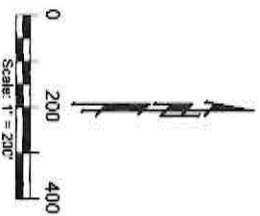
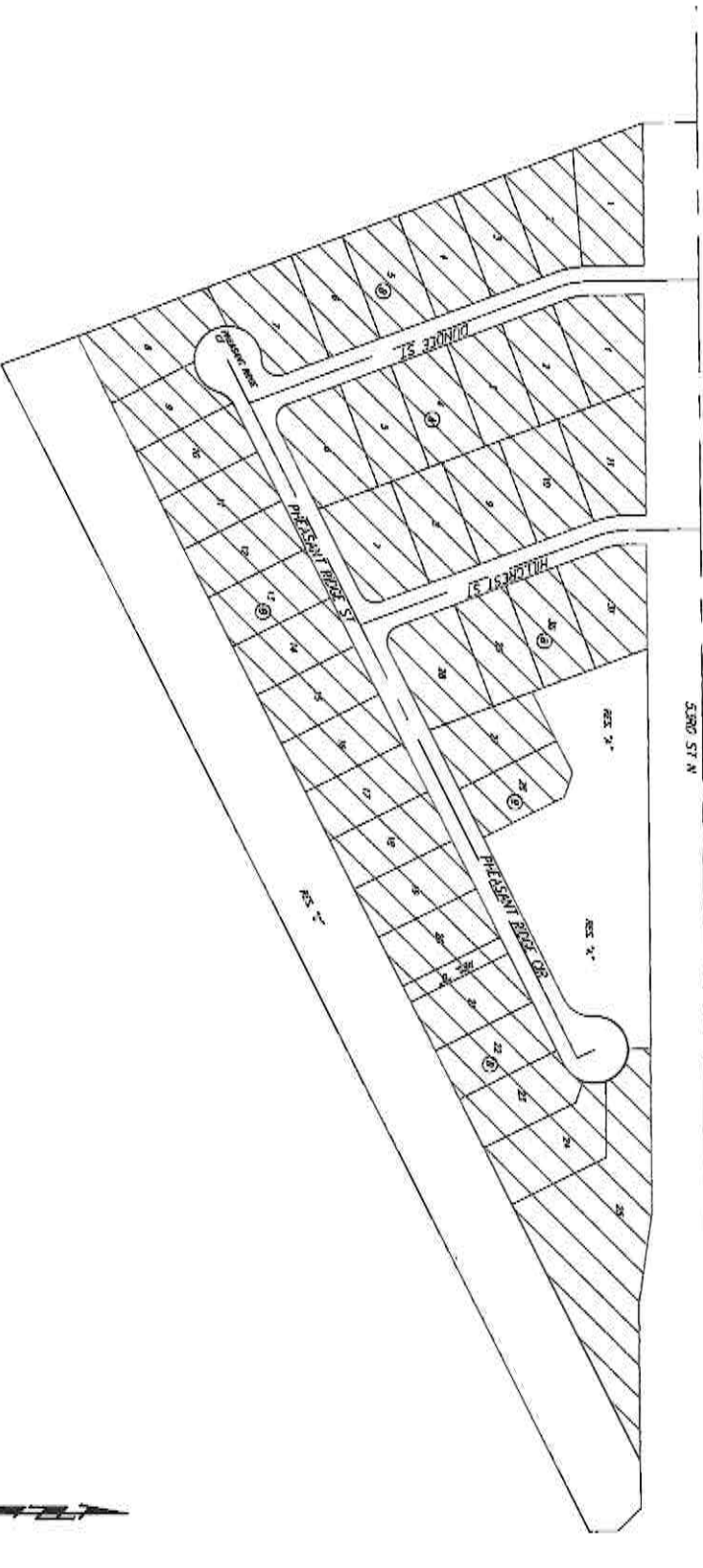
Average Cost Per Lot \$6,429

Average Monthly Assessment
(Based on 15 years @ 4%) \$48

Average Monthly Assessment
(Based on 15 years @ 5%) \$51

Average Monthly Assessment
(Based on 20 years @ 4%) \$39

Average Monthly Assessment
(Based on 20 years @ 5%) \$42



Oct. 31, 24



BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 315-262-7271
BaughmanCo.com