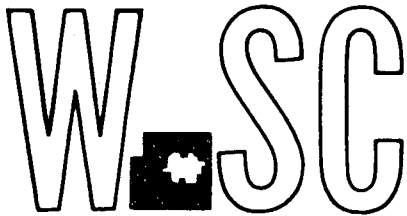


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202
Mr. Stan Chilton
300 South Main
Wichita, Kansas 67202

RECEIVED

AUG 13 1982

Dept. Of Engineering

August 12, 1982

Re: Letter of Credit Guaranteeing
Construction of a Sidewalk and
Curb Across Vacated Lorraine
Street - 400 Lorraine Addition
S/D 77-82 (Credit Number C-1166)

Dear Mr. Chilton:

Since our August 1, 1982, telephone conversation about the above-referenced platting guarantee, we have determined that we can authorize a two year extension of time to complete this work provided an amendment to your letter of credit is submitted which references the following:

1. A new completion or default date of August 1, 1984.
2. A new expiration or negotiation date of October 1, 1984.
3. A dollar amount of \$1,652.00 (provides for an 18% inflationary factor).

This amendment should be submitted to the Planning Department as soon as possible; but, no later than September 1, 1982.

As I'm sure you recall, this is the second two-year time extension we have granted for this case. Although this is unusual, we feel it is justified since no new development has occurred on the property.

Should you have any questions about this matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

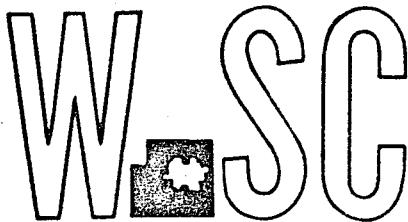
FCN:jps

cc: John W. Long, Vice-President, First National Bank,
105 North Main, Wichita, 67202

Mike Lindebak, City Engineering

1128

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 8, 1982

Mr. Stan Chilton
300 S. Main
Wichita, Kansas 67202

Re: Letter of credit guaranteeing construction of a sidewalk
and curb across vacated Lorraine Street - 400 Lorraine
Addition - S/D 77-82 -(Credit Number C-1166)

Dear Mr. Chilton:

Your letter of credit in the amount of \$1,400.00 from First
National Bank guaranteeing the above-referenced work is near-
ing maturity. The terms of the guarantee carry a completion
date of August 1, 1982, and an expiration date of October 1,
1982. A recent field check of the property has verified that
the vacated street remains open.

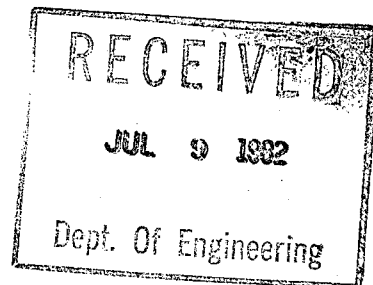
Would you please contact me at your earliest convenience and
advise me of your plans regarding this matter? My telephone
number is 268-4421.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

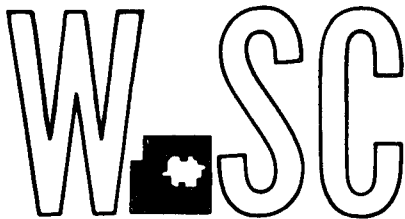
FLN:bh

cc: John W. Long, Vice President, First National Bank, 105 N.
Main, 67202
Mike Lindebak, City Engineering



ML

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-4561

July 3, 1980

H. Stan Chilton
1401-A South Hydraulic
Wichita, Kansas 67211

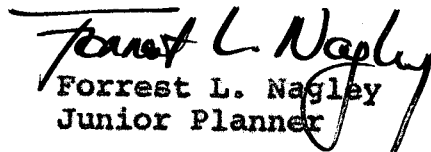
Re: Letter of credit guaranteeing construction of a sidewalk
and curb cut across vacated Lorraine Street - 400 Lorraine
Addition - S/D 77-82 (Credit Number C-675)

Dear Mr. Chilton:

Since our June 26, 1980, telephone conversation regarding
my June 19 letter, I have had the opportunity to field check
the subject property. Seeing as how no new development
has occurred on the lot and since, the vacated street is
being utilized as part of continued residential use, we
find that a two year extension of time is permissible.
City Engineering has advised that the dollar amount for
a new letter of credit should be \$1,400.00. I have enclosed
a new letter of credit form for your use. Please indicate a
completion date of August 1, 1982, and a negotiation on
maturity date of October 1, 1982.

Once I have received the new guarantee, I will proceed to
release your existing \$15,000 letter of credit. Should
there be any question about what is required, please call me
at 268-4405.

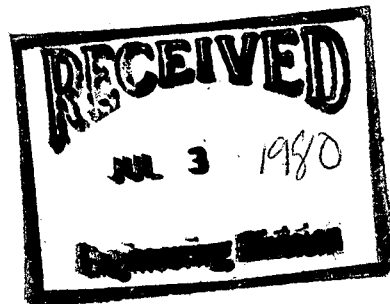
Sincerely,


Forrest L. Nagley
Junior Planner

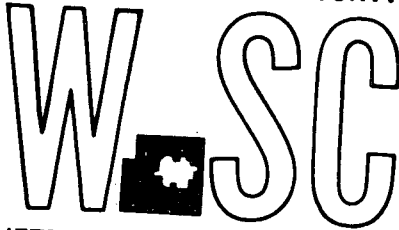
FLN:bh

Enc.

cc: C. A. Whitney, Vice President, First National Bank, 105
N. Main, 67202
Mike Lindebak, Project Development Engineer, City
Engineering



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

June 19, 1980
(210) 268-4380

H. Stan Chilton
1401-A South Hydraulic
Wichita, Ks. 67211

Re: Letter of credit guaranteeing removal of frontage
road pavement and construction of a sidewalk and
curb across vacated Lorraine Street - 400 Lorraine
Addition - S/D 77-82 (Credit Number C-675)

Dear Mr. Chilton:

Your letter of credit from First National Bank in the amount
of 15,000.00 guaranteeing the above referenced improvements
is nearing expiration. Our files indicate that you agreed
to make these improvements on or before August 1, 1980.
This agreement on your part was in response to a condition
of approval associated with the platting of 400 Lorraine
Addition. City Engineering has advised me that the re-
quired work on the frontage road has been completed, but,
that the construction of a sidewalk and curb across that
portion of Lorraine vacated by your replat is, as of this
date, uncompleted.

This letter acts to remind you of your agreement to complete
the required improvements to the vacated street by August 1,
1980. If these improvements are not completed by this date,
I will be required to turn your letter of credit over to
the City Engineer's office for collection.

Should you have any questions about this matter, please do
not hesitate to contact me at 268-4405. I have attached a
copy of your letter of credit for your reference and informa-
tion.

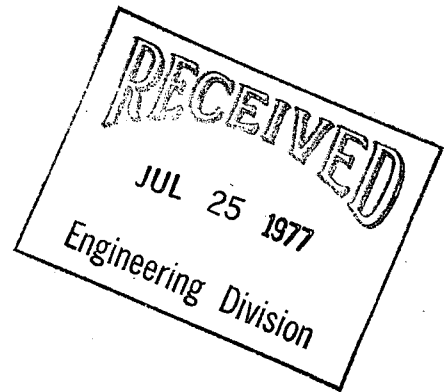
Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner
FLN:bh

Attachment

cc: C. A. Whitney, Vice President, First National Bank, 105
N. Main, 67202

Mike Lindebak, Project Development Engineer, City
Engineering



July 21, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-82 - Final Plat of
400 LORRAINE ADDITION

Gentlemen:

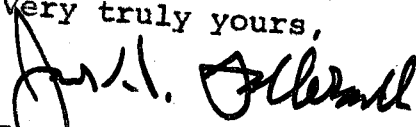
At the regular meeting of the Metropolitan Area Planning Commission on July 21, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of July 15, 1977.

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:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. 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.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,


Jack H. Galbraith
Chief Planner

JHG:bh
cc: H. Stan Chilton, 1401-A S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 15, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-82 - Final Plat of
400 LORRAINE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 14, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of the plat is subject to the approval of the associated zone case Z-1928, "A" to "BB".
- B. The condemnation case number for the U.S. 54 Highway right-of-way shall be indicated on the face of the plat unless said right-of-way was purchased.
- C. Complete access control shall be indicated on Lot 1, adjacent to the U.S. 54 Highway right-of-way.
- D. The applicant shall work with the State Highway Department and the Engineering Division of the Department of Public Works relative to making satisfactory arrangements and/or guarantee for the removal of the frontage road pavement from Lorraine to Chautauqua.
- E. The applicant shall guarantee the closing of the Lorraine Street entrance at Lewis.
- F. The applicant shall guarantee the construction of a sidewalk adjacent to the south side of Lewis across vacated Lorraine Street.
- G. The applicant shall be advised that construction of the sidewalk will be required as a condition of building permit approval when the sidewalk has been required as a condition of plat approval.

- H. The west half of Lorraine being vacated shall be retained as a water line easement on the plat.
- I. The applicant shall submit letters from the Gas Service Company and Kansas Gas & Electric indicating satisfactory arrangements have been made to abandon the existing gas main and street light circuit in Lorraine.
- J. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office for review and approval. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. 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 Thursday, July 21, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

LN:rme
ncl.

∴ H. Stan Chilton, 1401-A S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY
W.S.C.

METROPOLITAN AREA PLANNING
COMMISSION

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

Baughman Company
330 Laura
Wichita, Kansas 67211

RECEIVED
JUL 6 1977
Engineering Division

June 30, 1977

Gentlemen:

Re: S/D 77-82 - Final plat of
400 LORRAINE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 30, 1977, the above captioned plat was considered. The action of the Committee was to defer this case for two weeks at the applicant's request. Please contact Dean Sellers of the Engineering Division of Public Works regarding the vacation of Lorraine before July 14, 1977, when this case will again appear on the Subdivision Committee agenda.

If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivarez
Planning Analyst

l: rme

H. Stan Chilton, 1401-A S. Hydraulic, 67211
Dean Sellers, Assistant City Engineer

41 - Paul Ewing 16,000

42 HARDTEN 18,500

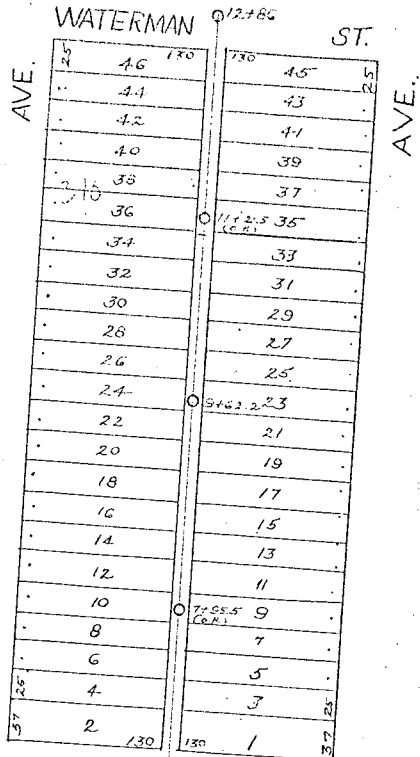
47 H. Stan Chilton

54 Brinkley 17,250

~~250,500~~ Total

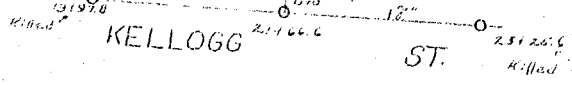
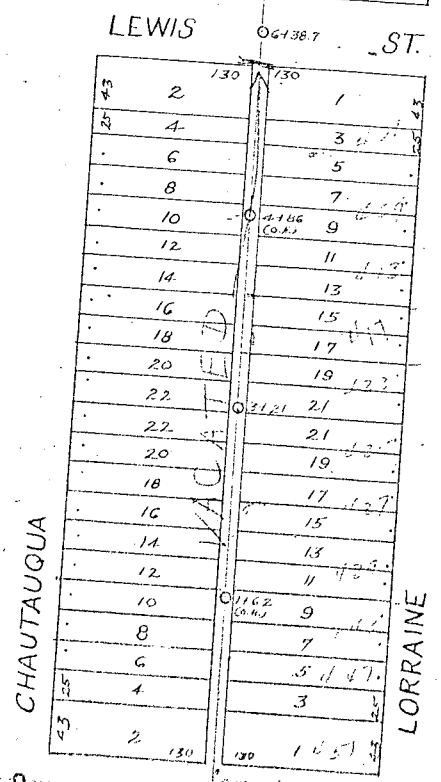
No breakout incl

47, 48, 57, 58, 195



DIST. A - S.S. No. 12
1912

C-72



PH
6/20/78

Improvements Conn. w/ 400 Lorraine Addn.

Closing Inters. of vacated Lorraine on Lewis St:

100 S.Y. part rem	@ 2 ⁰⁰	= 200 ⁰⁰
70 L.F. Comb Cb. & Gtr.	@ 3 ⁷⁵	= 262 ⁵⁰
270 S.F. 4" Walk	@ 1 ²⁵	= 337 ⁵⁰
		<hr/>
	S.T.	\$ 799 ⁰⁰

Removal of Frontage Road betw Chautauqua & Lorraine

1150 S.Y. Part rem	@ 2 ⁰⁰	= 2300 ⁰⁰
100 L.F. Comb Cb & Gtr rem	@ 2 ⁰⁰	= 1400 ⁰⁰
2 Ea. Inlet Modification	@ 500 ⁰⁰	= 1000 ⁰⁰
500 C.Y. Earthwork	@ 1 ⁵⁰	= 750 ⁰⁰
		<hr/>
	S.T.	\$ 5450 ⁰⁰

Constr. Intersection Chautauqua & Frontage Road

250 S.Y. 8" A.C. Pavt	@ 7 ⁵⁰	= 1875 ⁰⁰
60 S.Y. 3" Bit. Base	@ 3 ⁰⁰	= 180 ⁰⁰
150 L.F. Comb Cb & Gtr	@ 3 ⁷⁵	= 562 ⁵⁰
200 C.Y. Earthwork	@ 1 ⁵⁰	= 300 ⁰⁰
		<hr/>
	S.T.	\$ 2917 ⁵⁰

Subtotal = 9166⁵⁰
+ 20% Conting = 1833³⁰

+ 12% Engg = 1319⁹⁸

+ 1.5% Adm = 165⁰⁰

Use \$ 12,500



\$ 12,484⁷⁸

S/D NO. 77-82 Name 400 LORRAINE ADDITION
Date Application Rec'd. 6-20-77 Preliminary Approval N/A
Scheduled S/D Meeting 6-30-77

DESCRIPTION

General Location South side of Lewis, in an area west of Hillside

Owner H. Stan Chilton
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.07</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </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>1</u> | TOTAL <u> </u> None <u> </u> ft. |
| 3. Minimum Lot Frontage <u>327.02</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>46,763.86</u> sq.ft. | streets? <u>X</u> yes <u> </u> no |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>BB</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case Z-1928, "A" to "BB".
- B. The condemnation case number for the U. S. 54 Highway right-of-way shall be indicated on the face of the plat unless said right-of-way was purchased.
- C. Complete access control shall be indicated on Lot 1 adjacent to the U. S. 54 Highway right-of-way.
- D. The legal description in the surveyor's certificate indicates that Lorraine has previously been vacated, however, the Planning staff can find no record of this vacation. If it is the intent of the applicant to vacate Lorraine by this replat, then the reference to said street being vacated by virtue of K.S.A. 12-512(B) shall be added to the surveyor's certificate.
- E. The applicant shall guarantee the closing of the Lorraine Street entrance at Lewis.
- F. *Remove frontage Eol, Chat. to Lorraine, Recast Drains*
Comp. fr. Ed. to Chat.
The applicant shall guarantee the construction of a sidewalk adjacent to the south side of Lewis across vacated Lorraine Street.
- G. The applicant shall be advised that construction of the sidewalk will be required as a condition of building permit approval when the sidewalk has been required as a condition of plat approval.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Tract 41 (Chautaugua)	16,000
" 42 "	18,500
" 54 (Lorraine)	17,250
" 47 " (2 ho.)	<u>2 x 18 = 36,250 ±</u>

map R/W Cost = \$ 88,000 ±
 Min. " " 16 + 18 = \$ 34,000

Paving Cham. to Loc. = 20,000 ± ?