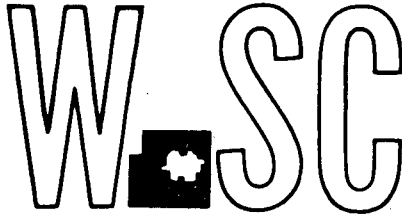


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 13, 1985



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-45 - Final Plat of Dhon Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 13, 1985, 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 June 6, 1985.

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. 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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni

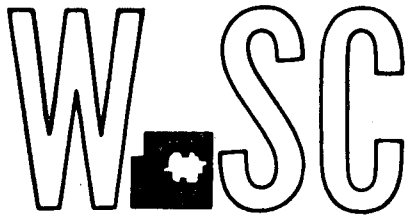
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Gold Eagle Investments, Inc., c/o Daniel F. Hauserman, Pres., 1321 South
Hydraulic, Wichita, KS 67211
✓ Mike Lindebak, City Engineer

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 27, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-45 - Reconsideration of the Final Plat of Dhon
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 27, 1985, 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 June 21, 1985.

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. 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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

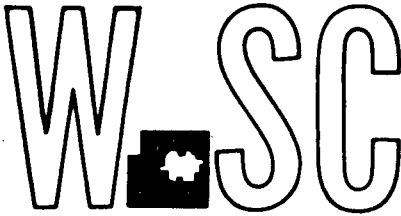
BRB:mlh

cc: Gold Eagle Investments, Inc., c/o Daniel F. Hauserman, Pres.,
1321 South Hydraulic, Wichita, KS 67211
Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 21, 1985



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-45 - Reconsideration of the Final Plat of Dhon
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1985, the above-captioned plat was reconsidered to discuss the building setback requirement stated in our letter dated June 6, 1985. The action of the Committee was to recommend that the setback be reduced to 25 feet rather than the previously required 35-foot building setback.

All other requirements and conditions stated in the June 6, 1985 letter remain the same.

This case will be forwarded to the Planning Commission for its consideration on Thursday, June 27, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Gold Eagle Investments, Inc., c/o Daniel F. Hauserman, Pres., 1321
South Hydraulic, Wichita, KS 67211
Mike Lindebak, City Engineer

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Proc Sub June 6, 1985

1. Leslie Bills, Lot 34 Robsons Heights. No water in easement to be vacated. No water problem.
2. Edger Griffin, Floodway Vacation. No water in area. No water problem.
3. Timbrook 3rd Addition. Item C. Water to be extended as necessary.
4. Dhon Addition. Item C. Water to be extended as necessary. Existing 8" in Corp, City 6" in 30th St. City 12" in 31st St. 8" to be extended in Lawrence.
5. Thunderbird Fourth Addition. Existing water mains adjacent to the property. No water problems.
6. East Hampton Addition. Existing 24" Water Main on the West side of Woodlawn. Interior mains to be extended (Item B).
7. Windemere Addition. Item D. Mains to be extended from Oxford.
8. Ritchie Paving, Inc., Street Dedication. No city water in area. No water problem.
9. Charles S. Testerman, Street dedication. No water mains in area. No water problems.
10. Other Matters.



June 6, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: SD 85-45 - Final Plat of Dhon Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 6, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a 35-foot building setback from Lawrence Road. Required off-street parking may be constructed within this setback since the property is zoned for commercial purposes.
- B. The applicant shall guarantee the extension of municipal water to serve this commercial property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall eliminate the platting of the "Access Control except four (4) openings" to Lawrence Road.
- E. Due to ponding problems on 31st Street South, the City Engineer has suggested that the applicant provide on-site detention.
- F. Should the applicant choose to vacate the existing utility easement on this property which contains a sanitary sewer lateral, a guarantee for abandonment of the sewer line will be required. The applicant shall confer with City Engineering in this regard.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording the plat within 30 days after approval by the Board of City Commissioners.

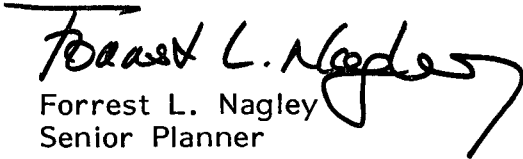
Baughman Company, P.A.
Re: S/D 85-45 - Final Plat of Dhon Addition
June 6, 1985
Page 2

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. The certificate will be required if petitions are submitted. 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, June 13, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

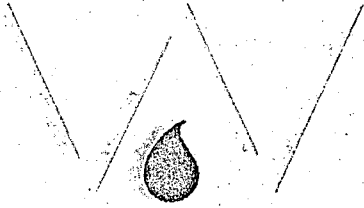

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Gold Eagle Investments, Inc., c/o Daniel F. Hauserman, Pres., 1321
South Hydraulic, Wichita, KS 67211
✓ Mike Lindebak, City Engineer

THE CITY OF WICHITA



DEPARTMENT OF WATER
AND WATER POLLUTION CONTROL
SEWER MAINTENANCE DIVISION
CITY HALL — EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



September 24, 1985

Mr. Dean Houserman
Gold Eagle Investments
140 E. 31st St. So.
Wichita, Kansas 67216

Dear Mr. Houserman:

Our office was recently informed by the Planning Department that you were planning a new development in the area between Broadway and Old Lawrence Road, north of 31st Street South. Because of the large amount of flow in the sanitary sewer system which serves this area, most of which appears to come from the Ice Plant, it was felt that we should place a gage in this system to determine the existing flow.

We placed a gage in the third manhole north of 31st Street from September 10, 1985 till September 17, 1985. These readings indicate that this line has a capacity of 305 gpm, and so a design capacity of 66% of 305 gpm, or 201 gpm. Our gage showed a peak dry weather flow of 140 gpm, leaving 61 gpm of unused capacity at this time. Using a density of 2.6 people per dwelling unit, a flow of 90 gal. per day per person, and a peaking factor of 3, it appears that there is capacity in the sewer system for 125 additional units in this area.

I hope you find this information useful in the preparation of any proposed development in this area. If you have any questions, please call me (268-4419) and I will be happy to discuss them.

Sincerely,

G.T. Blain, P.E.
Civil Engineer III

GTB:tg

cc: Jack Galbraith
Forrest Nagley
Steve Palmer
File