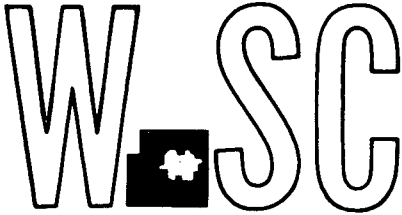


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

(316) 268-4561

February 22, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-97 - Final plat of Dillon 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's lot grading plan has been approved. There may be a need for an agreement to drain across the Dillon 4th Addition property. The applicant's surveyor shall contact City Engineering regarding this matter and shall provide such agreement if it is determined to be necessary.
- B. The applicant shall guarantee the closing of the three existing residential driveways onto Meridian Avenue and shall guarantee the closing or reconstruction to driveway standards of the alley opening on Burton. The applicant is hereby advised that all other existing driveways which are not to be utilized in the redevelopment of the property shall be closed at the time of redevelopment.
- C. Associated with this revised final plat is a vacation case (V-1008) requesting the vacation of the east/west alley adjacent to the north line of the west half of this replat. Approval of this plat is subject to the successful completion of the associated vacation case.
- D. 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.

RECEIVED

FEB 25 1980

Engineering Division

Baughman Company
2-22-80
Page 2

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 February 28, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

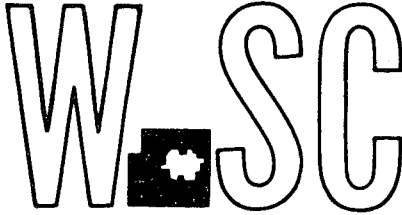
Sincerely,


Louise Olivarez
Senior Planner

LO:bhpillon Real Estate Co., Inc. 2700 E. 4th, 67501

cc: ✓ Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 10, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-97 - Final plat - Dillon 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 9, 1979, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the closing of the three existing residential driveways onto Meridian Avenue and shall guarantee the closing or the reconstruction to driveway standards of the alley openings on Burton and Richmond. The applicant is hereby advised that all other existing driveways which are not to be utilized in the redevelopment of the property shall be closed at the time of redevelopment.
- B. The applicant shall make satisfactory arrangements with KG&E for the removal of some existing lines at the south end of this block.
- C. The distance from the north property line to the north line of the east-west utility easement shall be added to the final plat tracing.
- D. 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.

Baughman Company
Page 2
August 10, 1979

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 16, 1979 at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

L.O.
Louise Olivarez
Senior Planner

LO:bh

cc: Woodmen of the World Life Insurance Society and Dillon Real Estate Co., Inc., c/o Leon Deaver, 2700 E 4th St., Hutchinson, Kansas 67501
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-97 Name Dillon 6th Addition
Date Application Rec'd. 7-30-79 Preliminary Approval _____
Scheduled S/D Meeting 8-9-79

DESCRIPTION

General Location S.W. corner of Douglas and Meridian

Owner Woodmen of the World Life Ins. Society & Dillon Real Estate Co., Inc.
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>3.4</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>280</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>3.3 acres</u> | |
| 5. Existing Zoning <u>LC and A</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: Two associated zone cases (Z-2105 and Z-2137) requesting "A" to "LC" have been approved by the Board of City Commissioners subject to the property being replatted by March 13, 1980.

- A. The applicant shall guarantee the closing of the three existing residential driveways onto Meridian Avenue.
- B. The distance from the north property line to the north line of the east-west utility easement shall be added to the final plat tracing.
- C. 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 facilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

SUBDIVISION REPORT

S/D NO. 79-97 Name Dillon 6th Addition
Date Application Rec'd. 7-30-79 Final Approval 8-9-79
Scheduled S/D Meeting 2-21-80

DESCRIPTION

General Location North of Burton between Meridian and Richmond

Owner Dillon Real Estate Co., Inc.
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 1.2 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
 - Total Number of Lots 1
- 3. Minimum Lot Frontage 157 ft.
- 4. Minimum Lot Area 1.2
- 5. Existing Zoning A
- 6. Proposed Zoning LC
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

NOTE: This plat represents a revision of a previously approved final plat for this property. It proposes the replatting of property involved in two zone cases (Z-2105 and Z-2137) requesting "A" to "LC". The associated zone cases were approved by the Board of City Commissioners subject to the properties being replatted by March 13, 1980.

- A. The representative for the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan relative to the revised final plat.
- B. The applicant shall guarantee the closing of the three existing residential driveways onto Meridian Avenue and shall guarantee the closing or reconstruction to driveway standards of the alley opening on Burton. The applicant is hereby advised that all other existing driveways which are not to be utilized in the redevelopment of the property shall be closed at the time of redevelopment.
- C. Associated with this revised final plat is a vacation case (V-1008) requesting the vacation of the east/west alley adjacent to the north line of the west half of this replat. Approval of this plat is subject to the successful completion of the associated vacation case.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is 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.