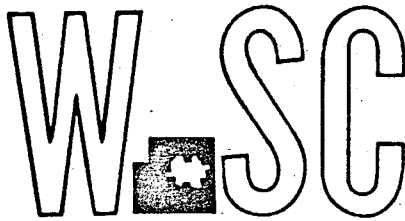


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

MAR 9 1981

Dept. Of Engineering

March 6, 1981

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

Re: S/D 81-15 - Final plat of Dillon 7th Addition

Gentlemen:

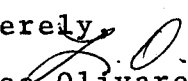
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of the applicant's request for "LC" zoning (Z-2319).
- B. Prior to the plat being submitted to the governing body for final approval, reversionary rights to the east-west alley being vacated by this replat must be vested in the platator.
- C. The applicant shall make satisfactory arrangements with K.G.&E. for relocation or abandonment of some existing electric lines on this property.
- D. The final plat tracing shall indicate "access control except for one opening" to Hydraulic Avenue across the east line of this property. Appropriate language shall be included in the platator's text.
- E. The applicant shall guarantee the closing of the three residential driveways on Hydraulic Avenue as well as vacated alley returns on Bayley and Greenwood.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 March 12, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

cc: Leon Deaver, 2700 E. 4th-
Hutchinson, Ks. 67501
Everett Fettis, 120 S.
Market, 67202
Mike Lindebak, City Eng.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-15 Name Dillon 7th Addition
 Date Application Rec'd. 2-20-81 Preliminary Approval _____
 Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location North side of Bayley between Hydraulic and Greenwood

Owner Dillon Real Estate Co., Inc., Attention: Leon Deaver

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>1.361 acres</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> <u>1</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> ft. |
| 3. Minimum Lot Frontage <u>170</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>58,175.159</u> sq. ft. | streets? <u>X</u> yes <u> </u> no |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>LC (Z-2319)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u> </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. The representative from the Department of Engineering should be prepared to discuss the status of the applicant's drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. It is noted that this replat proposes the vacation of a north/south alley as well as an east/west alley which was dedicated as part of the platting of Dillon 5th Addition to the north. The applicant's engineer shall be prepared to advise the Committee regarding the ownerships adjacent to these proposed alley vacations in order to determine if all the alley rights-of-way may be vacated by the replat or if a portion of an alley will need to be vacated by separate instrument.
- D. The final plat tracing shall indicate "access control except for one opening" to Hydraulic Avenue across the east line of this property. Appropriate language shall be included in the plattor's text.
- E. The applicant shall guarantee the closing of the three residential drive-ways on Hydraulic Avenue as well as vacated alley returns on Bayley and Greenwood.
- F. 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.