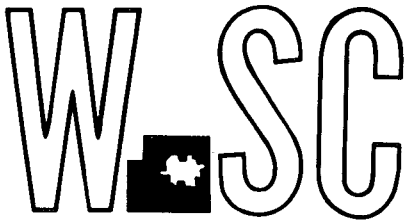
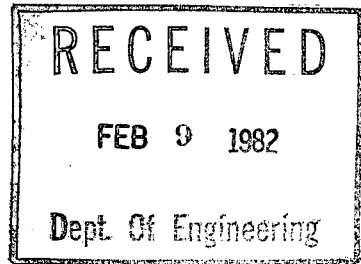


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 5, 1982

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

Re: S/D 82-7 - Final plat of Dillon 8th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 4, 1982, 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 reference Dillon 8th Addition. There is already an active subdivision case file with the name Dillon 7th Addition.
- B. The applicant shall make satisfactory arrangements with the appropriate utility companies or departments regarding the relocation or abandonment of certain water lines, sanitary sewers, gas lines, electric lines, and telephone lines which are in easements or public rights-of-way being vacated by this plat.
- C. Access control except for two openings to Harry, two openings to Edgemoor, and no openings to Boston shall be labeled on the final plat tracing and referenced in the plat's text.
- D. Guarantee shall be made for the following street, alley, and/or driveway openings:
 1. Closure of vacated Ridgewood opening at Boston (including construction of sidewalk);
 2. Closure of the existing driveways (3) to Boston;
 3. Closure or reconstruction to a private driveway standard of the vacated Ridgewood opening at Harry (including construction of a sidewalk);
 4. Closure or reconstruction to a private driveway standard of the vacated alley opening at Edgemoor (including construction of a sidewalk);
 5. Closure of all existing openings on Edgemoor in excess of the two allowed.

Baughman Company, P.A.
2-5-82
Page 2

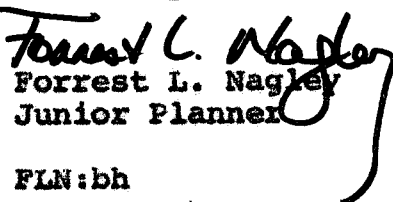
- E. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce interior noise from aircraft for any habitable structure built on this property.
- F. The final plat tracing shall indicate a 20-foot utility easement centered on all existing sanitary sewer lines.
- G. 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. 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 February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Dillon Real Estate Co., Inc. Attention: Leon Deaver, 2700 E 4th
Hutchinson, Ks. 67501
+ Mike Lindebak, City Engineering

S/D No. 82-7 Name Dillon 7th Addition
 Date Application Rec'd. 1-22-82 Preliminary Approval _____
 Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location West side of Edgemoor between Harry and Boston

Owner Dillon Real Estate Co., Inc. Atten: Leon Deaver
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|------------------------------------------------------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat <u>5.9 acres</u> | 7. Lineal Feet of New Street |
| 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>None</u> ft. |
| 3. Minimum Lot Frontage <u>362 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>256,998.9 sq. ft.</u> | streets <u>X</u> yes _____ no |
| 5. Existing Zoning <u>RB, B, and LC</u> | |
| 6. Proposed Zoning <u>LC (Z-2383)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall make satisfactory arrangements with the appropriate utility companies or departments regarding the relocation or abandonment of certain water lines, sanitary sewers, gas lines, electric lines, and telephone lines which are in easements or public rights-of-way being vacated by this plat.
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 4. Closure or reconstruction to a private driveway standard of the vacated alley opening at Edgemoor (including construction of a sidewalk);
 5. Closure of all existing openings on Edgemoor in excess of the two allowed.
- D. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce interior noise from aircraft for any habitable structure built on this property.
- E. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan and state whether any drainage improvements need to be guaranteed with this plat.
- F. 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.