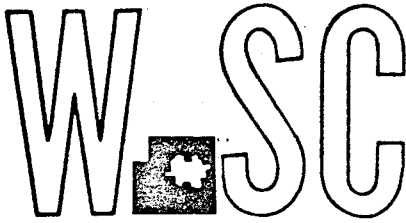
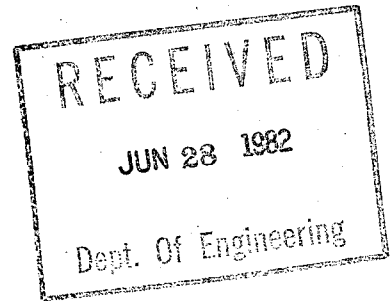


WICHITA - SEDGWICK COUNTY



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



June 25, 1982

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

Re: S/D 82-32 - Preliminary plat of Dillon 9th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 24, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. A more detailed drainage plan shall be submitted to City Engineering with the final plat. An internal drainage system may be required.
- B. The applicant shall guarantee the abandonment of those sanitary sewer lines which he does not choose to cover with a 20-foot utility easement. Appropriate utility easements shall be shown on the final plat.
- C. The applicant shall make satisfactory arrangements with K.G. and E., Southwestern Bell, and Gas Service Company for abandonment or relocation of existing utilities which are not to be utilized in the redevelopment. For those existing utilities which are to remain, appropriate easements shall be shown on the final plat.
- D. The Subdivision Committee recommends that no additional right-of-way be required for 14th Street.
- E. A five-foot platted rear yard setback for Lot 2 may be shown on the final plat.
- F. Since this plat proposes the vacation of Avenue "A", the applicant shall guarantee either the reconstruction to a private standard or the closure of the vacated street return at Waco.
- G. The final plat shall indicate the following access controls:
  1. 40 feet of "complete access control" north and west from the 13th Street and Waco Avenue intersection (measured from 50-foot half street right-of-way lines.

Baughman Company - Page 2  
June 25, 1982

2. "Access control except for two openings" to 13th Street across Lot 2's south line.
  3. "Access control except for 3 openings" to Waco Avenue across Lot 2's east line.
- H. The applicant shall guarantee the closure of all curb cuts in excess of the number allowed on this plat.
- I. The contingent dedication for 13th Street and Waco Avenue shall be referenced in the plat's text. The contingency shall be based on the removal or destruction of the existing buildings within the contingent street dedication.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 5, Article 4 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your files.

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

Sincerely,



Louise Olivarez  
Senior Planner

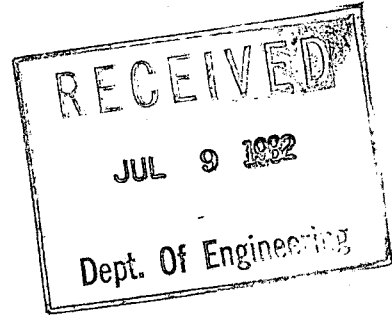
LO:bh

cc: Dillon Real Estate Co., Inc., Attention: Leon L. Deaver, 2700 E. 4th, Hutchinson, Ks. 67501  
Unified School Dist. No. 259, Attention: Dr. Halstead, 1400 Geo. Washington Blvd., 67211  
Joel Pollack, c/o Jim Smith Realty, 337 N. Waco, 67202  
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



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



July 9, 1982

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

Re: Final plat S/D 82-32 - Dillon 9th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1982, 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 abandonment of those sanitary sewer lines which have not been covered with a utility easement.
- B. The Subdivision Committee recommended that no additional right-of-way be required for 14th Street at this location. 14 feet of half-street right-of-way presently exists.
- C. Since this plat proposes the vacation of Avenue "A", the applicant shall guarantee either the reconstruction to a private standard or the closure of the vacated street return on Waco.
- D. The applicant shall guarantee the closure of all curb cuts in excess of the access control being platted.
- E. The 10-foot maintenance access easement on the east side of Lot 1 shall be deleted from the plat.
- F. A separate document contingently dedicating Reserve A to the public for street purposes shall be submitted to the Planning Department for forwarding to the City Commission with the plat.
- G. Closure computations shall be submitted with the final plat tracing.

Baughman Company  
July 9, 1982  
Page 2

H. 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 Thursday, July 15, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Dillon Real Estate Co., Inc., Atten: Leon L. Deaver, 2700  
E. 4th, Hutchinson, Ks. 67501  
Unified School Dist. No. 259, Atten: Dr. Holstead, 1400  
Geo. Washington Blvd., 67211  
Joel Pollack, c/o Jim Smith Realty, 337 N. Waco, 67202  
X Mike Lindebak, City Engineering

**THE CITY OF WICHITA**  
**OFFICE OF** Planning Department

**DATE** August 7, 1984



**TO** Donald C. Gisick, City Clerk  
**FROM** Barbara R. Bonanni, Planning Analyst

**SUBJECT**

Release of the performance bond associated with Dillon 9th Addition located on the northwest corner of Waco and 13th Street.

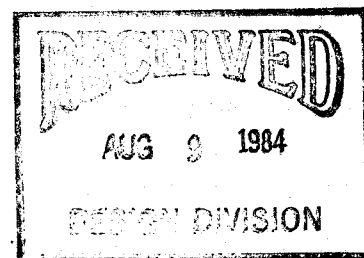
We have been advised by City Engineering that the closure of the curb cuts on Waco Avenue in excess of three (3) have been completed, as well as the abandonment of sewer lines. These improvements were both required as conditions of approval for Dillon 9th Addition. The performance bond which guaranteed this work can now be released. The original bond should be returned to Dillons with a copy of this memorandum.

Barbara R. Bonanni  
Planning Analyst

*Barbara R. Bonanni*

cc: Dillon Real Estate Co., Inc.  
Contract Purchaser, Attention: Leon L. Deaver  
2700 E. 4th St.-Hutchinson, Ks. 67501

✓Mike Lindebak, City Engineer



*L. 2*

*W*

S/D No. 82-32 Name Dillon 9th Addition  
Date Application Rec'd. 6-11-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-24-82

DESCRIPTION

General Location N.W. corner of 13th St. and Waco

Owner Dillon Real Estate Co., Inc., Attention: Leon L. Deaver  
Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |                                                                                    |                                                                 |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>5.85 acres</u>                                         | 7. Lineal Feet of New Street                                    |
| 2. Number of Lots :                                                                | a. <u>5</u> R/W <u>449</u> ft.                                  |
| Residential _____                                                                  | b. <u>10</u> R/W <u>592</u> ft.                                 |
| Commercial <u>1</u>                                                                | c. <u>20</u> R/W <u>299</u> ft.                                 |
| Industrial _____                                                                   | d. _____ R/W _____ ft.                                          |
| Other <u>1</u>                                                                     | e. _____ R/W _____ ft.                                          |
| Total Number of Lots <u>2</u>                                                      | TOTAL <u>1340</u> ft.                                           |
| 3. Minimum Lot Frontage <u>289.37</u> ft.                                          | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>69,567.3</u> sq. ft.                                        |                                                                 |
| 5. Existing Zoning <u>A, RB, B, BB and LC</u>                                      |                                                                 |
| 6. Proposed Zoning <u>BB and LC</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:

Note: The applicant has filed an associated zone case (Z-2442), requesting "LC" zoning for Lot 2 and "BB" zoning for Lot 1.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept and state if any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee the abandonment of those sanitary sewer lines which he does not choose to cover with a 20-foot utility easement. Appropriate utility easements shall be shown on the final plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this plat proposes the vacation of Avenue "A", the applicant shall guarantee either the reconstruction to a private standard or the closure of the vacated street return at Waco.
- E. The final plat shall indicate the following access controls:
  - 1. 40 feet of "complete access control" north and west from the 13th Street and Waco Avenue intersection (measured from 50-foot half street right-of-way lines).
  - 2. "Access control except for two openings" to 13th Street across Lot 2's south line.
  - 3. "Access control except for 3 openings" to Waco Avenue across Lot 2's east line.
- F. The applicant shall guarantee the closure of all curb cuts in excess of the number allowed on this plat.

- G. The contingent dedication for 13th Street and Waco Avenue shall be referenced in the plat's text. The contingency shall be based on the removal or destruction of the existing buildings within the contingent street dedication.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 5, Article 4 of the MAPC Subdivision Regulations).

S/D No. 82-32 Name Dillon 9th Addition  
Date Application Rec'd. 6-11-82 Preliminary Approval 6-24-82  
Scheduled S/D Meeting 7-8-82

DESCRIPTION

General Location N. W. corner of 13th St. and Waco

Owner Dillon Real Estate Co., Inc., and U.S.D. 259  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks Zip Code 67211 Phone 262-7271

- |                                                                                               |                                     |
|-----------------------------------------------------------------------------------------------|-------------------------------------|
| 1. Gross Acreage of Plat <u>5.85 acres</u>                                                    | 7. Lineal Feet of New Street        |
| 2. Number of Lots :                                                                           | a. <u>    </u> R/W <u>    </u> ft.  |
| Residential <u>    </u>                                                                       | b. <u>10</u> R/W <u>592</u> ft.     |
| Commercial <u>1</u>                                                                           | c. <u>20</u> R/W <u>299</u> ft.     |
| Industrial <u>    </u>                                                                        | d. <u>    </u> R/W <u>    </u> ft.  |
| Other <u>1</u>                                                                                | e. <u>    </u> R/W <u>    </u> ft.  |
| Total Number of Lots <u>2</u>                                                                 | TOTAL <u>891</u> ft.                |
| 3. Minimum Lot Frontage <u>289.37</u> ft.                                                     | 8. Sidewalk adjacent to all         |
| 4. Minimum Lot Area <u>69,567.3</u> sq. ft.                                                   | streets <u>x</u> yes <u>    </u> no |
| 5. Existing Zoning <u>A, RB, B, BB and LC</u>                                                 |                                     |
| 6. Proposed Zoning <u>BB and LC (Z-2442)</u>                                                  |                                     |
| 9. Is public water available <u>x</u> Yes <u>    </u> No, Name <u>City of Wichita</u>         |                                     |
| 10. Is sanitary sewer available <u>x</u> Yes <u>    </u> No, Name <u>City of Wichita</u>      |                                     |
| 11. Has Health Dept. approval been obtained (where applicable) <u>    </u> Yes <u>    </u> No |                                     |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>    </u> Outside of 3-Mile Area <u>    </u>       |                                     |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee the abandonment of those sanitary sewer lines which have not been covered with a utility easement.
- C. The applicant shall make satisfactory arrangements with K.G. and E., Southwestern Bell and the Gas Service Company regarding abandonment or relocation of existing utilities which are not to be utilized in conjunction with the site's redevelopment.
- D. At the time of preliminary plat approval, the Subdivision Committee recommended that no additional right-of-way be required for 14th Street at this location. 14 feet of half-street right-of-way presently exists.
- E. Since this plat proposes the vacation of Avenue "A", the applicant shall guarantee either the reconstruction to a private standard or the closure of the vacated street return on Waco.
- F. The applicant shall guarantee the closure of all curb cuts in excess of the access control being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since the 10-foot maintenance access easement on the east side of Lot 1 is for the benefit of Lot 2 only and not for public use, it is recommended that the easement not be granted on the plat. The two lot owners may record whatever private easement agreement they desire.
- I. A separate document contingently dedicating Reserve A to the public for street purposes shall be submitted to the Planning Department for forwarding to the City Commission with the plat.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.