



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT Lancaster Addition

DATE October 18, 1982

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Plat is scheduled for subdivision for October 28, 1982.

Area is to be developed as offices, parking, and landscape area.

Area 1 (0.66 AC) will drain west and north to Country Club Place thru two drive openings as indicated. Some landscaping area is included in this area. Runoff factor is 0.80.

Area 2 (0.73 AC) will drain west and south to Orchard Avenue thru a drive opening. Runoff factor is 0.90.

Area 3 (0.15 AC) will drain west to Hillside. This area is to be all landscaped. Runoff factor is 0.25.

Area 4 (0.12 AC) will drain east and north to the street. This is all landscape area so runoff factor will be 0.25.

Area 5 (0.24 AC) which will be the building location will be drained by roof drains and conveyed to the inlet by a pipe extension. *(Permit law 42.000 t Required)*

Existing storm sewer is indicated on the east side of Hillside. An existing 2 X 2 catch basin on Country Club Place at the N.E. Corner of the plat is apparently an old vacated storm sewer system of no significance.

The proposed building location is indicated. Proposed driveway locations are also indicated.

S/D No. 82-61 Name Lancaster Addition  
 Date Application Rec'd. 10-15-82 Preliminary Approval 10-28-82  
 Scheduled S/D Meeting 11-22-82

DESCRIPTION

General Location East side of Hillside Avenue between Country Club Place and Orchard Avenue  
 Owner Lancaster Properties, Ltd., a limited partnership  
 Surveyor/Engineer Baughman Company, P.A.  
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat <u>1.92 acres</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>195.78</u> ft.
Residential <u>1</u>	b. <u>      </u> ft.
Commercial <u>1</u>	c. <u>      </u> ft.
Industrial <u>      </u>	d. <u>      </u> ft.
Other <u>      </u>	e. <u>      </u> ft.
Total Number of Lots <u>2</u>	TOTAL <u>195.78</u> ft.
3. Minimum Lot Frontage <u>53.69</u>	8. Sidewalk adjacent to all streets <u>x</u> yes <u>      </u> no
4. Minimum Lot Area <u>5,022.16</u>	
5. Existing Zoning <u>A and B</u>	
6. Proposed Zoning <u>A and BB (Z-2467)</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. A copy of the private sewer easement which provides Lot 2 access to a public sanitary sewer line shall be provided to the Planning Department.
- B. Approval of the final plat shall be subject to approval of vacation case V-1163 which vacates the balance of the east-west alley in this block.
- C. The applicant shall guarantee the closure or reconstruction of the vacated alley returns on Orchard and Country Club Place.
- D. The applicant shall submit a guarantee for the removal of the retaining wall within the right-of-way being dedicated for Orchard Avenue. The City Engineer's office shall be contacted in this regard for the appropriate dollar amount for the guarantee.
- E. A guarantee shall be submitted for closing the five driveways on Country Club Place existing within the area of complete access control.
- F. Existing (or remaining) half-street rights-of-way for Country Club Place, Holyoke Avenue and Orchard Avenue shall be shown on the final plat tracing.
- G. A reference tie to a previous platted lot corner or to a section corner shall be shown on the final plat tracing.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 82-61 Name Lancaster AdditionDate Application Rec'd. 10-15-82

Preliminary Approval

Scheduled S/D Meeting 10-28-82DESCRIPTIONGeneral Location East side of Hillside Avenue between Country Club  
Place and Orchard AvenueOwner Lancaster Properties, LTD., a limited partnershipSurveyor/Engineer Baughman Company, P.A.Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

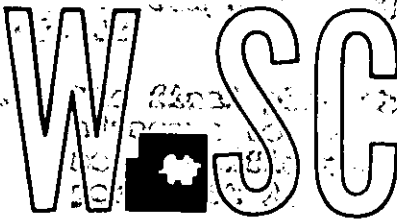
- |  |                            |                                   |  |
|--|----------------------------|-----------------------------------|--|
| 1. Gross Acreage of Plat                                       | <u>1.92 acres</u>          | 7. Lineal Feet of New Street      |  |
| 2. Number of Lots :  |                            | a. <u>5</u> R/W <u>195.78</u> ft. |  |
| Residential  | <u>1</u>                   | 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>2</u>                   | TOTAL <u>195.78</u> ft.           |  |
| 3. Minimum Lot Frontage  | <u>53.69</u>               | 8. Sidewalk adjacent to all       |  |
| 4. Minimum Lot Area  | <u>5,022.16</u>            | streets <u>X</u> yes _____ no     |  |
| 5. Existing Zoning   | <u>A and B</u>             |                                   |  |
| 6. Proposed Zoning   | <u>A and BB (Z-2467)</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:

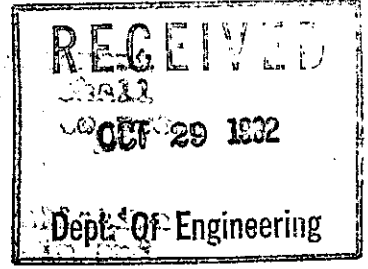
Note: The applicant has filed an associated zoning case (Z-2467) requesting "A" and "B" to "BB" for Lot 1. Lot 2 is to remain zoned "A".

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. Approval of the final plat shall be subject to approval of vacation case V-1163 which vacates the balance of the east-west alley in this block.
- C. The applicant shall guarantee the closure or reconstruction of the vacated alley returns on Orchard and Country Club Place.
- D. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2. Any easement necessary to cover the extension shall be shown on the final plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant or his agent shall be prepared to comment on the status of the joint drive approach that exists on the south line of proposed Lot 2 and the house at 841 Holyoke.
- G. Prior to release of this plat for recording, the retaining wall within the street right-of-way being dedicated for Orchard Avenue shall be removed.
- H. The final plat shall show the amount of right-of-way existing on Hillside.
- I. A guarantee shall be submitted for closing the five driveways on Country Club Place existing within the area of complete access control.
- 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 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



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



October 29, 1982

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

Re: S/D-82-61 Preliminary plat of Lancaster Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 28, 1982, the above-captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. A copy of the private sewer easement which provides Lot 2 access to the public sanitary sewer shall be provided to the Planning Department.
- B. Approval of the final plat which shall be subject to approval of vacation case V-1163 which vacates the balance of the east-west alley in this block.
- C. The applicant shall guarantee the closure or reconstruction of the vacated alley returns on Orchard and Country Club Place.
- D. The applicant shall submit a guarantee for the removal of the retaining wall within the right-of-way being dedicated for Orchard Avenue. The City Engineer's office shall be contacted in this regard for the appropriate dollar amount for the guarantee.
- E. The final plat shall show the amount of right-of-way existing on Hillside.
- F. A guarantee shall be submitted for closing the five driveways on Country Club Place existing within the area of complete access control.

- G. The final plat shall indicate a 10-foot utility easement adjacent to the east line of Lot 1. This easement shall be of sufficient length to provide utility service to proposed Lot 2.
- 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. Requirement for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

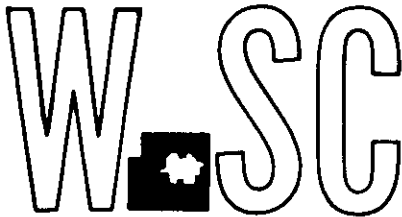
Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

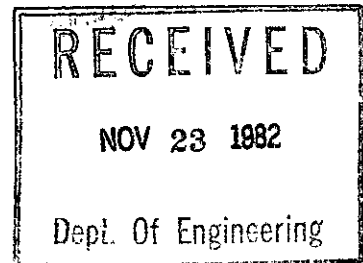
cc: Lancaster Properties, Ltd., a limited partnership, 2911 E.  
Douglas, 67211  
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



November 23, 1982

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

Re: S/C 82-61 - Final plat of Lancaster Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Monday, November 22, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of the final plat shall be subject to approval of vacation case V-1163 which vacates the balance of the east-west alley in this block.
- B. The applicant shall guarantee the closure or reconstruction of the vacated alley returns on Orchard and Country Club Place.
- C. The applicant shall submit a guarantee for the removal of the retaining wall within the right-of-way being dedicated for Orchard Avenue. The City Engineer's office shall be contacted in this regard for the appropriate dollar amount for the guarantee.
- D. A guarantee shall be submitted for closing the five driveways on Country Club Place existing within the area of complete access control.
- E. Existing (or remaining) half-street rights-of-way for Country Club Place, Holyoke Avenue and Orchard Avenue shall be shown on the final plat tracing.
- F. A reference tie to a previous platted lot corner or to a section corner shall be shown on the final plat tracing.

Closure computations shall be submitted with the final plat tracing.

Baughman Company  
11-23-82 - Page 2

H. 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.

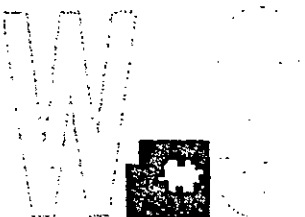
This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 2, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Lancaster Prop., Ltd., a limited partnership, 2911 E.  
Douglas, 67211  
✓ Mike Lindebak, City Engineering



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 13, 1989

Lancaster, a Joint Venture  
2911 East Douglas  
Wichita, KS 67211

Re: S/D 82-61 - LANCASTER ADDITION: LETTER Of Credit  
(\$5,000.00) guaranteeing (1.) Closure of three vacated  
alley returns; (2.) Closure of five driveways on Country  
Club Place; (3) and, removal of retaining wall along  
Orchard Ave. in Lancaster Addition; located between  
Country Club Place and Orchard Ave. east of Hillside  
(Default date September 13, 1989/Expiration date  
November 13, 1989). (Credit No. 274/amend. 1 & 2).

Dear Gentlemen:

When you platted the Lancaster Addition in 1982, you submitted a  
Letter of Credit from Central Bank & Trust in the amount of  
\$5,000.00 as guarantee that the above-referenced improvement  
would be made.

Since City Engineering informs us that the work has not been  
completed, we can authorize a 1-year extension of time to  
complete the required improvement provided an amendment is  
submitted from the bank which references the following:

1. A new project completion or default date of September  
13, 1990.
2. A new negotiation or expiration date of November 13,  
1990.
3. A new dollar amount of \$5,250.00

The amendment(s) should be submitted to this office and addressed  
to my attention. A processing fee of \$50.00 is required when  
amendments are submitted. Please contact the bank and authorize  
the amendment(s).

S/D 82-61 Lancaster Addition  
Page 2

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Central Bank & Trust, P.O. Box 2, Wichita, KS 67201  
Mike Lindebak, City Engineer

THE CITY OF WICHITA  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 6, 1989

TO: Dale Rea, Deputy City Clerk

FROM: R. Timothy Bickhaus, Associate Planner

SUBJECT: Forwarding of S/D 82-61 - LANCASTER ADDITION:  
Letter of Credit (\$5,250.00) guaranteeing (1.)  
Closure of three vacated alley returns; (2.)  
Closure of five driveways on Country Club Place;  
(3) and, removal of retaining wall along Orchard  
Ave. in Lancaster Addition; located between Country  
Club Place and Orchard Ave. east of Hillside  
(Default date September 13, 1990/Expiration date  
November 13, 1990). (Credit No. 375).

The attached above-referenced document is for your files. This instrument should be held until its release is authorized by the City Engineer's office or the Planning Department.



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Attachment

cc: Central Bank & Trust, P.O. Box 2, Wichita, KS 67201  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 20, 1989

Lancaster, a Joint Venture  
2911 East Douglas  
Wichita, KS 67211

Re: S/D 82-61 - LANCASTER ADDITION: Letter of Credit (\$5,000.00) guaranteeing (1.) Closure of three vacated alley returns; (2.) Closure of five driveways on Country Club Place; (3) and, removal of retaining wall along Orchard Ave. in Lancaster Addition; located between Country Club Place and Orchard Ave. east of Hillside (Default date September 13, 1989/Expiration date November 13, 1989). (Credit No. 274/amend. 1 & 2).

Dear Gentlemen:

This letter is written as follow-up to my previous letter to you dated October 13, 1989, regarding the above-referenced matter. As you are aware, the subject Letters of Credit reference a project completion or default date of September 13, 1989. As of this date, the required improvements have not been completed.

Please contact Central Bank & Trust and authorize them to submit an amendment to your Letter of Credit which references the following:

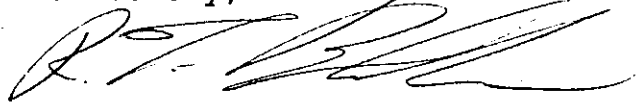
1. A new project completion or default date of September 13, 1990.
2. A new negotiation or expiration date of November 13, 1990.
3. A new dollar amount of \$5,250.00.

The amendment should be submitted to this office prior to October 31, 1989. A processing fee of \$50.00 is required when amendments are submitted. Should you choose not to authorize the bank to prepare the required amendment, we have no choice but to initiate the process for collection on the guarantee.

S/D 82-61 Lancaster Addition  
Page 2

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Central Bank & Trust, P.O. Box 2, Wichita, KS 67201  
Mike Lindebak, City Engineer

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