

SID

COMMITTEE

forwarded without  
recommendation

12.5.74

M.P.C.

12.12.74

Accepted

~~B.C.C.~~

12.27.74

Accepted

D-0616 - Builders, Inc. dedicates  
drainage easement east side of  
Glendale in area no. of Harry.

POSTED  
12-4-74  
3X

# ACTION

	DATE
SID COMMITTEE	<i>forwarded without recommendation</i> 12.5.74
M.P.C.	<i>accepted</i> 12.12.74
B.C.C./B.P.C.	<i>accepted</i> 12.27.74

D-0616 - Builders, Inc. dedicates  
drainage easement east side of  
Glendale in area no. of Harry.

DEDICATION REPORT AND PROGRESS

MAP No. 5846  
 SEC. No. 25  
 TWP. No. 27S  
 RANGE 1E

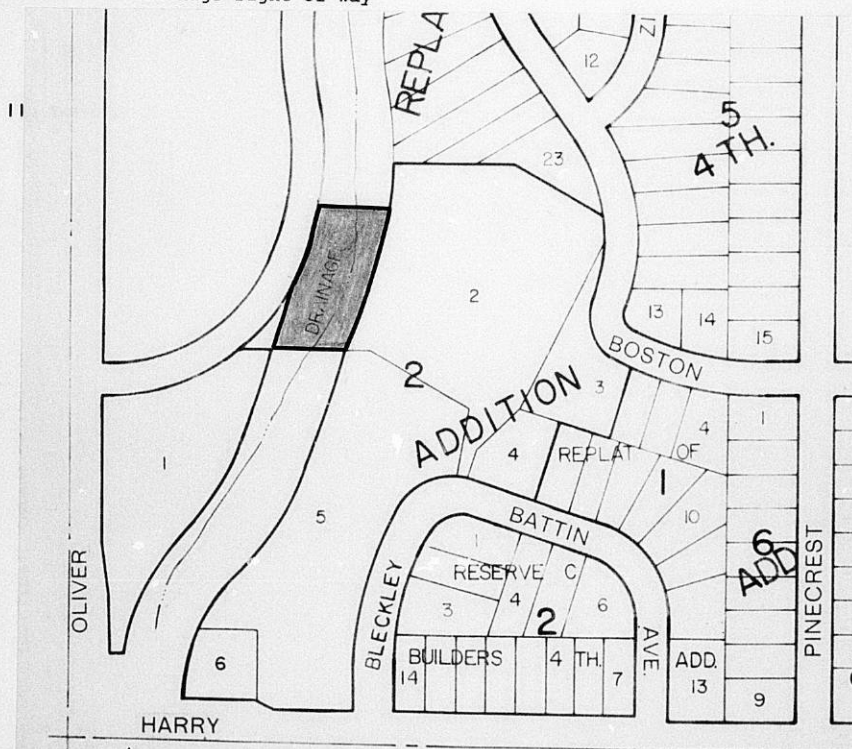
CASE No. D - 0616

I. OFFER TO DEDICATE: drainage right of way  
 GENERALLY LOCATED: East side of Glendale in an area  
north of Harry

LEGALLY DESCRIBED AS: See dedication

DEDICATED BY: Builders, Inc.  
 AGENT: Joel M. Pollack, Vice President  
 ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_  
 PURPOSE OF DEDICATION: \_\_\_\_\_

Drainage right of way



III. FILED 11-26-74  
 POSTED TO ATLAS YES  
 S/D COMM. ACTION 12-5-74  
 M.A.P.C. ACTION 12-12-74 Accepted

B.C.C. ACTION 12-27-74 Accepted  
 PLACED ON RECORD \_\_\_\_\_  
 CITY CLERKS No. \_\_\_\_\_

MAPC CASE NO. D-0616 Dedication of Drainage right-of-way

Dedicated by: Builders, Inc.

Generally East side of Glendale in an  
area north of Harry

This dedication is given for the following reason:

Drainage right-of-way requested by City

ACTION: Accept the dedication and instruct the City Clerk to  
file with the Register of Deeds.

T9-325

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Builders, Inc., a Kansas corporation

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:  
A portion of Lot 2, Block 2, Parklane Addition, Wichita, Kansas, described as beginning at the northwesterly corner of said Lot 2, which corner falls on the east line of Glendale Avenue as platted in Replat of Part of Builders Fourth Addition, Wichita, Kansas; thence southerly along the east line of Glendale Avenue, along a curve having a radius of 523.14 feet, through a central angle of 7°-34'-30", a distance of 69.16 feet to the P.T. of said curve; thence southerly along tangent to said curve and said tangent extended 209.31 feet to the south line of said Lot 2; thence east with an angle to the left of 106° 50' along said south line 125.37 feet; thence northeasterly with an angle to the left of 73°-10', a distance of 173.0 feet to the P.C. of a curve to the left having a radius of 643.14 feet; thence along said curve and through a central angle of 7°-34'-30" a distance of 85.03 feet; thence westerly along a line radial to said curve 120 feet to the place of beginning.

do es hereby dedicate the above described real estate to the public for Drainage Right-of-Way purposes.

Executed this 15th day of November 19 74.

ATTEST:

Mary Green  
Mary Green, Secretary

BUILDERS, INC.  
By: Joel M. Pollack  
Joel M. Pollack  
Vice President

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 15th day of November, 1974,  
came Joel M. Pollack, Vice President of Builders, Inc., a Kansas  
corporation,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same as Vice President on behalf of and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,  
this \_\_\_\_\_,  
City Clerk

Vicky Lynn Miller  
Notary Public

My Commission Expires: Aug. 10, 1975



December 13, 1974

Mr. Edmund R. Learned  
Attorney at Law  
Suite 350, R. H. Garvey Building  
300 West Douglas  
Wichita, Kansas 67202

Re: D-0616 - Dedication of drain-  
age right-of-way - East side  
of Glendale in an area north  
of Harry

Dear Mr. Learned:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 1974, the above-captioned case was considered. After considerable discussion in comparing the original site development plan submitted when the CUP was filed, with the site development plan submitted when the building permit was issued, the Planning Commission stressed concern over the now proposed parking layout. Their major concern was regarding the approach across the bridge not extending to the building but, rather, terminating in a T intersection with an apparent conflict of 90° parking backing out directly into the circulation aisle. Their action was to accept the dedication, but they urged that you contact the Traffic Engineering Division and again discuss plans for circulation.

We will forward this dedication on to the City Commission for consideration on Friday, December 27, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Eldon B. Swensson, Architect, 1000 Parklane 67218  
Bill McKinley, Assistant Traffic Engineer

December 6, 1974

Edmund R. Learned  
Attorney at Law  
Suite 350, R. H. Garvey Building  
300 West Douglas  
Wichita, Kansas 67202

Re: D-0616 - Dedication of a  
drainage right-of-way on  
the east side of Glendale in  
an area north of Harry.

Dear Mr. Learned:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 5, 1974, the above captioned dedication request was considered. The action of the Committee was to recommend that this dedication be forwarded to the Metropolitan Area Planning Commission without recommendation as it is felt that the Planning Commission should discuss this matter in relation to proposed site development plans.

Prior to the Planning Commission considering this matter, we would appreciate your submitting the present site development proposal so that the Planning Commission can compare it with the original submitted for review with the C.U.P.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration at its regular meeting at 1:30 p.m., Thursday, December 12, 1974, in Room 401, City Building Annex, 104 South Main Street.

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

Sincerely,

Curtis L. Newby  
Junior Planner

GEN:rme

cc: Builders, Inc., Joel M. Pollack, Vice President  
R. H. Garvey Building, 67202

M. S. Mitchell, Maintenance-Flood Control  
Dean Sellers, Assistant City Engineer

LEARNED, CRAIG AND FOLEY, P.A.  
LAW OFFICES

SUITE 350, R. H. GARVEY BUILDING  
300 WEST DOUGLAS  
WICHITA, KANSAS 67202

November 25, 1974

EDMUND R. LEARNED  
JERI B. CRAIG  
D. EMMETT FOLEY  
JOHN W. JORDAN

261-5271  
AREA CODE 316

Curtis Newby  
Metropolitan Planning Commission  
City Annex Building  
Wichita, Kansas

Dear Curtis:

Re: Parklane Addition - Drainage Dedication

Attached is a new dedication which makes two changes in the legal as requested by Mr. M. S. Mitchell.

With best regards, I remain,

Sincerely yours,

LEARNED, CRAIG AND FOLEY, P.A.

*E. Learned*  
Edmund R. Learned

ERL/vm  
Encls.

cc: Joel Pollack  
M. S. Mitchell

*OK for  
Legal*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Builders, Inc., a Kansas corporation

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

A portion of Lot 2, Block 2, Parklane Addition, Wichita, Kansas, described as beginning at the northwesterly corner of said Lot 2, which corner falls on the east line of Glendale Avenue as platted in Replat of Part of Builders Fourth Addition, Wichita, Kansas; thence southerly along the east line of Glendale Avenue, along a curve having a radius of 523.14 feet, through a central angle of 7°-34'-30", a distance of 69.16 feet to the P.T. of said curve; thence southerly along tangent to said curve and said tangent extended 209.31 feet to the south line of said Lot 2; thence east along said south line 125.37 feet; thence northeasterly with an angle to the left of 73°-10', a distance of 173.0 feet the P.C. of a curve to the left having a radius of 643.14 feet; thence along said curve and through a central angle of 7°-34'-30" a distance of 85.03 feet; thence westerly along a line radial to said curve 120 feet to the place of beginning.

do es hereby dedicate the above described real estate to the public for Drainage Right-of-Way purposes.

Executed this 15th day of November 19 74.

Mary Green  
Mary Green, Secretary

Builders, Inc.  
By: Joel M. Pollack  
Joel M. Pollack  
Vice President

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 15th day of November, 1974,  
came Joel M. Pollack, Vice President of Builders, Inc., a Kansas corporation,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same, as Vice President, on behalf of and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

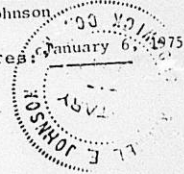
Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_,

City Clerk

Rachel E. Johnson  
Notary Public  
Rachel E. Johnson

My Commission Expires, January 6, 1975



LEARNED, CRAIG AND FOLEY, P.A.  
LAW OFFICES  
SUITE 350, R. H. GARVEY BUILDING  
300 WEST DOUGLAS  
WICHITA, KANSAS 67202

November 20, 1974

EDMUND R. LEARNED  
JERI B. CRAIG  
D. EMMETT FOLEY  
JOHN W. JORDAN

261-5271  
AREA CODE 316

Jack Galbraith  
Metropolitan Area Planning Department  
City Annex Building  
Wichita, Kansas

Re: Parklane Addition - Dedication of  
Drainage Easement

Dear Jack:

Please find enclosed a dedication of the drainage right-of-way requested in the November 6, 1974 communication from Mr. M. S. Mitchell to Mr. John Riddel.

Please advise me of any further action you wish me to take on this dedication.

Sincerely yours,

LEARNED, CRAIG AND FOLEY, P.A.

  
Edmund R. Learned

ERL/vm  
Encls.

cc: M. S. Mitchell  
John Riddel

W. L. KORBER      R. G. WAYMIRE  
**BAUGHMAN CO.**  
S U R V E Y O R S

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

DRAINAGE DEDICATION

A portion of Lot 2, Block 2, Fairlane Addition, Wichita, Kansas, described as beginning at the northwesterly corner of said Lot 2, which corner falls on the east line of Glendale Avenue as platted in Replat of Part of Builders Fourth Addition, Wichita, Kansas; thence southerly along the east line of Glendale Avenue, along a curve having a radius of 523.14 feet, through a central angle of  $7^{\circ}-34'-30''$ , a distance of 69.16 feet to the P.T. of said curve; thence southerly along tangent to said curve and said tangent extended 209.31 feet to the south line of said Lot 2; thence east along said south line 125.37 feet; thence northeasterly with an angle to the left of  $71^{\circ}-10'$ , a distance of 173.0 feet to the P.C. of a curve to the left having a radius of 643.14 feet; thence along said curve and through a central angle of  $7^{\circ}-34'-30''$  a distance of 85.03 feet; thence westerly along a line radial to said curve 120 feet to the place of beginning.

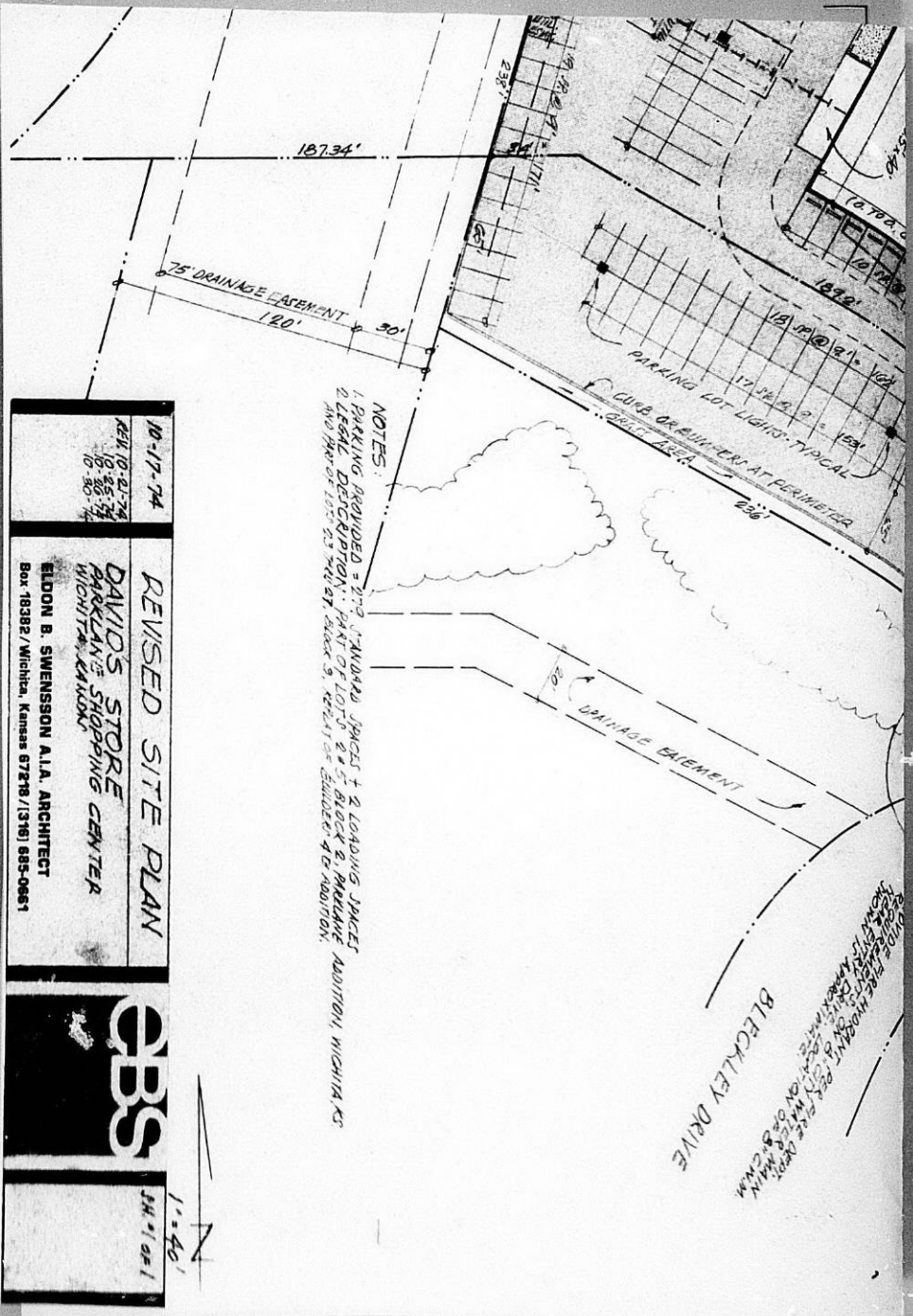
November 14, 1974

2









REV. 10-21-74	10-17-74
10-25-74	
10-30-74	
<b>REVISED SITE PLAN</b>	
<b>DAVIDS STORE</b>	
<b>ANCHORAGE SHOPPING CENTER</b>	
<b>WICHITA, KANSAS</b>	
<b>ELDON B. SWENSON A.I.A. ARCHITECT</b>	
<b>Box 18382 / Wichita, Kansas 67218 / (316) 685-0661</b>	
<b>EBS</b>	

BLECKLEY DRIVE

80' WIDE IN GREEN SWELL AT 2' FROM CURB NEXT ACCESS. PROVIDE LIGHT CHAIN & PADLOCK

SCREENING PL.

NEW BUILDING - DAVID'S  
TOT PL. FIN. EL. = 100.00' = 1359.0

PLANTING AREA 105' x 30'  
LINE OF CURB  
LINE OF CANOPY

ENTRY 101

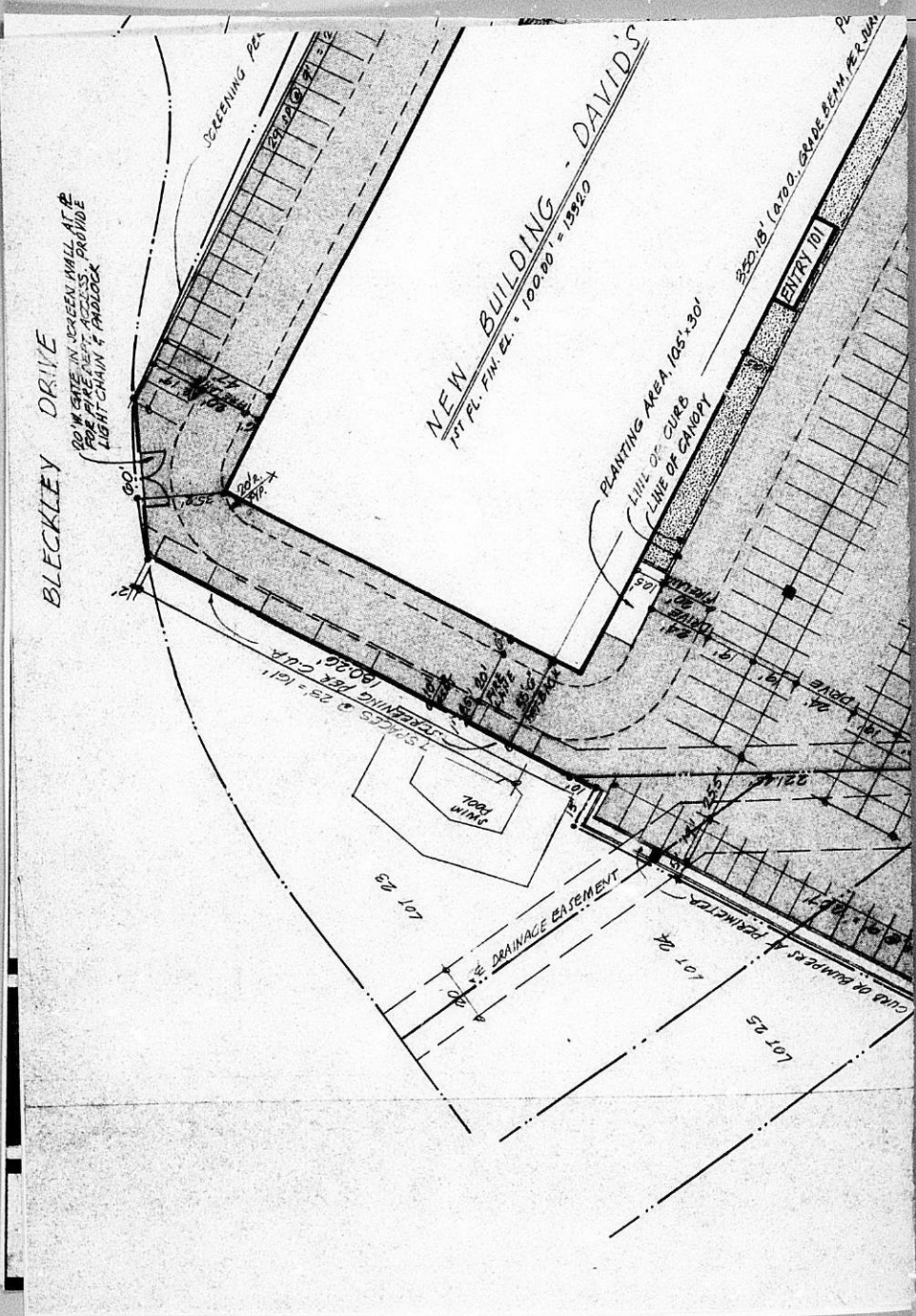
SCREENING PL. CURB  
1 SPACES @ 25' = 101'

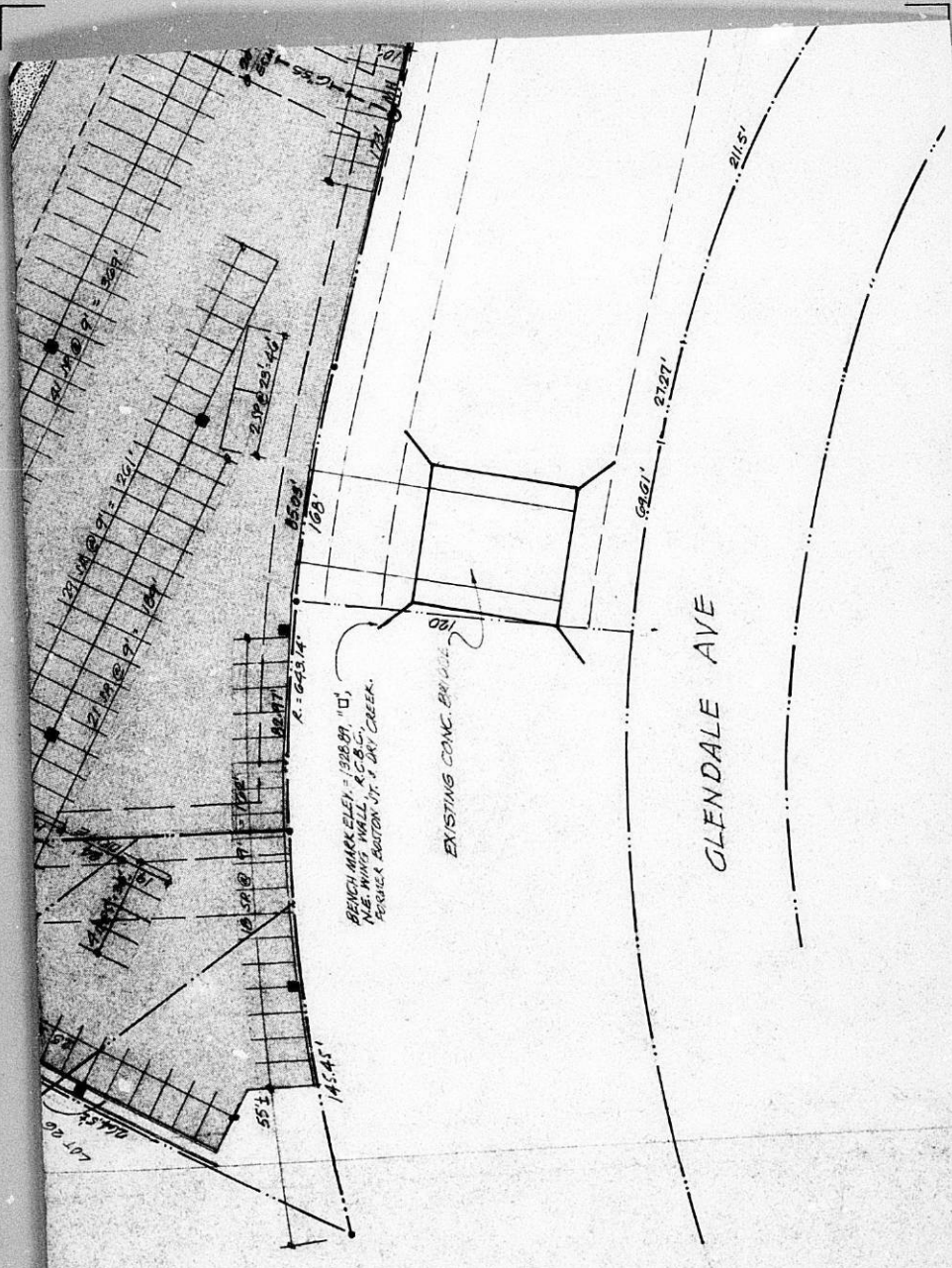
DRAINAGE EASEMENT

LOT 24

LOT 25

CURB OR BUMPERS & PAVEMENT

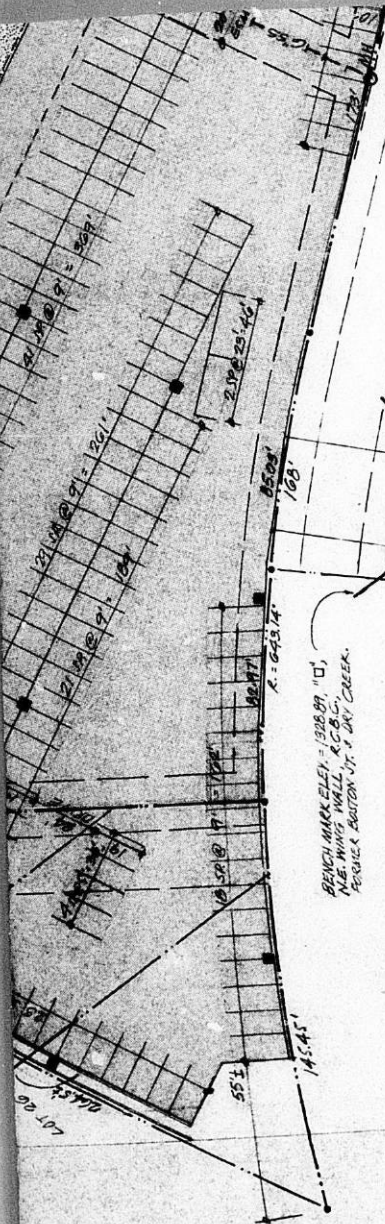




BRIDGE MARK ELEV. = 328.89, 10',  
 1" WIND WALL, R.C.B.C.,  
 FOR RIVER BRIDGE AT JCT. OF DRY CREEK.

EXISTING CONC. BRIDGE

GLENDALE AVE



108'

27.97'

211.51'

145.45'

55'

47'-20"

21.92'

23.46'

21.92'

R.C.B.C.

BLECKLEY DRIVE

20' WIDE IN GREEN HALL AT P  
FOR FIRE DEPT. ACCESS. PROVIDE  
LIGHT-C. MAIN & PADLOCK

SCREENING PER CURB  
223.5'

NEW BUILDING - DAVID'S  
PT. PL. FIN. EL. = 100.90 = 1392.0

PLANTING AREA 105' x 30'  
LINE OF CURB  
(LINE OF CANOPY)

ENTRY TO

PLANTING AREA 105' x 40'

COMPACTOR PAD & GRAVEL PAVT  
TRANSFER PAD TO CURB & PAVT  
LANDING PAVT TO REAR DOOR  
2 LANDING SPACES @ 300' x 100'



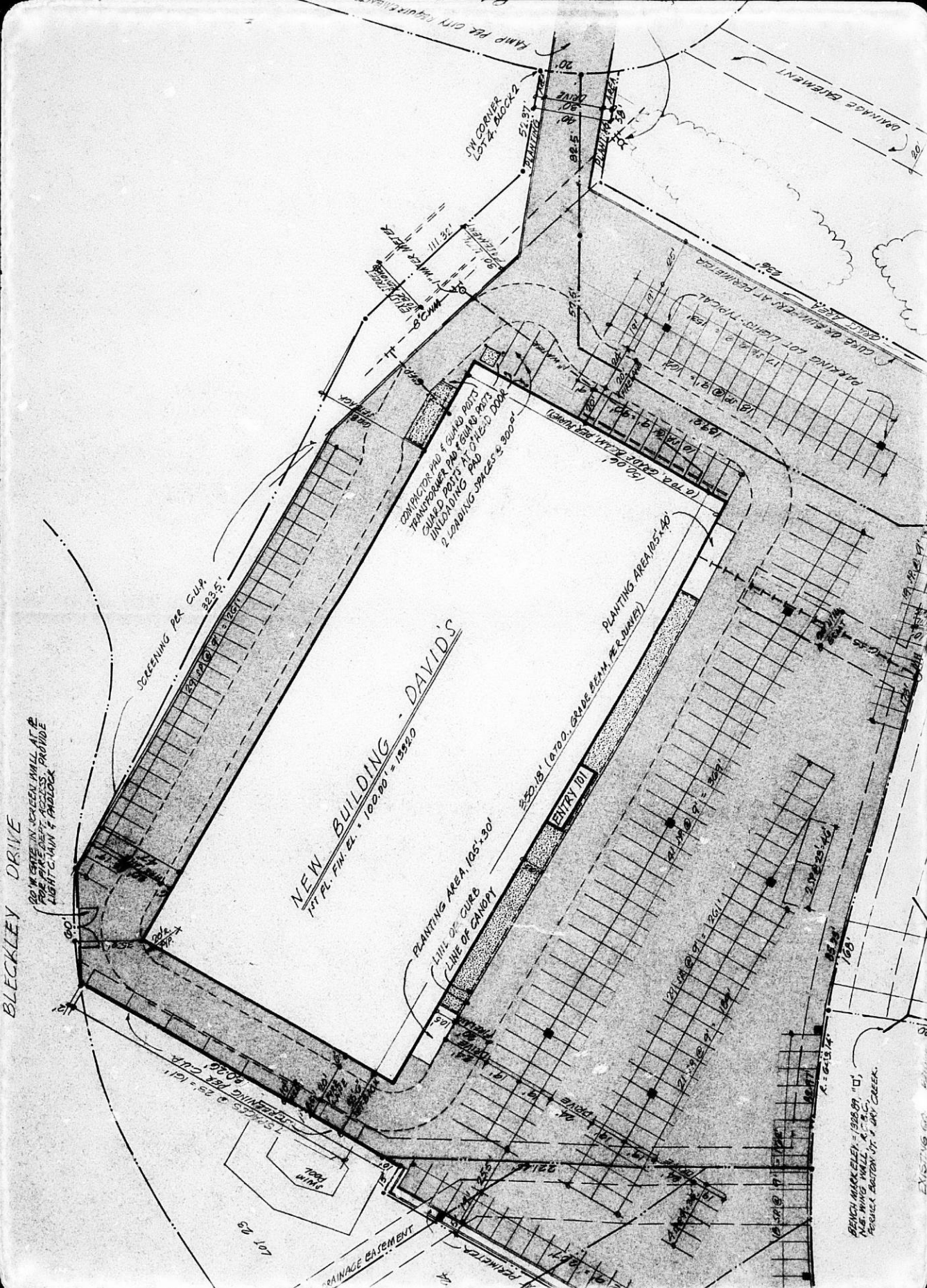
Lot 29

RAINAGE CASSEMENT

EXISTING PERIMETER

BENCH MARK (E) = 302.89 "D",  
ALS. WING WALL, R. S. C.,  
PERKINS CANTON, VT. & WNY CREEK.

EXISTING CO



DRINKS ELEMENT

PARKING LOT LIGHT-TYPICAL  
CURB OR SLOTTED AT PERIMETER

TO TOP GRADE BEAM PER MARK

W. CORNER  
LOT 24, BLOCK 2

70'  
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