

PLAT NO. S/D 71-61 MAP NO. .5647

NAME BRUCE MEEKER ADDITION

LOCATION On the west side of Hillside in an area  
between 2nd and 3rd Streets

ENGINEER Baughman Company

OWNER Bruce P. Meeker II

APPLICATION FILED 9-27-71

SKETCH PLAT FILED 9-27-71

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 9-27-71

S/D ACTION 10-7-71 Approve

MAPC ACTION 10-14-71 Approve

BCC ACTION 11-16-71 Approve

RECORDED 11-26-71

REMARKS Old cash guarantee for sidewalk  
construction.

S/D 71-61 - BRUCE MEEKER ADDITION  
On the W side of Hillside in area  
between 2nd and 3rd Streets  
Baughman Company

POSTED  
9-30-71  
*[Signature]*

ACTION

	DATE
s/o COMMITTEE (find) Approve	10-7-71
M.A.P.C. — Approve	10-14-71
B.C.C./ [redacted] Approve	11-16-71

Map No. 5647  
Sec. No. 22  
Twp. No. 27 S  
Range 1 E

Subdivision Report and Progress  
S/D No.: 71-61

Name: BRUCE MEEKER ADDITION

General Location: On the west side of Hillside in an area between  
2nd and 3rd Streets

Owner: Bruce P. Meeker II, M. D.  
Address: 315 North Hillside 67214 Phone: 685-1358  
Subdivider: Same c/o James W. Sargent  
Address: 1400 Vickers KSB&T Building 67202 Phone: 264-4649  
Engineer/Surveyor: Baughman Company  
Address: 2522 East Kellogg 67211 Phone: 683-7431

Application Received 9-27-71  
Conf. with Applicant none  
Sketch Plat Received 9-27-71  
Present Zoning "RB"  
\* Proposed Zoning "BB"  
Letter of Intent none

PREL. PLAT RECEIVED none submitted  
S/D Comm. Action N/A  
Dept. Report on Prel. N/A

TRACING PROGRESS:  
Received 11-9-71  
Released 11-22-71  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 9-27-71  
S/D Comm. Action 10-7-71 Approve  
Dept. Report on Final \_\_\_\_\_  
M.A.P.C. ACTION 10-14-71 Approve  
Dept. Report on Final 10-18-71  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 11-9-71  
Final Review 11-11-71  
Referral to B.C.C. 11-11-71

B.C.C. ACTION 11-16-71 Approve  
Recorded 11-26-71

Comments:

\* Z-1330 - Associated zone case "RB" to "BB"  
11-14-71 Called Jim Sargent's office to release tracing  
for recording.

8/12/74

Mr. Meeker will contact  
City Engineer to petition for  
sidewalk

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

798  
11-30-74

Bruce Meeker ADDITION was  
filed for record on November 26, 1971

S-1 7-15  
79  
vh

John Hale  
Register Of Deeds

T9-328

August 8, 1974

Bruce P. Meeker II  
315 North Hillside  
Wichita, KS 67214

RE: S/D 71-61 Bruce Meeker  
Addition (cashier's check  
for sidewalk construction).

Dear Mr. Meeker:

As you will recall, the above captioned plat was approved by the Metropolitan Area Planning Commission on October 14, 1971 and by the Board of City Commissioners on November 16, 1971. One of the conditions of approval was that the applicant guarantee the reconstruction of a sidewalk on Hillside. Our files indicate that you submitted a cashier's check in the amount of \$450.00 guaranteeing that the sidewalk would be installed by October 14, 1973.

Since the two year time limit for construction has now expired, we would appreciate your contacting our office to advise us as to your intent to fulfill this requirement of platting. We are anxious to assist you in any way we can to expedite the fulfilling of this requirement and the closing of our files. Please contact our office if you have any questions concerning this matter.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:JR:vn

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	71-61	Name	BRUCE MEEKER ADDITION
Application Filed:	9-27-71	Sketch Filed:	9-27-71
Preliminary Plat Filed:	None	Approved by S/D:	N/A
Final Plat Filed:	9-27-71	Approved by S/D:	10-7-71
Approved by Metropolitan Area Planning Commission:			10-14-71

DESCRIPTION

General Location: West side of Hillside in an  
area between 2nd and 3rd Streets

Surveyor or Engineer: Baughman Company  
Owner: Bruce P. Meeker II,  
Address: 315 North Hillside

- |  |                                   |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>0.5</u>        | 5. Lineal Feet of New Streets:    |
| 2. Number of Lots:                         | a. <u>20</u> R/W <u>150</u> ft.   |
| Residential _____                          | b. _____ R/W _____ ft.            |
| Commercial _____                           | c. _____ R/W _____ ft.            |
| Industrial _____                           | d. _____ R/W _____ ft.            |
| Other <u>1</u>                             | e. _____ R/W _____ ft.            |
| Total Number of Lots: <u>1</u>             | TOTAL <u>150</u> ft.              |
| 3. Minimum Lot Frontage: <u>150</u> ft.    | 6. Existing Zoning: " <u>RB</u> " |
| 4. Minimum Lot Area <u>17,518.3</u> sq.ft. |                                   |

A cashier's check in the amount of \$450 has been submitted guaranteeing reconstruction of the sidewalk on Hillside adjacent to the new property line.

Planning Commission Recommendation:

HENNESSY moved and BURNETT seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to recording within 30 days after approval by the Board of City commissioners.

NOTE: The associated zone case Z-1330, "RB" to "BB", has been approved by the Board of City Commissioners on November 2, 1971.

Vote of Planning Commission: Unanimous.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

WICHITA-SEDGWICK COUNTY


DATE

METROPOLITAN AREA PLANNING DEPARTMENT

November 11, 1971

TO The Files  
FROM Curtis L. Newby, Planning Analyst  
SUBJECT S/D 71-61 - Bruce Meeker Addition

A cashiers check in the amount of \$450, received from James W. Sargent on November 9, 1971, guaranteeing the reconstruction of a sidewalk on Hillside adjacent to the new property line, has been cashed and placed in a Guaranteed Trust Account (KAMA261500). The original receipt is attached.

Cash <input type="checkbox"/>				The City				of Wichita		No 110611	
Check <input checked="" type="checkbox"/> Date				Wichita, Kansas		11-10		19 71		\$450.00	
Fund No.	Account No.	Invoice No.	Amount								
KAMA	261500		450.00								
Received of				James W. Sargent							
The Sum of				Four hundred Fifty & 00/100 DOLLARS							
Being For				Sidewalk reconstruction req'd on plat							
Department				B. Meeker addition							
TOTAL				Collector <i>[Signature]</i>							
29-048											

JAMES W. SARGENT  
I. D. KLEND

**SARGENT & KLEND**  
ATTORNEYS AT LAW  
SUITE 1400  
VICKERS - K.S.B. & T BUILDING  
WICHITA, KANSAS 67202  
(316) 264-4649

November 9, 1971

Mr. John D. Gist  
Principal Planner  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

In re: S/D 71-61 Final Plat of  
Bruce Meeker Addition

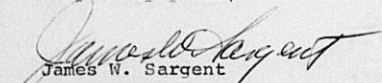
Dear Mr. Gist:

This office is attorney for Dr. Bruce P. Meeker II.

In accordance with your letters dated October 18, 1971,  
and October 8, 1971, I provide you with the following:

- a) Certification of Fee Title: I hereby certify that full fee title to the ground contained in the above referenced plat is vested in Bruce P. Meeker II.
- b) Certification of Taxes: I hereby certify that taxes for the year 1971 and all prior years have been paid in full.
- c) I transmit with this letter the final plat of the Bruce Meeker Adkdition executed by Bruce P. Meeker II and Joanne Meeker, his wife.
- d) Guaranty of reconstruction of sidewalk along Hillside Avenue in the amount of \$450.00.

Very truly yours,

  
James W. Sargent  
of SARGENT & KLEND

JWS:bjj  
Encl.



**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public Works Maint. **DATE** Oct. 26, 1971

**TO** John Gist, Principal Planner

**FROM** M. S. Mitchell

**SUBJECT** - Bruce P. Meeker II Adn.

Reference is made to my recommendation before the Subdivision Committee that subject plat be graded to drain to Hillside Avenue. I made the recommendation because of experience with other locations where intensive property development along Hillside increased and concentrated the amount of runoff across the steep sloped yards of residential properties on Lorraine causing deterioration, damage and flooding. Mr. Van Buskirk furnished this office with a plot plan showing a proposed building with parking bays north and south of the building which would concentrate all drainage west of the Hillside right-of-way line at two points along the north/south alley west of the plat. The plan proposes to pave the alley in accordance with the City standards and grades.

We discussed this change in grading plan with the Engineering Division staff and were prepared to recommend that it was not acceptable. Mr. Van Buskirk subsequently agreed to revise the plan and worked out the following arrangement with Mr. Sellers of the Engineering Division.

- 1) All of the lot from the front of the proposed building east will be drained to Hillside Avenue.
- 2) Half of the building will be drained to Hillside Avenue.
- 3) Parking bays will be shaped so as not to concentrate runoff at points along the alley but will discharge water as sheet flow.
- 4) The alley grade will be lowered approximately 6 inches.
- 5) The applicant will pay for paving for all of the alley from his south property line to the south line of 3rd Street.
- 6) The applicant is attempting to acquire properties west of the alley and if able to, will extend his parking facilities to Lorraine.

*McC.D. @  
MAPP on 10/29/71  
Bair*

Since Mr. Van Buskirk's building plan could not be made compatible with our recommended drainage plan and since it now appears likely that the residential properties on Lorraine will be acquired for re-zoning or a change in use, the above described plan is a satisfactory compromise.

*M. S. Mitchell*

M. S. Mitchell,  
Ass't. Supt. of Public Works Maint.

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
Dean Seller, Engineering  
Bruce P. Meeker II Adn. Plat File

October 18, 1971

Mr. James Sargent  
Attorney at Law  
1400 Vickers-KSB&T Building  
Wichita, Kansas 67202

Re: S/D 71-61 - Final Plat of  
BRUCE MEEKER ADDITION

Dear Mr. Sargent:

At the regular meeting of the Metropolitan Area Planning Commission on October 14, 1971, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of October 8, 1971, except as follows:

1. Condition #3 being deleted in its entirety so as to permit two points of access on Hillside in accordance with the plot plan review and approval by Traffic Engineering.

Condition #4 being amended to require the applicant to contact M. S. Mitchell of the Maintenance-Flood Control Office of the Department of Public Works and to satisfactorily resolve the surface drainage for subject property. The applicant shall obtain a letter from Mr. Mitchell indicating that a drainage plan has been approved and a copy of such letter shall be submitted to the Planning Department.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

Certification by an attorney that fee title is vested in the plat.

Page 2 - Mr. James Sargent  
October 18, 1971

*J* Certification that all taxes due and payable for 1971 and  
prior years have been paid.

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

Sincerely,

John D. Gist  
Principal Planner

JDG:ber

cc: Baughman Company  
2522 East Kellogg 67211

Bruce P. Meeker II, M.D.  
315 North Hillside 67214

**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public  
Works Maintenance

**DATE** Oct. 5, 1971

*Current -  
note & file*

**TO** John Gist, Principal Planner

**FROM** M. S. Mitchell

**SUBJECT** - SD 71-61  
Final plat of Bruce Meeker Addn.

Reference is made to my request before the Subdivision Committee that the entire lot be graded to drain to Hillside. On October 12, I received a plot plan prepared by D. L. Van Buskirk, which designed the parking lot drainage system (and probably the building area also) west of the new east property line to drain to the west and exit into the north/south alley west of the property at two points, approximately 34 ft. north of the south property line and approximately 27 ft. south of the north property line. ~~This plan is not satisfactory since it does not make adequate provision for protecting the existing residential properties fronting on Lorraine from damage due to the rapid flow of runoff from subject plat across their steep back yards and possibly into buildings.~~ I have discussed the fact that the plot plan calls for paving the alley adjacent to subject plat with Mr. Darrell Brewer of the City Engineer's staff and have obtained from him alley profile information which leads me to believe that there is not sufficient longitudinal grade or inverted crown depth to intercept the water from the proposed plat and direct it north in the alley to 3rd Street. I have discussed this matter by telephone with Mr. Van Buskirk and he is endeavoring to arrange a meeting with Engineering at an early date.

*M. S. Mitchell*

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton, Supt. of Public Works Maint.  
Bruce Meeker Plat File  
Dick Linn, City Engineer

*Rec'd. MARC  
10-15-71*

*D*

JAMES W. SARGENT  
L. D. KLEND  
TERRY G. PAUP

**SARGENT & KLEND**

ATTORNEYS AT LAW  
SUITE 1400  
VICKERS-KERRY BUILDING  
WICHITA, KANSAS 67202  
(316) 264-4649

October 13, 1971

Mr. John D. Gist  
Principal Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

In re: S/D 71-61 - Final Plat  
of BRUCE MEEKER ADDITION

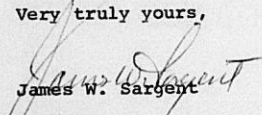
Dear Mr. Gist:

I have a copy of your letter sent to Baughman Company dated October 8, 1971, with regard to the above referenced plat.

I have also talked to Mr. Van Buskirk with regard to some of the problems that have arisen. It is my understanding that this matter should be resubmitted to the subcommittee of the MAPD for reconsideration.

This letter will serve as such a request. If you have any question about this, please call me.

Very truly yours,

  
James W. Sargent

JWS:bjj

cc: Mr. William Korber  
Mr. D. L. Van Burkirk  
Dr. Bruce P. Meeker, II  
Mr. A. L. Redburn

October 8, 1971

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 71-61 - Final Plat  
of BRUCE MEEKER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 7, 1971, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. Approval of the plat is subject to the approval of the associated zoning Case Z-1330, "RB" to "BB".
2. *as submitted cash guarantee*  
The applicant shall install or guarantee the reconstruction of the sidewalk on Hillside adjacent to the new property line; the total estimated guarantee construction cost to be in the amount of \$450.
3. Amending the access control notations, both on the face of the plat and within the plat's text, to limit the property to one point of access on Hillside.
4. At the time the property is redeveloped, the lot shall be graded so as to drain east to Hillside.
5. Recording of the plat within 60 days after approval by the Board of City Commissioners.

*see letter dated 10/14/71*

Page 2  
October 8, 1971

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. 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, October 14, 1971, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Bruce P. Meeker II, M. D., 315 North Hillside, 67214  
James W. Sargent, 1400 Vickers KSB&T Bldg., 67202

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-61 Name BRUCE MEEKER ADDITION  
Date Application Rec'd. 9-27-71 Preliminary Approval N/A  
Scheduled S/D Meeting 10-7-71

DESCRIPTION

General Location On the west side of Hillside in an area between  
2nd and 3rd Streets.  
Owner Bruce P. Meeker, II, M. D.  
Surveyor/Engineer Baughman Company Phone 683-7431  
Address 2522 East Kellogg

- |  |                                 |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>0.5</u>                              | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>20</u> R/W <u>150</u> ft. |
| Residential _____  | b. _____ R/W _____ ft.          |
| Commercial _____   | c. _____ R/W _____ ft.          |
| Industrial _____   | d. _____ R/W _____ ft.          |
| Other <u>1</u>   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>1</u>                                    | TOTAL <u>150</u> ft.            |
| 3. Minimum Lot Frontage <u>150</u> ft.                           | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>17,518.3</u> sq. ft.                      | streets? <u>X</u> yes _____ no  |
| 5. Existing Zoning <u>"RB"</u>                                   |                                 |
| 6. Proposed Zoning <u>"BB"</u>                                   |                                 |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____           |                                 |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____       |                                 |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |                                 |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____             |                                 |

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of the associated zone case Z-1330, "RB" to "BB".
2. The applicant shall install or guarantee the reconstruction of the sidewalk on Hillside adjacent to the new property line; the total estimated guarantee construction cost to be in the amount of \$450.
3. 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, 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 extending and/or installing same.

Map No.: 5647  
Section No.: 22  
Twp. No.: 27 S  
Range: 1 E

S/D No. 71-61

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: BRUCE MEEKER ADDITION  
General Location: 3rd & Hillside  
on the W side of Hillside bet 2nd + 3rd.  
Name of Property Owner: Bruce P. Meeker II M. D.  
Address: 315 N. Hillside 67214 Phone: 685-1358  
Name of Subdivider: same % James W. Sargent  
Address: Vickers KST & B Bldg. 67202 Phone: 261-4649  
Name of Agent/Surveyor: Baughman Co.  
Address: 3522 E. Kellogg 67211 Phone: \_\_\_\_\_  
Date of Application: Sept. 23, 1971

**SUBDIVISION INFORMATION:**

1. Gross Acreage of Plat 0.5 Ac.
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1Total Number of Lots 1
3. Minimum Lot Frontage 150 ft.
4. Minimum Lot Area 17,518.3 sq. ft.
5. Existing Zoning RB
6. Proposed Zoning RB
7. Lineal Feet of New Streets:
  - a. 20 R/W 150 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 150 ft.
8. Sidewalk adjacent to all streets?  yes  no
9. Public Water Supply yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Bruce P. Meeker II

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Newby  
Date 9-27-71  
Fee Submitted 50.00

T9-301B  
(2-71)



2-1330

Form 3-021

### PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
-------------	--------

510 Commercial St  
 100.00

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Comments: 10-41743

Due Date \_\_\_\_\_

Date \_\_\_\_\_

9-29-71

BY \_\_\_\_\_