

PLAT NO. S/D 73-137 MAP NO. 5849

NAME WICHITA I ADDITION

LOCATION: On the East side of Oliver in an area South  
of Shadybrook Lane

ENGINEER Delamater, Freund and Scherer

OWNER Landevco, Inc.

APPLICATION FILED 11-26-73

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 11-26-73

S/D ACTION 12-6-73 deferred indef.

FINAL FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

MAPC ACTION \_\_\_\_\_

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*Close D*  
*11/18/82*  
*FCN*

S/D 73-137 - WICHITA I ADDITION -  
On the ES of Oliver in an area S  
of Shadybrook Lane - Landevco, Inc  
by Delamater, Freund & Scherer

*POSTED  
12-4-73*

ACTION

S/D COMMITTEE (*prelim*) DATE 12.6.73

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_



December 7, 1973

Delamater, Freund & Scherer  
512 Century Plaza  
Wichita, Kansas 67202

Subject: Preliminary Plat of  
WICHITA I ADDITION

Gentlemen:

The above referred to preliminary plat was considered by the Subdivision Committee of the Metropolitan Area Planning Commission at their regular meeting on December 6, 1973. The action of the Committee was to defer the case indefinitely.

This matter will be rescheduled for consideration by the Subdivision Committee upon your request.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Landevco, Inc.  
6234 Richmond Avenue  
Houston, Texas, 77027  
Dean Sellers, Assistant City Engineer

**DELAMATER, FREUND & SCHERER, P. A.**

CONSULTING ENGINEERS

TELEPHONE(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

December 6, 1973

Mr. Robert A. Lakin, Director  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Attn: Jack Galbraith, Chief Planner Re: Subdivision 73-137  
Community Development Preliminary Plat of  
Wichita I Addition

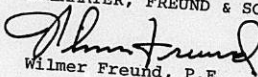
Gentlemen:

Please be advised that we wish to withdraw the preliminary plat of Wichita I Addition from the Subdivision Committee Agenda scheduled for Thursday, December 6, 1973.

We will be in communication with you at a later date relative to rescheduling the preliminary plat on a future agenda of the Subdivision Committee.

Very truly yours,

DELAMATER, FREUND & SCHERER, P.A.

  
Wilmer Freund, P.E.

WF:cd

cc: Dana Dowd  
Associated Designers & Architects, Inc.

Dave Facka  
Landevco, Inc.

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-137 Name WICHITA I ADDITION  
Date Application Rec'd. 11-26-73 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-6-73

DESCRIPTION

General Location On the east side of Oliver in an area south  
of Shadybrook Lane

Owner Lanevco, Inc.  
Surveyor/Engineer Delamater, Freund & Scherer  
Address 512 Century Plaza Phone 262-8293

- |                                |  |                                |                    |
|--------------------------------|--|--------------------------------|--------------------|
| 1. Gross Acreage of Plat       | <u>26.0</u>                                      | 7. Lineal Feet of New Streets: |                    |
| 2. Number of Lots:             |  | a. _____                       | R/W _____ ft.      |
| Residential                    | <u>2</u>   | b. _____                       | R/W _____ ft.      |
| Commercial                     | _____  | c. _____                       | R/W _____ ft.      |
| Industrial                     | _____  | d. _____                       | R/W _____ ft.      |
| Other                          | _____  | e. _____                       | R/W _____ ft.      |
| Total Number of Lots           | <u>2</u>   | TOTAL                          | _____ ft.          |
| 3. Minimum Lot Frontage        | <u>155</u> ft.                                   | 8. Sidewalk adjacent to all    |                    |
| 4. Minimum Lot Area            | <u>535,788</u> sq. ft.                           | streets? _____                 | yes _____ no _____ |
| 5. Existing Zoning             | <u>B</u>   |                                |                    |
| 6. Proposed Zoning             | <u>B</u>   |                                |                    |
| 9. Public Water Supply         | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                |                    |
| 10. Public Sanitary Sewers     | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                |                    |
| 11. Health Department Approval | (where applicable) _____                         |                                | (Yes-No)           |
| 12. City of Wichita            | <u>X</u> : Three-Mile Area _____                 |                                |                    |

STAFF COMMENTS:

- A. Subject property zoned "B" Multi-Family is being proposed to be replatted as a 2 lot plat.
- B. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- C. The need for access controls along Old Manor shall be discussed at the Subdivision Committee meeting.
- D. "Battin Avenue" indicated on the plat shall be relabeled as Battin Court.
- E. A 20 foot building setback shall be indicated adjacent to Shadybrook Lane, Battin Court and Old Manor.
- F. The applicant shall install or guarantee the construction of sidewalks adjacent to the south side of Shadybrook Lane, the west side of Battin Court including the cul-de-sac and the west side of Old Manor; the total estimated construction cost to be determined upon submission of a final plat.
- G. The applicant shall guarantee the paving of Battin Court and Shadybrook Lane.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

**DELAMATER, FREUND & SCHERER, P. A.**

**CONSULTING ENGINEERS**    TELEPHONE (316) 262-8293    512 CENTURY PLAZA    WICHITA, KANSAS 67202

November 26, 1973

Mr. Robert A. Lakin, Director  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Attn: Jack Galbraith

Re: Preliminary Plat of  
Wichita I Addition

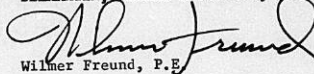
Gentlemen:

We are transmitting herewith 29 prints of the preliminary plat of Wichita I Addition along with a completed Application for Subdivision Approval and a draft for \$53 to cover the filing fee.

We understand this preliminary plat will be placed on the Subdivision Committee Agenda for Thursday, December 6, 1973. Should any of the committee members have any questions, we will be happy to meet with them at their convenience prior to the committee meeting to discuss or resolve any problems.

Very truly yours,

DELAMATER, FREUND & SCHERER, P. A.



Wilmer Freund, P.E.

WF:cd

cc: Dana Dowd  
Associated Designers & Architects, Inc.

Dave Facka  
Landecco Inc.

243-A

Map No.: 5844  
Section No.: 12  
Twp. No.: 27S  
Range: 1E

S/D No. 73-137

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Wichita I Addition

General Location: East of Oliver & South of 21st. St.--between Oliver & Old Manor and Shadybrook & White Chapel Cemetery

Name of Property Owner: Landevco, Inc.  
Address: 6234 Richmond Ave., Houston, Texas 77027 Phone: (713) 785-8200

Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Agent/Surveyor: Delamater, Freund & Scherer  
Address: 512 Century Plaza Phone: 262-8293

Date of Application: November 26, 1973

SUBDIVISION INFORMATION:

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>26.0 Ac.</u>                                    | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:  | a. _____ R/W _____ ft.                                    |
| Residential <u>Two</u>  | b. _____ R/W _____ ft.                                    |
| Commercial _____  | c. _____ R/W _____ ft.                                    |
| Industrial _____  | d. _____ R/W _____ ft.                                    |
| Other _____   | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>Two</u>   | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage <u>155</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>535,788</u> Sq. ft.                                  |   |
| 5. Existing Zoning <u>B-Multiple Family</u>                                 |   |
| 6. Proposed Zoning <u>Same</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita Water Dept.</u> |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |   |
| 12. City of Wichita <u>X</u> 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: Landevco, Inc.

by Delamater, Freund, Agent

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

Received by Paul Newby  
Date 11-26-73  
Fee Submitted 453.00

FORM 223-021

**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.       | Plbg. Cert. |
| Sanitation   | Sewer       | Signs       | Sidewalk    |
| Street       | Trailer     |             |             |

450.00

| DESCRIPTION | AMOUNT |
|-------------|--------|
|-------------|--------|

|                                |  |
|--------------------------------|--|
| <i>Re. Address Application</i> |  |
| <i>Wichita Trust</i>           |  |

Name

Address

Type

Due Date

Comments:

Date

By

*11/24/47* *C. J. [Signature]*