ZERO IN ON SAFETY PHASE II

THE CITY OF WICHITA

OFFICE OF Engineering DATE September 20, 1973

TO Jack Galbraith, Chief Planner

FROM Dean Sellers, Assistant City Engineer

SUBJECT Hazel's First Addition

Assuming a frontage road is to be constructed along the north side of U.S. 54 Highway in Gordon West, we recommend retaining 70' of land in what is now St. Paul Avenue, measured from the north edge of U.S. 54 entrance road as shown on the preliminary plat of Hazel's First Addition. A dedication at the southeast corner of Lot 1, in Hazel's First Addition should also be made for this frontage road. The dedication required would be that part of Lot 1 be included in the before mentioned 70' parallel line. The City will need to also acquire the south three lots between Gordon and St. Paul on Martinson's Fifth Addition.

In our opinion it would be appropriate to require the plattor to furnish a guarantee for the construction of the frontage road.

Dean Sellers
Asst. City Engineer

DS/mrc

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

December 21, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-109 - Revised Preliminary Plat of HAZEL'S 1ST ADDTTION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 20, 1973, the above captioned plat was considered. The action of the Committee was to defer the plat at the request of the applicant's attorney until the Subdivision Committee meeting of January 17, 1974.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Herbert L. Krumsick
550 Nims, #510, 67203

Hazel McClellan
1302 Iroquois, 67203

John P. Woolf, Attorney
320 Page Court, 67202

Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

January 21, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-109 - Revised Preliminary Plat of HAZEL'S 1ST ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 17, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorise preparation of the final plat, subject to the following:

A. Approval of this plat is subject to the applicant receiving approval for the associated vacation of St. Paul (V-0657).

B. 25 foot building setbacks shall be indicated from the east line of Custer, the south line of Taft and the north line of the Kellogg frontage road.

C. The applicant shall guarantee the installation of a storm sewer from Taft Street to the north line of Kellogg.

D. The applicant shall work with Gas Service Company relative to crossing their line with the storm sewer. A letter from Gas Service Company stating that satisfactory plans have been made shall be submitted to the Planning Department.

E. The applicant shall obtain and dedicate Lots 127 and 129 on Gordon Street in Martinson Addition for street right-of-way for Kellogg frontage road, and shall attempt to obtain that portion of Lot 125 also needed for street right-of-way.

F. The frontage road dedication shall be labeled as Kellogg Drive on the final plat.

G. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

H. The applicant shall guarantee the paving of Kellogg Drive.

I. The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of Kellogg Drive; the total estimated construction cost to be determined upon submission of a final plat.

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 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Herbert L. Krumsick, 550 Nims, #510, 67203
Hazel McClellan, 1302 Iroquois, 67203
John P. Woolf, Attorney, 320 Page Court, 67202
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 10, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-109 - Preliminary Plat of HAZEL'S 1ST ADDTION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 6, 1973, the above captioned plat was considered. The action of the Committee was to defer the plat and request that the applicant and/or his surveyor contact the Department of Public Works and the Planning Department regarding right-of-way needs from said plat for a future frontage road.

At such time as the frontage road right-of-way location has been resolved, we will at your request reschedule this plat for consideration by the Subdivision Committee. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Herbert L. Krumsick
550 Nims, #510, 67203

Hazel McClellan
1302 Iroquois, 67203

Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

February 25, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 73-109 - Revised Preliminary Plat of HAZEL'S 1ST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

A. St. Paul Avenue shall be indicated on the plat.

B. The applicant shall guarantee the paving of St. Paul Avenue.

C. 25 foot building setbacks shall be indicated from the east line of Custer, the south line of Taft, the west line of St. Paul and the north line of the Kellogg frontage road.

D. The applicant shall be advised that parking will not be permitted within the building setbacks.

E. The applicant shall guarantee the construction of the Kellogg frontage road.

F. The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of the Kellogg frontage road and the west side of St. Paul Avenue; the total estimated construction cost to be determined upon submission of a final plat.

G. The applicant shall install or guarantee the installation of all utilities and facilties which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

H. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Herbert L. Krumsick, 550 Nims, #510, 67203
Hazel McClellan, 1302 Iroquois, 67203
John P. Woolf, Attorney, 320 Page Court, 67202
Dean Sellers, Assistant City Engineer