

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

June 14, 1979

TO

Subdivision Committee and Utility Advisory Committee

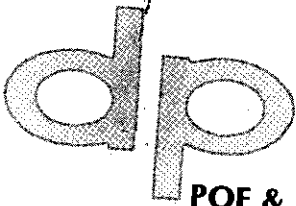
FROM

Louise Olivarez, Senior Planner

SUBJECT Revised final plat of Independence Commons

Attached for your files is a revised copy of the final plat of Independence Commons. The only change is in the width of Tara street right-of-way. It is now shown with the collector street width of 66 feet rather than the residential street width of 64 feet.

LO:bh



POE & ASSOCIATES
OF KANSAS, INC.

1720 East Morris

Wichita, Kansas 67211

CONSULTING ENGINEERS

(316) 262-1497

September 11, 1979

City of Wichita
Department of Public Works
Engineering Department
455 N. Main Street
Wichita, Kansas 67202

Attention: Mr. Yash Desai
Chief, Drainage Design

Re: Public Storm Sewers - Tara Street
Project No. 468-76-745-80814-000-000-001

Gentlemen:

Please find enclosed the original drawings for the above referenced project and a partial quantity take-off. We have made the required changes per your discussions with Mr. Thompson of our office. It has been decided that September 28, 1979 would be a good date for a bid letting. If you feel that this is acceptable, please advise since your decision could affect the other three projects now proceeding for bid letting.

If you have any questions, please advise.

Yours truly,

POE & ASSOCIATES OF KANSAS, INC.

Jack Whitson, C.E.T.

JW:csr

Encls.

cc: Mr. Elton Parsons
Mr. Bill Yung



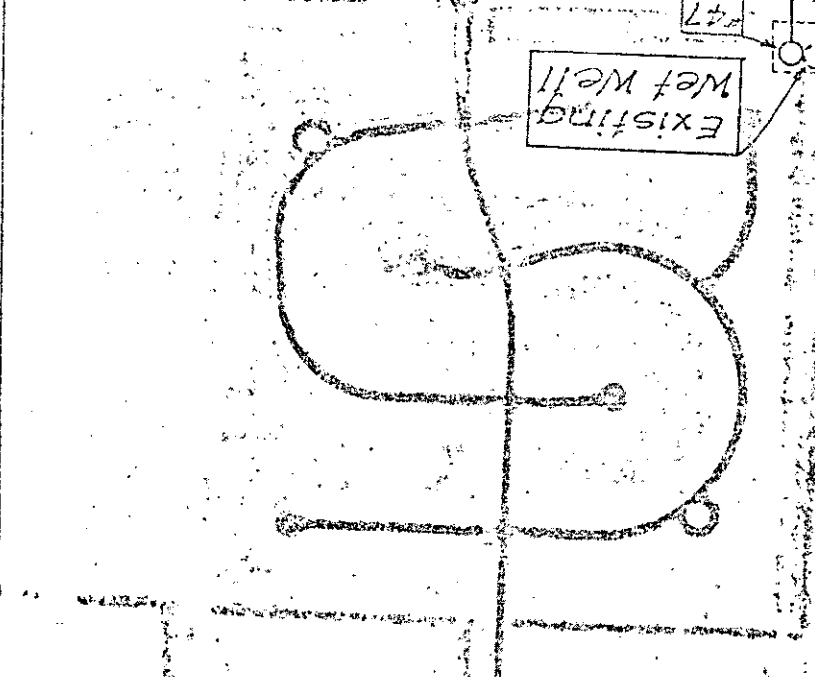
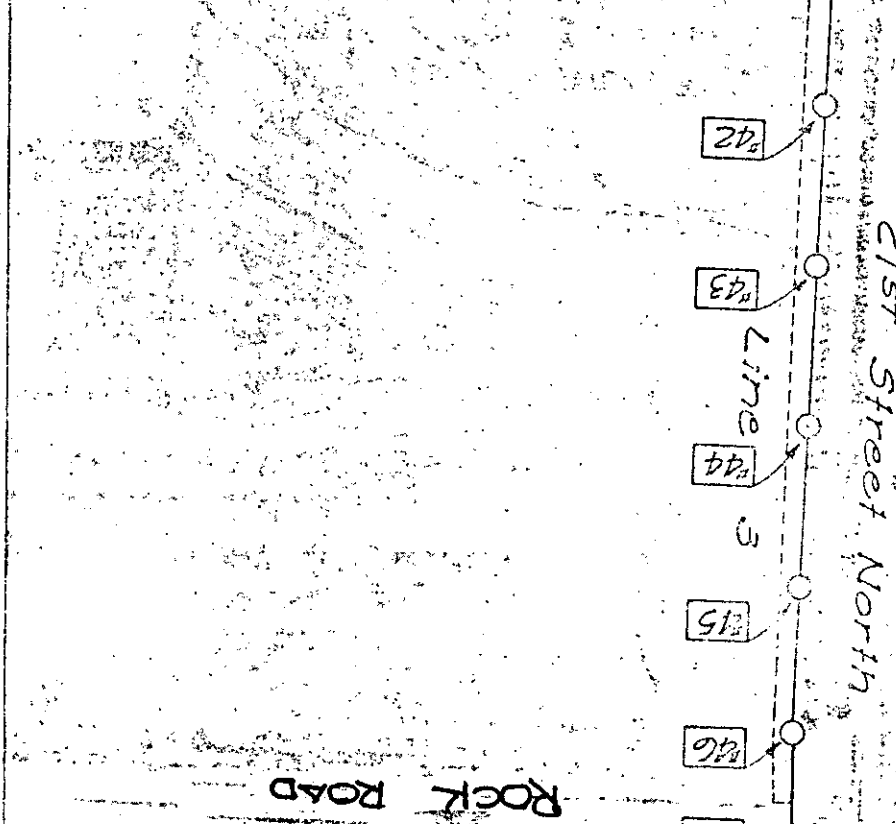
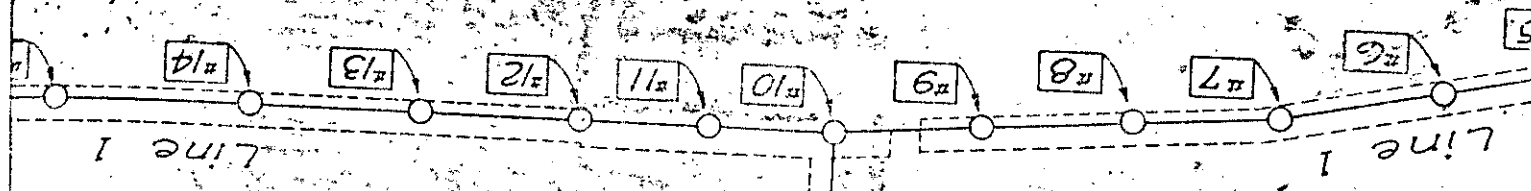
POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS

PROJECT Indep. Commons No. 1197
SUBJECT Storm Water Sewer
CALCULATED BY J. Whitten DATE 9/10/79
CHECKED BY _____ DATE _____

SHEET NO. 1 OF 1

NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	15" Pipe	LF	✓ 44		
2	27" Pipe	LF	✓ 137		
3	36" Pipe	LF	✓ 359 + 8 = 367		
4	Type 1A Curb Inlet w=42"	EA.	✓ 1		
5	Type 1A Curb Inlet w=54"	EA.	✓ 1		
6	Type 1A Curb Inlet w=60"	EA.	✓ 1		
7	Type 1A Curb Inlet w/modified top w=60"	EA.	✓ 2		
8	36" Flared End Section to be paid as LF of pipe	EA.	✓ 1		
9	Type 3 Rip Rap	LF	8		
		SY	50		

AL



MAIN 22. W.15
 PHASE II

and install
 shall remain
 all Sht 6

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS

(316) 268-4561

January 12, 1979

Bill G. Yung Design
1355 North Waco
Wichita, Kansas 67203

Re: S/D 78-139 Preliminary Plat of Independence Commons

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 11, 1979, 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. Approval of this plat will be subject to the annexation of this property and the approval of "LC" zoning and a commercial C.U.P. No final plat shall be submitted until the area has been annexed and "LC" zoning and a C.U.P. have been recommended for approval by the Planning Commission.
- B. The applicant's engineer shall submit an overall drainage plan for this entire quarter section to the City Engineer's office for review and approval prior to submitting the final plat. Any drainage easements or dedications required for an approved grading plan shall be indicated on the final plat and any required drainage improvements shall be guaranteed by the applicant.
- C. The applicant shall dedicate on this plat the full right-of-way for 22nd Street North and Tara adjacent to this property and appropriate radii shall be shown.
- D. The applicant shall guarantee the paving of 22nd Street North, Tara, and the decel lanes on Rock Road and on 21st Street. The applicant shall meet with the Traffic Engineer to determine if an additional 10 feet of right-of-way is needed on 21st Street for the decel lane.
- E. The applicant shall guarantee the extension of City water to serve each lot.

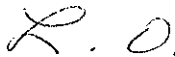
Bill G. Yung
Page 2
1-12-79

- F. The applicant shall guarantee the extension of sanitary sewer laterals to serve each lot.
- G. An Owners' Association or some type of covenant to provide for the maintenance of the open space, internal drives, parking areas, etc., shall be submitted for recording with the final plat.
- H. The applicant shall submit an acknowledgement which states that sidewalks adjacent to the south side of 22nd Street and the west side of Tara will be constructed when building permits are requested for each lot.
- I. Dimensions, angles, and bearings for the utility easements shall be noted on the final plat.
- J. If building setbacks are to be shown on the final plat, their dimensions from the property lines shall be indicated.
- K. References to landscape buffers and screening walls shall not be shown on the final plat.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulation).

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,


Louise Olivarez
Junior Planner

LO:bh

cc: Wichita Development Co., 2225 Hathway Circle, 67226
Comotara Properties, Inc, 67226
Van Doren Hazard Stallings, 260 N. Rock Road, 67206
Dean Sellers, Assistant City Engineer