

RECEIVED
AUG 22 1983
Dept. Of Engineering

19, 1983
Shring and Associates
33 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 83-71 - Preliminary plat of World Savings
First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 18, 1983, 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. The final plat shall dedicate a 15'x15' triangular area for street right-of-way at the present Woodlawn-Central right-of-way intersection. The applicant has agreed to this dedication if the City will relocate the sign now occupying this area. Prior to City Commission review of this plat, an agreement for sign relocation shall be prepared by the Law Department.
- B. In addition to the 10-foot contingent street dedication shown on the preliminary plat, a 15'x15' triangular area at the corner shall be included in the contingent street dedication on the final plat. The contingency shall be the need for the right-of-way for right turn lane purposes. This shall be specified in the plat's text.
- C. Two openings to Central and one opening to Woodlawn are acceptable. However, it is recommended that complete access be granted 40 feet west and 40 feet south of the corner contingent dedication, with the balance of the frontages having the access points.
- D. The applicant shall submit a guarantee that one of the three existing driveways to Central will be closed at the time of site redevelopment or no later than August 25, 1984.

Moehring and Associates

8-19-83

Page 2

- E. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existance of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. The applicant shall install or guarantee installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, 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,



Louise Olivarez
Senior Planner

LO:bh

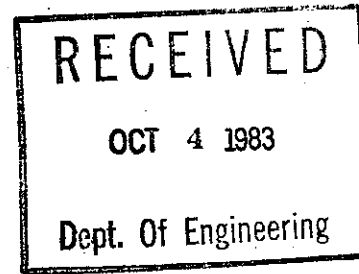
cc: World Savings & Loan Association, Attention: Mr.
Gary Vilhauer, 1970 Broadway, Oakland California
94612
Joel Pollack, 331 N. Waco, 67202
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



October 3, 1983

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 83-71 - Final plat of World Savings First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 29, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is required to close one existing opening to Central. The City Engineer has stated that the opening can be closed at the time of road improvements if the property owner will state which opening he wants closed.
- B. A 10-foot utility easement shall be platted along the south line of the lot as requested by Southwestern Bell.
- C. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. The final plat tracing shall indicate a 20-foot building setback from Hillcrest.
- E. As required by the sidewalk ordinance, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed on Hillcrest at the time of site redevelopment.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Moehring and Associates

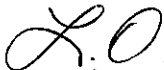
Page 2

October 5, 1983

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 6, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

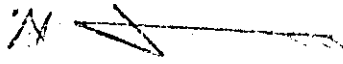
Sincerely,



Louise Olivarez
Senior Planner

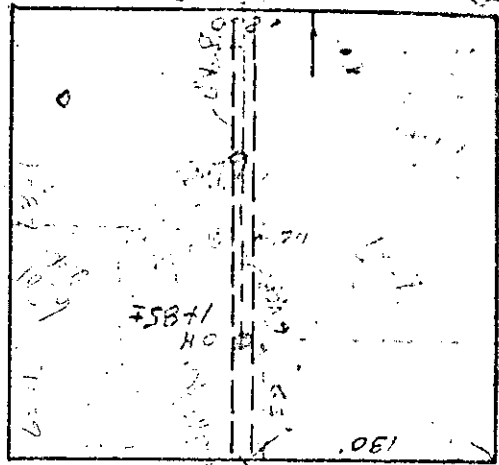
LO:bh

cc: World Savings and Loan Associates, 1970 Broadway,
Attention: Mr. Gary Vilhauer, Oakland California, 94612
Joel Pollack, 331 N. Waco, 67202
Mike Lindebak, City Engineer

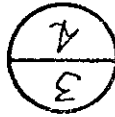


31620MH

OAKWOOD



CENTRAL AVE.



Easement
N. 10' of S. 140' of Reserve.
Bk. 374, Pg. 275.
City Clerk's Office, 10-2-21

Plat to show and define the easement
in the above described land
as recorded in the
City Clerk's Office, 10-2-21

