

SUBDIVISION REPORT

S/D NO. 80-100 Name Savina 3rd Addition  
Date Application Rec'd. 12-12-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-22-80

DESCRIPTION

General Location South of 33rd St. North, in an area east of Arkansas

Owner Mike Savina  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- 1. Gross Acreage of Plat 6.5 acres
  - 2. Number of Lots:
    - Residential 7
    - Commercial \_\_\_\_\_
    - Industrial \_\_\_\_\_
    - Other \_\_\_\_\_
    - Total Number of Lots 7
  - 3. Minimum Lot Frontage \*60 ft.
  - 4. Minimum Lot Area 8500
  - 5. Existing Zoning A and RB
  - 6. Proposed Zoning A and R-6
  - 7. Lineal Feet of New Streets:
    - a. 60 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
- \*at building setback
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
  - 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
  - 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
  - 12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

Note: The applicant has filed a request for "R-6" zoning on proposed Lot 1. Lots 2 thru 7 are zoned "A".

- A. The applicant's drainage plan has been approved by City Engineering. A petition for paving 33rd Street North, including a sidewalk on the south side, is already on file.
- B. The applicant shall guarantee the extension of City water to serve all lots not already served.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- D. The name of the cul-de-sac street shall be changed to Jackson Circle.
- E. The applicant shall guarantee the paving of Jackson Circle.
- F. Since 32nd Street North will provide the main access to the duplex lots, it is recommended that the applicant attempt to obtain a valid petition for paving 32nd Street between Arkansas and Jackson. If any right-of-way has to be obtained by condemnation, that cost will be included in the total paving project cost.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

## SAVINA 3RD ADD. DRAINAGE

### Point 1

$$D.A. = 0.6 ; T_c = 15 \text{ Min} ; I_2 = 4.06 \text{ in/hr}$$

$$I_{100} = 8.98 \text{ in/hr} ; C = 0.5$$

$$Q_2 = 0.5 \times 4.06 \times 0.6 = 1.2 \text{ cfs}$$

$$Q_{100} = 0.5 \times 8.98 \times 0.6 = 2.7 \text{ cfs}$$

$$\text{Total } Q_2 = 1.2 + 1.8 = 3.0 \text{ cfs} \left. \vphantom{\text{Total } Q_2} \right\} \text{Use 15"}$$

$$\text{" } Q_{100} = 2.7 + 4.0 = 6.7 \text{ cfs} \left. \vphantom{\text{" } Q_{100}} \right\} @ 1.0\%$$

### Point 2

$$D.A. = 0.9 ; T_c = 15 \text{ Min} ; I_2 = 4.06 \text{ in/hr}$$

$$I_{100} = 8.98 ; C = 0.5$$

$$Q_2 = 0.5 \times 4.06 \times 0.9 = 1.8 \text{ cfs} \left. \vphantom{Q_2} \right\} \text{Use 15"}$$

$$Q_{100} = 0.5 \times 8.98 \times 0.9 = 4.0 \text{ cfs} \left. \vphantom{Q_{100}} \right\} @ 0.5\%$$

### Point 3

$$DA = 1.6 ; T_c = 15 \text{ Min} ; I_2 = 4.06 \text{ in/hr}$$

$$I_{100} = 8.98 ; C = 0.5$$

$$Q_2 = 0.5 \times 4.06 \times 1.6 = 3.2 \text{ cfs} \left. \vphantom{Q_2} \right\} \text{Use 15"}$$

$$Q_{100} = 0.5 \times 8.98 \times 1.6 = 7.2 \text{ cfs} \left. \vphantom{Q_{100}} \right\} @ 1.2\%$$

### Point 4

$$DA = 4.2 ; T_c = 15 \text{ Min} ; I_2 = 4.06 \text{ in/hr}$$

$$I_{100} = 8.98 ; C = 0.5$$

$$Q_2 = 0.5 \times 4.06 \times 4.2 = 8.5 \text{ cfs} \left. \vphantom{Q_2} \right\} \text{Ex 24"}$$

$$Q_{100} = 0.5 \times 8.98 \times 4.2 = 18.9 \text{ cfs} \left. \vphantom{Q_{100}} \right\} \text{Will Handle}$$

SUBDIVISION REPORT

S/D No. 82-31 Name Savina 3rd Addition  
 Date Application Rec'd. 6-11-82 Preliminary Approval 6-24-82  
 Scheduled S/D Meeting \_\_\_\_\_

DESCRIPTION

General Location north of 21st Street between Burns and Woodland

Owner Mike Savina Estate (Atten: Wiladean R. Savina)  
 Surveyor/Engineer Baughman Company, P.A.  
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |   |
|---|---|
| <p>1. Gross Acreage of Plat <u>0.875 acres</u></p> <p>2. Number of Lots :<br/>                 Residential <u>2</u><br/>                 Commercial _____<br/>                 Industrial _____<br/>                 Other <u>1</u><br/>                 Total Number of Lots <u>3</u></p> <p>3. Minimum Lot Frontage <u>65 feet</u></p> <p>4. Minimum Lot Area <u>8200 sq. ft.</u></p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>AA and BB (Z-2304)</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> no _____</p> |
|---|---|

STAFF COMMENTS:

Note: S/D 80-100, also known as Savina 3rd Addition (a proposed replat of Savina 2nd located at 33rd St. North and Jackson) has been withdrawn. It was approved in preliminary form by the Subdivision Committee 12-22-80. Associated zone case Z-2304 granting "BB" zoning for Lot 1 has been approved subject to platting.

- A. Thirty feet of right-of-way for the north half of 22nd Street was dedicated in 1886 when the original plat of this area (Guthries Subdivision) was recorded. Savina 3rd Addition proposes to vacate that street right-of-way from Burns east to the north-south alley. From the alley east to Woodland, 10 feet will be vacated, leaving 20 feet to function as an extension of the north-south alley. The utility companies shall be prepared to comment on the need to retain the north ten feet of old 22nd Street right-of-way as a utility easement. The Committee members and the applicant should be prepared to discuss the possibility of extending the alley out to Burns rather than to Woodland.
- B. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage plan and state if any drainage improvements are required by the platting of this property.
- C. The sidewalk ordinance requires that a sidewalk be constructed adjacent to all new office district lots but allows the Planning Commission to waive this requirement when a stub extension into a neighborhood without sidewalks would result. As this would be the case with Lot 1, it is recommended that the Planning Commission waive the requirement for a sidewalk on Burns.
- D. It is recommended that complete access control be granted over the south 40 feet of the west line of Lot 1.
- E. The applicant shall submit a guarantee for paving the alley which is included as part of this plat.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

X

**THE CITY OF WICHITA**

**OFFICE OF** MAPD - Design Division

**DATE** June 7, 1985

**TO** Ralph Klose, City Treasurer

**FROM** Mike Lindebak, City Engineer

**SUBJECT** Letter of Credit Associated with  
Savina 3rd Addition (north of 21st  
Street North, between Burns & Woodland)  
Bank Credit No. C-1610

The conditions of platting the above referenced subdivision included a \$2,500 guarantee for closing the vacated 22nd Street North street return at Burns. The developer is now in default of the terms of the letter of credit.

Please proceed with the steps necessary to collect on the guarantee. I have attached the letter of credit. The expiration date is August 1, 1985.



Mike Lindebak  
City Engineer

ML:ms

Attachment

cc: Don Gisick, City Clerk  
Forrest Nagley, Senior Planner

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE ~~April 30, 1985~~

TO Ralph Klose, City Treasurer

FROM Mike Lindebak, City Engineer

SUBJECT Letter of Credit Associated  
with Savina 3rd Addition  
(north of 21st Street North,  
between Burns & Woodland)  
**BANK CREDIT NO. C-1610**

The conditions of platting the above-referenced subdivision included a \$2,500 guarantee for closing the vacated 22nd Street North street return at Burns. The developer is now in default of the terms of the letter of credit.

Please proceed with the steps necessary to collect on the guarantee. I have attached the letter of credit. The expiration date is ~~May 1, 1985~~ **August 1, 1985.**

*Mike Lindebak JDL*  
Mike Lindebak  
City Engineer

ML:gr

Attachment

cc: Don Gisick, City Clerk  
Forrest Nagley, Senior Planner

~~Cancelled this date~~

~~5/1/85~~  
*MORRIS*

FROM Nagley DATE 6-4-85

- | ADMINISTRATION                     | ADVANCE PLANS                      | CURRENT PLANS                      | ENGINEERING                                     | GRAPHICS                         |
|------------------------------------|------------------------------------|------------------------------------|---|----------------------------------|
| <input type="checkbox"/> Lakin     | <input type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith | <input checked="" type="checkbox"/> Lindebak    | <input type="checkbox"/> Pierce  |
| <input type="checkbox"/> Walter    | <input type="checkbox"/> Schwartz  | <input type="checkbox"/> Lytle     | <input checked="" type="checkbox"/> Cain        | <input type="checkbox"/> Commer  |
| <input type="checkbox"/> Doramus   | <input type="checkbox"/> Dudark    | <input type="checkbox"/> Young     | <input type="checkbox"/> Ruiz                   | <input type="checkbox"/> Crook   |
| <input type="checkbox"/> Eubanks   | <input type="checkbox"/> Ahrens    | <input type="checkbox"/> Bonanni   | <input checked="" type="checkbox"/> Henry       | <input type="checkbox"/> Jones   |
| <input type="checkbox"/> Harris    | <input type="checkbox"/> Bechtel   | <input type="checkbox"/> Lahey     | <input type="checkbox"/> Schneider              | <input type="checkbox"/> Whitney |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Hart      | <input type="checkbox"/> Nagley    | <input checked="" type="checkbox"/> <u>Marc</u> |                                  |
| <input type="checkbox"/> Wasko     | <input type="checkbox"/> Kelley    | <input type="checkbox"/> Olivarez  | <input type="checkbox"/> _____                  |                                  |
| <input type="checkbox"/> Wimbley   | <input type="checkbox"/> Losew     | <input type="checkbox"/> Smythe    | <input type="checkbox"/> _____                  |                                  |
|                                    | <input type="checkbox"/> Mitchell  |                                    | <input type="checkbox"/> _____                  |                                  |
|                                    | <input type="checkbox"/> Peete     |                                    | <input type="checkbox"/> _____                  |                                  |
|                                    | <input type="checkbox"/> Shen      |                                    | <input type="checkbox"/> _____                  |                                  |

REMARKS Looks like we need to collect.

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type

W I C H I T A - S E D G W I C K C O U N T Y  
METROPOLITAN AREA PLANNING DEPARTMENT

To: Mike Lindebak, City Engineer

Date: June 4, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Letter of Credit associated with S/D 82-31 - Savina 3rd Addition,  
located north of 21st Street North between Burns and Woodland.  
(Expiration date August 1, 1985.) Credit No. C-1610.

The conditions of platting the above-referenced subdivision included a \$2,500.00 guarantee for closing the vacated 22nd Street North street return at Burns. A field inspection of the property on June 3rd has once again verified that Savina Investment, Inc. has not completed the required work.

The subject Letter of Credit references a June 1, 1985 project completion date. Since the vacated street return was not closed by this date, Savina Investment, Inc. is in default of the terms of the Letter of Credit. This is the third time they have not performed as promised.

If you check your Savina 3rd plat file, you will note that we have spent considerable time and effort administering this platting guarantee. Given the amount of staff time that has been spent, the minor nature of the construction involved and Savina Investment's lack of performance in the past, we can not support any further extensions of time to complete the closing of the vacated street return. We request that City Engineering immediately take the steps necessary to collect on the Letter of Credit. The original documents are on file in the City Clerk's office.

Should you need additional information, please advise.

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Donna Savina, Savina Investment, Inc., 2603 N. Amidon, Wichita, KS 67204  
Rose Dean, First National Bank, 105 N. Main, Wichita, KS 67202  
Joel Pollack, 929 North St. Francis, Wichita, KS 67214

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE May 1, 1985

TO Forrest Nagley, Senior Planner

FROM Mike Lindebak, City Engineer

SUBJECT Letter of Credit associated  
with Savina 3rd Addition  
(north of 21st Street  
North, between Burns and  
Woodland)

Attached is Amendment No. 2 to the above-referenced letter of credit.

The new default date is June 1, 1985. The new expiration date is August 1, 1985.

I have also attached the original letter of credit and Amendment No. 1.

Please forward the letter of credit and the two amendments to the City Clerk.

*Mike Lindebak JDL*  
Mike Lindebak  
City Engineer

ML:mgr

Attachments

cc: Don Gisick, City Clerk

*JDL*

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE April 30, 1985

TO Ralph Klose, City Treasurer

FROM Mike Lindebak, City Engineer

SUBJECT Letter of Credit Associated  
with Savina 3rd Addition  
(north of 21st Street North,  
between Burns & Woodland)

The conditions of platting the above-referenced subdivision included a \$2,500 guarantee for closing the vacated 22nd Street North street return at Burns. The developer is now in default of the terms of the letter of credit.

Please proceed with the steps necessary to collect on the guarantee. I have attached the letter of credit. The expiration date is May 1, 1985.

*Mike Lindebak JDL*  
Mike Lindebak  
City Engineer

ML:gr

Attachment

cc: Don Gisick, City Clerk  
Forrest Nagley, Senior Planner

5-1-85

*Cancelled this date*

*MORRIS*

W I C H I T A - S E D G W I C K COUNTY

Date May 1,  
1984

METROPOLITAN AREA PLANNING DEPARTMENT

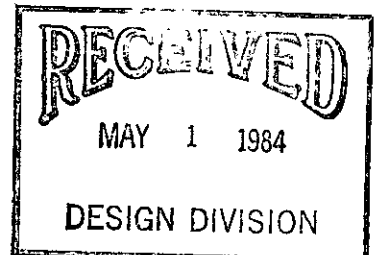
To: Donald C. Gisick, City Clerk  
From: Forrest L. Nagley, Junior Planner  
Subject Forwarding of amendment to letter of credit #C-1610 and  
and returning of original document. Savina 3rd Addition.

Attached please find the above-referenced documents to be filed in your Savina 3rd files. The extension of time to complete the required improvement has been authorized by the City Engineer's office.

  
Forrest L. Nagley  
Junior Planner

FLN:bh

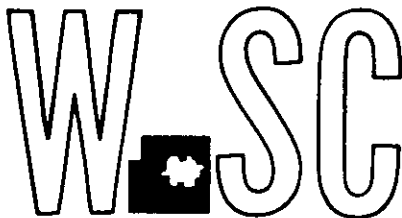
cc: Mike Lindebak, City Engineer  
First National Bank, Attention: C. A. Whitney, Jr., Box One,  
67201



*REC'D*

*my*

WICHITA—SEDGWICK COUNTY

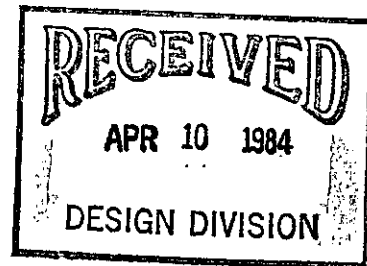


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 10, 1984

Savina Investments, Incorporated  
2603 N. Amidon  
Wichita, Ks. 67204



Re: Letter of credit submitted as guarantee for the closure of the  
vacated 22nd Street North street return at Burns (Credit Number  
C-1610)

Gentlemen:

When you platted Savina 3rd Addition, you submitted a \$2,500.00 letter  
of credit from 1st National Bank guaranteeing the above-referenced  
improvements. The terms of the guarantee reference a March 1, 1984  
project completion date. A recent field check of the property has  
indicated that the required work has not been completed. The letter  
of credit expires on May 1, 1984.

Since the property has remained undeveloped, we can authorize a  
one year extension of time to complete this work provided an  
amendment to your letter of credit is submitted which references  
the following:

- a. A new default or completion date of March 1, 1985.
- b. A new negotiation or expiration date of May 1, 1985.

Should you have any questions, please call me at 268-4421. Action on  
your part is imperative if you wish to avoid default on your \$2,500.00  
guarantee. I must receive the amendment no later than April 23, 1984.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: 1st National Bank in Wichita, Attention: C. A. Whitney, Jr.,  
Vice-President, 105 N. Main, 67202  
X Mike Lindebak, City Engineer



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

Baughman Company  
(316) 268-4561

330 Laura  
Wichita, Ks. 67211

RECEIVED

DEC 24 1980

Dept. Of Engineering

December 23, 1980

Re: S/D 80-100 - Preliminary plat of Savina 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 22, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The applicant shall submit a revised paving petition for the improvement of 33rd Street North from the east line of Arkansas to the west line of the Wichita Drainage Canal. The revised petition shall include a provision for a sidewalk on the south side of 33rd Street North.
- B. Prior to the submitting of a final plat, the applicant shall contact City Engineering regarding appropriate drainage and utility easements.
- C. The applicant shall guarantee the extension of City water to serve all lots not already served.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- E. The name of the cul-de-sac street shall be changed to Jackson Circle.
- F. The applicant shall guarantee the paving of Jackson Circle.
- G. Since 32nd Street North will provide the main access to the duplex lots, it is recommended that the applicant attempt to obtain a valid petition for paving 32nd Street between Arkansas and Jackson. If any right-of-way has to be obtained by condemnation, that cost will be included in the total paving project cost.

Baughman Company  
Page 2  
December 23, 1980

- 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.
- I. 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.

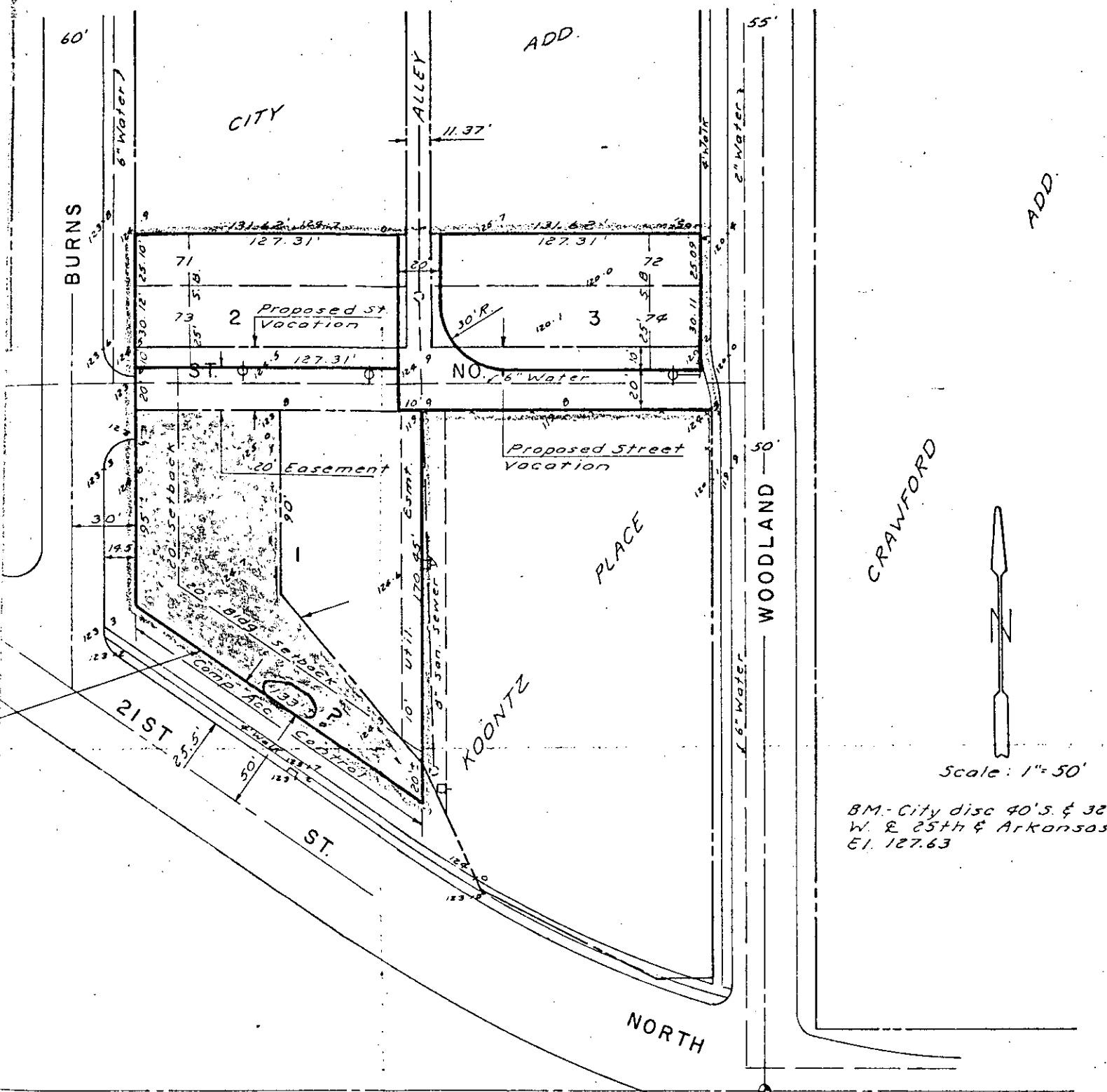
If you should have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Mike Savina, 2603 Amidon, 67204  
/Mike Lindebak, City Engineering



ADD.

CRAWFORD



Scale: 1" = 50'

BM - City disc 40' S. & 32' W. @ 25th & Arkansas  
Elev. 127.63

SE Cor. SW 1/4, SW 1/4  
Sec. 5-27-1E

8 JUNE 24, 1982

PRELIMINARY PLAT  
SAVINA 3RD ADDITION

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LUCY (NOW) SALINA

KANSAS CITY (NOW) BURNS CITY (NOW) BURNS

WOODLAND (WAS) ARMSTRONG

KANSAS

ADDN

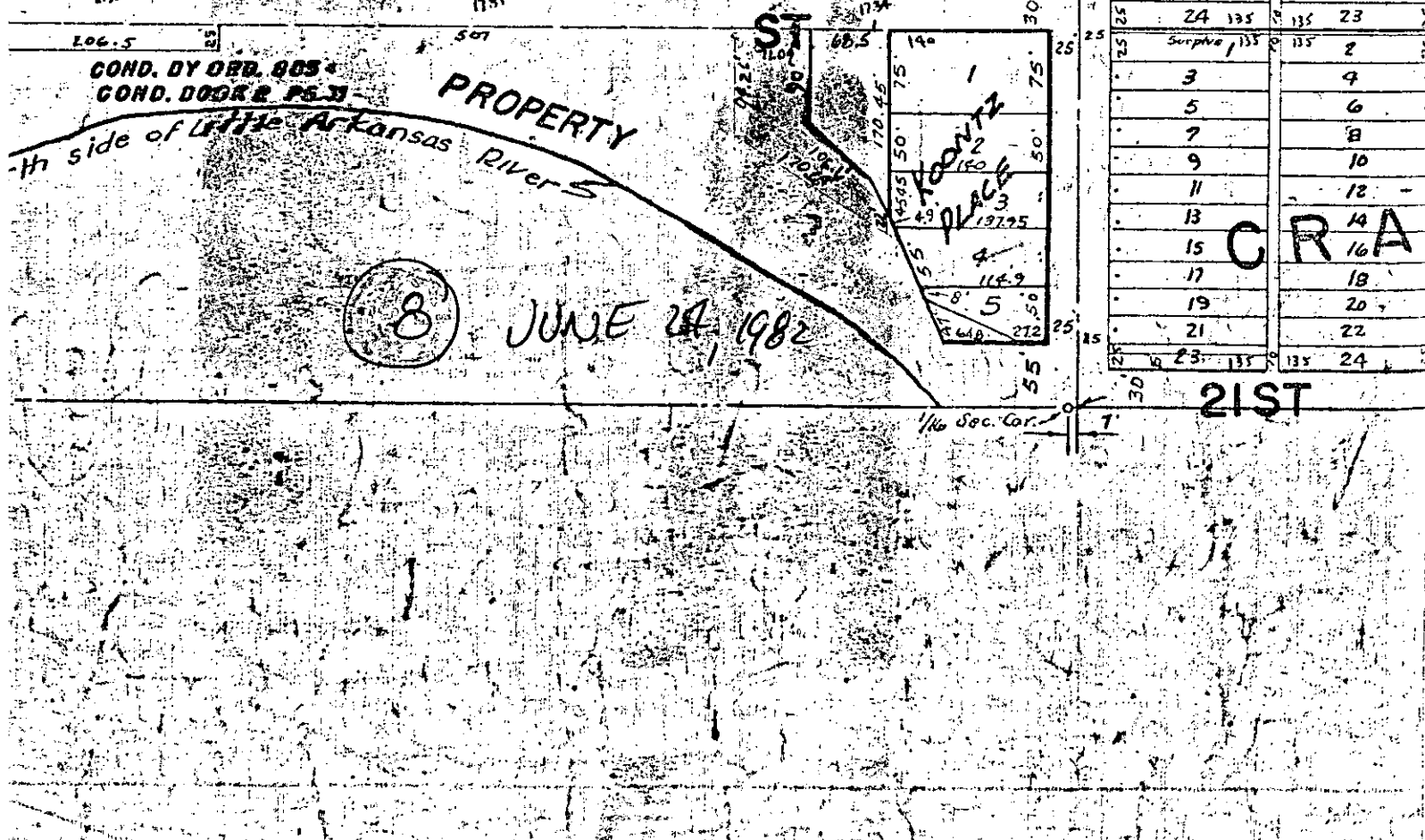
HUMPH

22ND (WAS)

BUENA

CRA

21ST





SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-31 Name Savina 3rd Addition  
Date Application Rec'd. 6-11-82 Preliminary Approval 6-24-82  
Scheduled S/D Meeting 7-22-82

DESCRIPTION

General Location north of 21st Street between Burns and Woodland

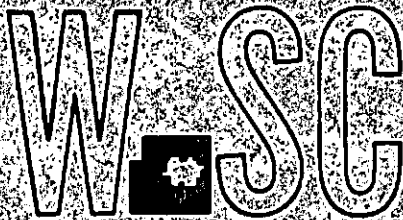
Owner Mike Savina Estate (Atten: Wiladean R. Savina)  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>0.875 acres</u>                  | 7. Lineal Feet of New Street                 |
| 2. Number of Lots :  | a. <u>        </u> R/W <u>        </u> ft.   |
| Residential <u>        2        </u>                         | b. <u>        </u> R/W <u>        </u> ft.   |
| Commercial <u>                        </u>                   | c. <u>        </u> R/W <u>        </u> ft.   |
| Industrial <u>                        </u>                   | d. <u>        </u> R/W <u>        </u> ft.   |
| Other <u>                        1        </u>               | e. <u>        </u> R/W <u>        </u> ft.   |
| Total Number of Lots <u>        3        </u>                | TOTAL <u>                        </u> ft.    |
| 3. Minimum Lot Frontage <u>        65 ft        </u>         | 8. Sidewalk adjacent to all                  |
| 4. Minimum Lot Area <u>        8200 sq. ft.        </u>      | streets <u>        </u> yes <u>    </u> X no |
| 5. Existing Zoning <u>        AA        </u>                 |  |
| 6. Proposed Zoning <u>        AA and BB (Z-2304)        </u> |  |
9. Is public water available     X     Yes          No, Name     City of Wichita      
10. Is sanitary sewer available     X     Yes          No, Name     City of Wichita      
11. Has Health Dept. approval been obtained (where applicable)          Yes      No  
12. City of Wichita     X     3-Mile Area          Outside of 3-Mile Area

STAFF COMMENTS:

- A. At the preliminary plat review, the Subdivision Committee recommended that the Planning Commission waive the requirement for a sidewalk on Burns adjacent to Lot 1 because it would be a stub extension into a residential neighborhood which has no sidewalks.
- B. The applicant shall guarantee the paving of the alley which is included as part of this plat.
- C. The applicant shall guarantee the closing of the existing 22nd Street curb return on Burns.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Unless associated vacation case V-1141 is approved by the City and County Commissions prior to completion of this plat, the surveyor's certificate will have to be revised with regard to "vacated" Burns and 21st Street North.
- F. The applicant shall make satisfactory arrangements with K. G. and E. for relocation of some utility poles in the area being designated as alley.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

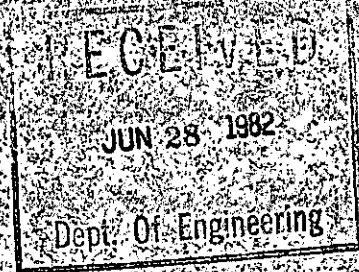
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

June 25, 1982



Baughman Company, P. A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 82-31 - Preliminary plat of Savina 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 24, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. The north 10 feet of existing 22nd Street right-of-way shall be retained as a utility easement in addition to the easements and alley shown on the preliminary plat.
- B. The applicant shall make satisfactory arrangements with K.G. and E. for relocation of some utility poles in the area being designated as alley.
- C. The Subdivision Committee recommends that the Planning Commission waive the requirement for a sidewalk on Burns adjacent to Lot 1.
- D. Complete access control to Burns shall be granted over the south 40 feet of the west line of Lot 1.
- E. The applicant shall guarantee the paving of the alley which is included as part of this plat.
- F. The applicant shall guarantee the closing of the existing 22nd Street curb return on Burns.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Baughman Company, P.A.

June 25, 1982

Page 2

The enclosed "marked" copy of the plat is for your files.

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

Sincerely,

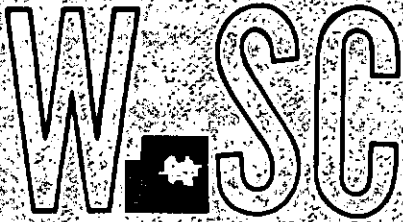


Louise Olivarez  
Senior Planner

LO:bh

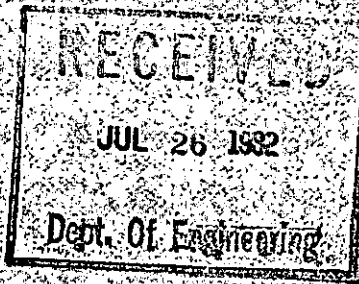
cc: Wiladean R. Savina, 2603 N. Amidon, 67204  
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 23, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 82-31 - Final plat of Savina 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. At the preliminary plat review, the Subdivision Committee recommended that the Planning Commission waive the requirement for a sidewalk on Burns adjacent to Lot 1 because it would be a stub extension into a residential neighborhood which has no sidewalks.
- B. The applicant shall petition for the paving of the alley which is included as part of this plat.
- C. The applicant shall guarantee the closing of the existing 22nd Street curb return on Burns.
- D. For those improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Unless associated vacation case V-1141 is approved by the City and County Commissions prior to completion of this plat, the surveyor's certificate will have to be revised with regard to "vacated" Burns and 21st Street North.
- F. The applicant shall make satisfactory arrangements with K. G. and E. for relocation of some utility poles in the area being designated as alley.
- G. The applicant shall contact the Gas Service Company regarding possible relocation of an existing gas main.
- H. Closure computations shall be submitted with the final plat tracing.

Baughman Company, P.A.

July 23, 1982

Page 1

1. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. The certificate will be required if petitions are submitted. 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, July 29, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Mike Savina Estate (Attention: Wiladean R. Savina), 2603  
N. Amidon, 67204  
Mike Lindebak, City Engineering


THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE December 5, 1980

TO Jack Galbraith, Chief Planner  
FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Drainage Plan -  
Savina 3rd Addition

The above referenced plan is approved.

  
Chris J. Breitenstein  
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-31 Name Savina 3rd Addition  
 Date Application Rec'd. 6-11-82 Preliminary Approval 6-24-82  
 Scheduled S/D Meeting 7-22-82

DESCRIPTION

General Location north of 21st Street between Burns and Woodland

Owner Mike Savina Estate (Atten: Wiladean R. Savina)  
 Surveyor/Engineer Baughman Company, P.A.  
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |   |                              |                               |
|--|---|------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>0.875 acres</u>  | 7. Lineal Feet of New Street |                               |
| 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  | <u>1</u>  | e. _____ R/W _____           | ft.                           |
| Total Number of Lots   | <u>3</u>  | TOTAL                        | _____ ft.                     |
| 3. Minimum Lot Frontage  | <u>65 ft</u>  | 8. Sidewalk adjacent to all  |                               |
| 4. Minimum Lot Area  | <u>8200 sq. ft.</u>   | streets                      | <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning   | <u>AA</u>   |                              |                               |
| 6. Proposed Zoning   | <u>AA and BB (Z-2304)</u>                                     |                              |                               |
| 9. Is public water available                                   | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>            |                              |                               |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>            |                              |                               |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ NO  |                              |                               |
| 12. City of Wichita  | <u>X</u> _____ 3-Mile Area _____ Outside of 3-Mile Area _____ |                              |                               |

STAFF COMMENTS:

- A. At the preliminary plat review, the Subdivision Committee recommended that the Planning Commission waive the requirement for a sidewalk on Burns adjacent to Lot 1 because it would be a stub extension into a residential neighborhood which has no sidewalks.
- B. The applicant shall guarantee the paving of the alley which is included as part of this plat.
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