

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

1440 E. English
WICHITA, KANSAS 67211

(316) 262-2691

LETTER OF TRANSMITTAL

DATE March 21, 1989	JOB NO. 36-89083-1358
ATTENTION Ms. Vicky Huang, P.E.	
RE: Thunderbird 6th Addition	

TO City of Wichita
455 North Main
Wichita, KS

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	3-24-89		Drainage Concept / Plan

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The preliminary plat will be submitted Friday, March 24
for hearing by the Subdivision Committee on
Thursday, April 6, 1989.

COPY TO File

SIGNED: Charles Stern

SUBDIVISION COMMITTEE
 METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
 April 6, 1989

STAFF REPORT
 (Preliminary Plat)

CASE NUMBER: S/D 89-22 - THUNDERBIRD 6TH ADDITION

OWNER/APPLICANT: Thunderbird Realty Service, Inc., c/o Dave Entriken, 6700 W. Central #104, Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: West side of Westlink in an area south of Central.

SITE SIZE: 2.6 Acres

NUMBER OF LOTS

Residential:	6
Office:	2
Commercial:	
Industrial:	
Total:	8

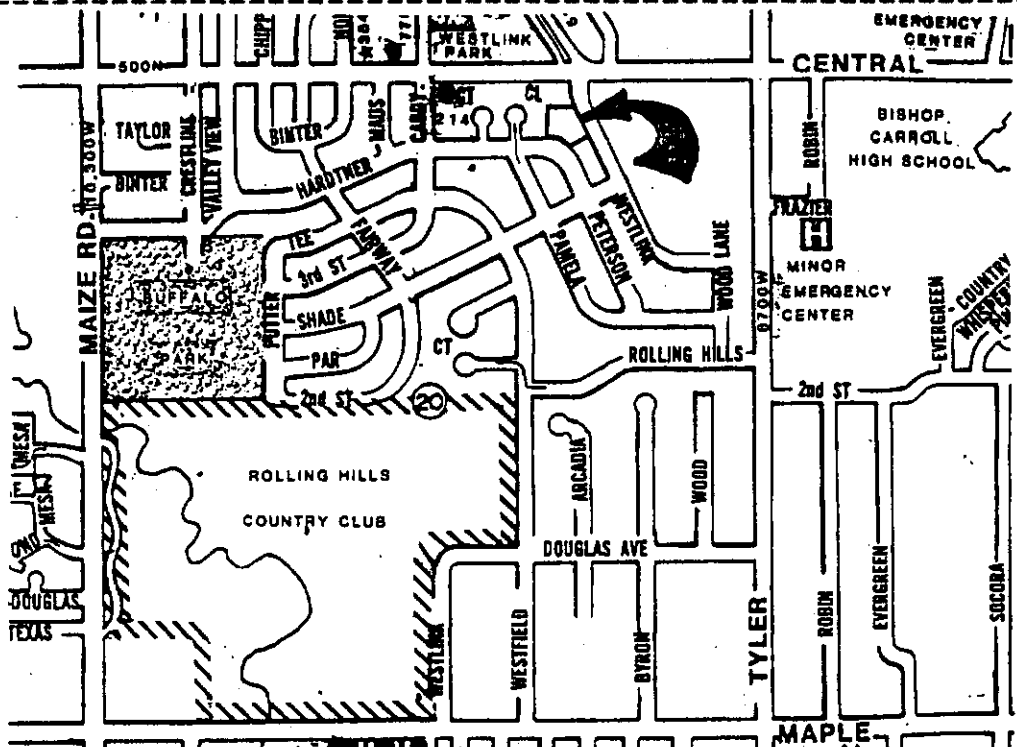
MINIMUM LOT AREA: 7,440 sq. ft.

CURRENT ZONING: "AA" single-family

PROPOSED ZONING: "A" two-family, "BB" office (Z-2948)

VICINITY MAP:

I 247
 K 73
 RTA
 C-65
 C-201



- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 Regulations).
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

1440 E. English
WICHITA, KANSAS 67211

(316) 262-2691

LETTER OF TRANSMITTAL

DATE	April 7, 1989	JOB NO.	36-89083-1358
ATTENTION	Ms. Vicky Huang, P.E.		
RE:	Thunderbird 6th Addition		

TO Mr. Michael E. Lindebak, P.E.
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	4-7-89		Drainage Plan & Supporting Calculations

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The final plat will be submitted on Friday,
April 7, 1989 for hearing by the Subdivision
Committee on Thursday, April 20, 1989.

COPY TO File

SIGNED: Charles Brown

April 20, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 4/6/89)

CASE NUMBER: S/D 89-22 - THUNDERBIRD 6TH ADDITION

OWNER/APPLICANT: Thunderbird Realty Service, Inc., c/o Dave
Entriken, 6700 W. Central #104, Wichita, KS
67212

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: West side of Westlink in an area south of
Central.

SITE SIZE: 2.6 Acres

NUMBER OF LOTS

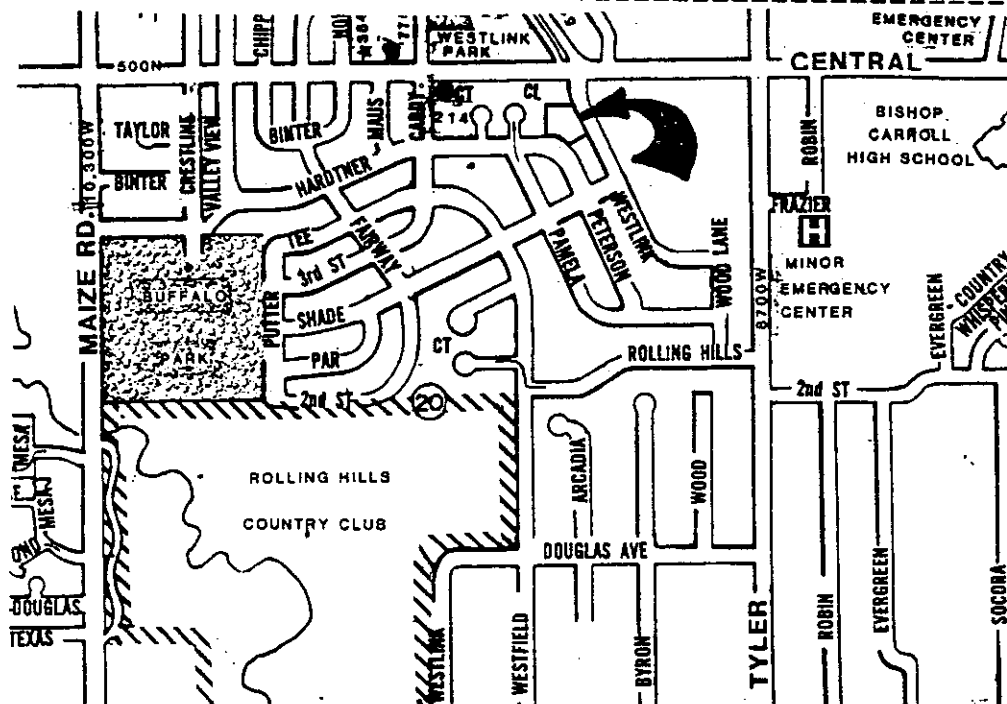
Residential:	6
Office:	2
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 7,440 sq. ft.

CURRENT ZONING: "AA" single-family

PROPOSED ZONING: "A" two-family, "BB" office (Z-2948)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change has been requested for this site. This zone case (Z-2948) was approved by the MAPC at its March 30, 1989 meeting. Lots 1 and 2 are being requested for "BB" office-district zoning, while lots 3 through 8 are seeking the "A" two-family zoning classification. Present zoning for the entire site is "AA", single-family.

- A. Approval of this plat is subject to approval of the associated zone case and any requirements established by the zoning case.
- B. The applicant shall guarantee the extension of water across the frontages of lots 1, 2 and 3 adjacent to Westlink Ave.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee those storm sewer improvements being located in street/public right-of-way.
- F. As required by the sidewalk ordinance, the applicant shall guarantee the construction of a sidewalk adjacent to Westlink Avenue along lots 1 and 2 (Office Zoning). The applicant shall submit a sidewalk certificate stating that this sidewalk will be constructed at the time of site development.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat tracing shall indicate the center line of Hardtner, Peterson and Westlink Streets.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 7, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D - 89-22 THUNDERBIRD 6TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1989, 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 is subject to approval of the associated zone case and any requirements established by the zoning case.
- B. The applicant shall guarantee the extension of water across the frontages of lots 1, 2 and 3 adjacent to Westlink Ave.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee those storm sewer improvements being located in street/public right-of-way.
- F. As required by the sidewalk ordinance, the applicant shall guarantee the construction of a sidewalk adjacent to Westlink Avenue along lots 1 and 2 (Office Zoning). The applicant shall submit a sidewalk certificate stating that this sidewalk will be constructed at the time of site development.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. In order to provide a more acceptable transition in setbacks (with the 30-foot setbacks on the single-family development to the southeast), a 25-foot building setback shall be indicated on lots 2 and 3.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Senior Planner

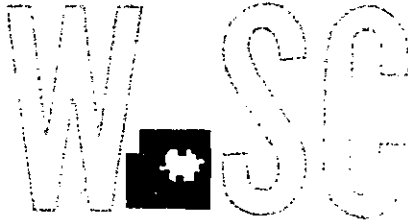
DL:sm
Enclosure

cc: Good Shepherd Episcopal Church, c/o Father Robert Harvey,
2040 Westridge, Wichita, KS 67203

Thunderbird Realty Service, c/o Dave Entriken, 6700 W.
Central #104, Wichita, KS 67212

Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

April 7, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D - 89-22 THUNDERBIRD 6TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1989, the above captioned plat was considered. At the request of the applicant the action of the Committee was to defer consideration of this plat indefinitely.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Good Shepherd Episcopal Church, c/o Father Robert Harvey,
2040 Westridge, Wichita, KS 67203

Thunderbird Realty Service, c/o Dave Entriken, 6700 W.
Central #104, Wichita, KS 67212

Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

June 29, 1989

STAFF REPORT

(Revised Final Plat; Preliminary Plat Approved 4/6/89)

CASE NUMBER: S/D 89-22 - THUNDERBIRD 6TH ADDITION

OWNER/APPLICANT: Thunderbird Realty Service, Inc., c/o Dave
Entriken, 6700 W. Central #104, Wichita, KS
67212

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: West side of Westlink in an area south of
Central.

SITE SIZE: 2.6 Acres

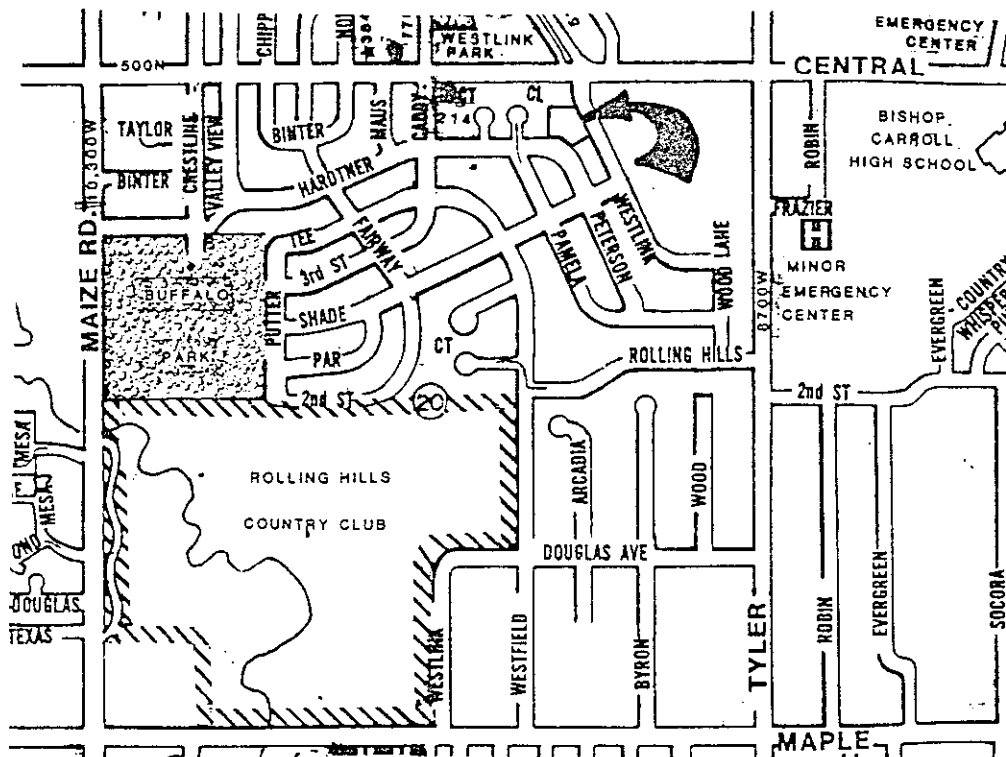
NUMBER OF LOTS

Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 7,440 sq. ft.

CURRENT ZONING: "AA" single-family

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change (Z-2948) had been requested for this site to "A" (two-family) and "BB" (office-district) zoning, but subsequently it has been withdrawn. Present zoning for the entire site is "AA", single-family. The larger lot is being retained for an existing church.

- A. The applicant shall guarantee the extension of water across the frontages of lots 1, 2, 3 and 5 adjacent to Westlink Ave.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee those storm sewer improvements being located in street/public right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate the center line of Hardtner and Peterson.
- G. The final plat tracing shall more clearly indicate the perimeter of lot 5 or indicate in some manner that one lot is being platted, as lot 5.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 3, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D - 89-22 THUNDERBIRD 6TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of water across the frontages of lots 1, 2, 3 and 5 adjacent to Westlink Ave.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee those storm sewer improvements being located in street/public right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate the center line of Hardtner and Peterson.
- G. The final plat tracing shall more clearly indicate the perimeter of lot 5 or indicate in some manner that one lot is being platted, as lot 5.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

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 6, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Tim Bickhaus
R. Timothy Bickhaus J.C.
Associate Planner

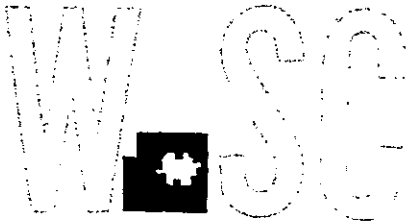
RTB:svm

cc: Good Shepherd Episcopal Church, c/o Father Robert Harvey,
2040 Westridge, Wichita, KS 67203

Thunderbird Realty Service, c/o Dave Entriken, 6700 W.
Central #104, Wichita, KS 67212

Mike Lindebak, City Engineer

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 7, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D - 89-22 THUNDERBIRD 6TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 3, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Good Shepherd Episcopal Church, c/o Father Robert Harvey,
2040 Westridge, Wichita, KS 67203
Thunderbird Realty Service, c/o Dave Entriken, 6700 W.
Central #104, Wichita, KS 67212
Mike Lindebak, City Engineer

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

TO: Monty Robson
Superintendent Central Inspection

DATE: November 7, 1989

FROM: Chris Breitenstein, P.E.
Civil Engineer III



SUBJECT: Thunderbird 6th Addition

Based on the best information available, i.e., Preliminary Plat Contours; Thunderbird 6th Addition is not in a 100-year flood plain. Therefore neither local or national minimum pad requirements apply.

Please advise your permit officials on this matter.

CB:gnz

September 22, 1989

Mr. Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 N. Main
Wichita, KS 67202

RECEIVED

10-4-89

OK

Reference: Thunderbird 6th Addition

Dear Mr. Lindebak:

Attached is the Letter of Credit and Affidavit for the following project:

Lateral 93, Westlink Sewer
Project No. 468 76 245 81986

Sufficient development is completed to proceed with the Water Distribution System (Project No. 88402).

We request that the City proceed with the construction of the projects at the earliest possible date.

We also request that the City enter into a two-party contract with Professional Engineering Consultants, P.A., to perform the design engineering services. PEC provided the engineering services in connection with the platting of Thunderbird 6th Addition.

If additional information is necessary, please contact me.

Very truly yours,

THUNDERBIRD REALTY SERVICES, INC.

By: David W. Entzler, Pres.


cc: Ronald Pletcher, PEC

TBM

THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING

TO: Monty Robson
Superintendent Central Inspection

DATE: November 7, 1989

FROM: Chris Breitenstein, P.E. 
Civil Engineer III

SUBJECT: Thunderbird 6th Addition

Based on the best information available, i.e., Preliminary Plat Contours; Thunderbird 6th Addition is not in a 100-year flood plain. Therefore neither local or national minimum pad requirements apply.

Please advise your permit officials on this matter.

CB:guz