

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 29, 1983

RECEIVED

MAY 2 1983

Dept. Of Engineering

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 83-32 - Preliminary plat of R. G. Storck Addition
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 28, 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. Approval of this plat is subject to approval of the associated zone case and subject to completion of the applicant's associated vacation case (V-1178) requesting the vacation of existing street right-of-way.
- B. The applicant shall make satisfactory arrangements with Operations and Maintenance for grading and sanding the required hammerheads for Newell and Linder.
- C. Complete access control to Linder and to Newell shall be granted on the final plat.
- D. The final plat shall indicate a 12-foot utility easement adjacent to the east line of the plat from Central to the south line of Linder Avenue.
- E. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2.
- F. The final plat shall indicate an appropriate easement for the extension of sanitary sewer to serve proposed Lot 2.
- G. The final plat shall indicate a 35-foot building setback from Central Avenue on each of the proposed lots.
- H. The Airport Noise Control and Land Use Compatibility Study, prepared for Mid-Continent Airport, identifies this property as being exposed to a Day-Night Average Sound

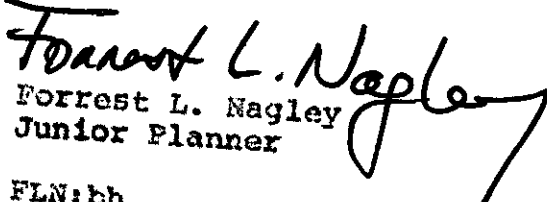
Level of between 65 and 70 decibels. With this in mind, the applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.

- I. The final plat tracing shall indicate the following access controls:
 1. "Complete access control" to Central across the north line of Lot 2, except for the east 30 feet.
 2. "Access control except for one opening" to Central from Lot 1.
- J. Prior to filing a final plat, the applicant's agent shall locate the existing drive approaches to Central from this plat. A guarantee for closure or relocation of existing drives will be required if existing circumstances do not coincide with the access controls outlined in Item "I" of this letter.
- K. Prior to filing a final plat, the applicant shall submit a drainage plan to City Engineering. A drainage concept has been approved for this property which requires the platting of a 20-foot drainage easement. This drainage easement shall be indicated on the final plat.
- L. The final plat shall distinguish between existing street rights-of-way and additional rights-of-way being dedicated by this replat.
- M. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- N. 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.

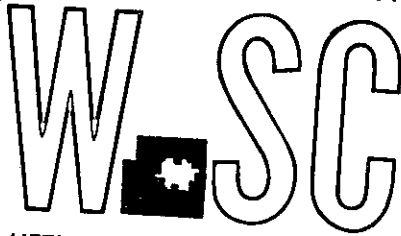
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Colby B. Sandlian, et. al., 435 N. Broadway, 67202
Charles E. Sutherland, 435 N. Broadway, 67202
✓ Mike Lindebak, City Engineering

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 7, 1984

Mr. Colby Sandlian
435 N. Broadway
Wichita, Ks. 67202

Re: Letter of credit guaranteeing construction of hammerhead turnaround
for Linder and Newell Streets. R. G. Storck Addition. Credit
#061683A)

Dear Mr. Sandlian:

When you platted R. G. Storck Addition, you submitted a letter of credit
in the amount of \$3,000.00 guaranteeing the above-referenced improvements.
The letter of credit references a project completion date of June 16,
1984. A recent field check of the property has indicated that the
required sand street hammerhead turnarounds have not been constructed.

The purpose of this letter is to remind you of your agreement to construct
the turnarounds by June 16, or shortly thereafter. Questions regarding
the construction of the improvements should be directed to Gene Rath of
Operations and Maintenance.

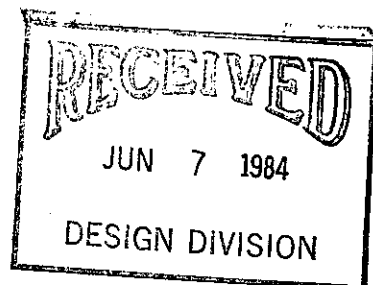
When you platted this addition, you also submitted letters of credit
guaranteeing a curb cut closure and certain drainage work. As those
improvements have been completed, I have released the letters of
credit. Your copy of the memorandum of release is attached for your
files.

Should you find that you cannot construct the turnarounds by July 16,
1984, please so advise me. Action on your part is imperative to
avoid default on the \$3,000.00 letter of credit. My telephone
number is 268-4421.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:bh



Colby Sandlian
June 7, 1984
Page 2

cc: Larry Henry, Project Development Engineer
Kansas State Bank and Trust Company, Attention: J. V. Lentell,
123 N. Market, 67202
Gene Rath, Operations and Maintenance

N.W. Cor of N.E. 1/4,
Sec. 22-27-1W.

CENTRAL

AVE.

19

JUNE 9, 1983

~~5~~

~~APRIL 28, 1983~~

NO STORM



R/W
CONTROL

FLOOD

WICHITA - V.C.

(COND. CASE A-31849)

447.66'

174°55'36"
106°57'00"
36.23'

175°00'00"

Lot 2

Lot 1

Road Easement
Film 316, Pg. 179-180
(To Be Vacated)

LINDEN AVE

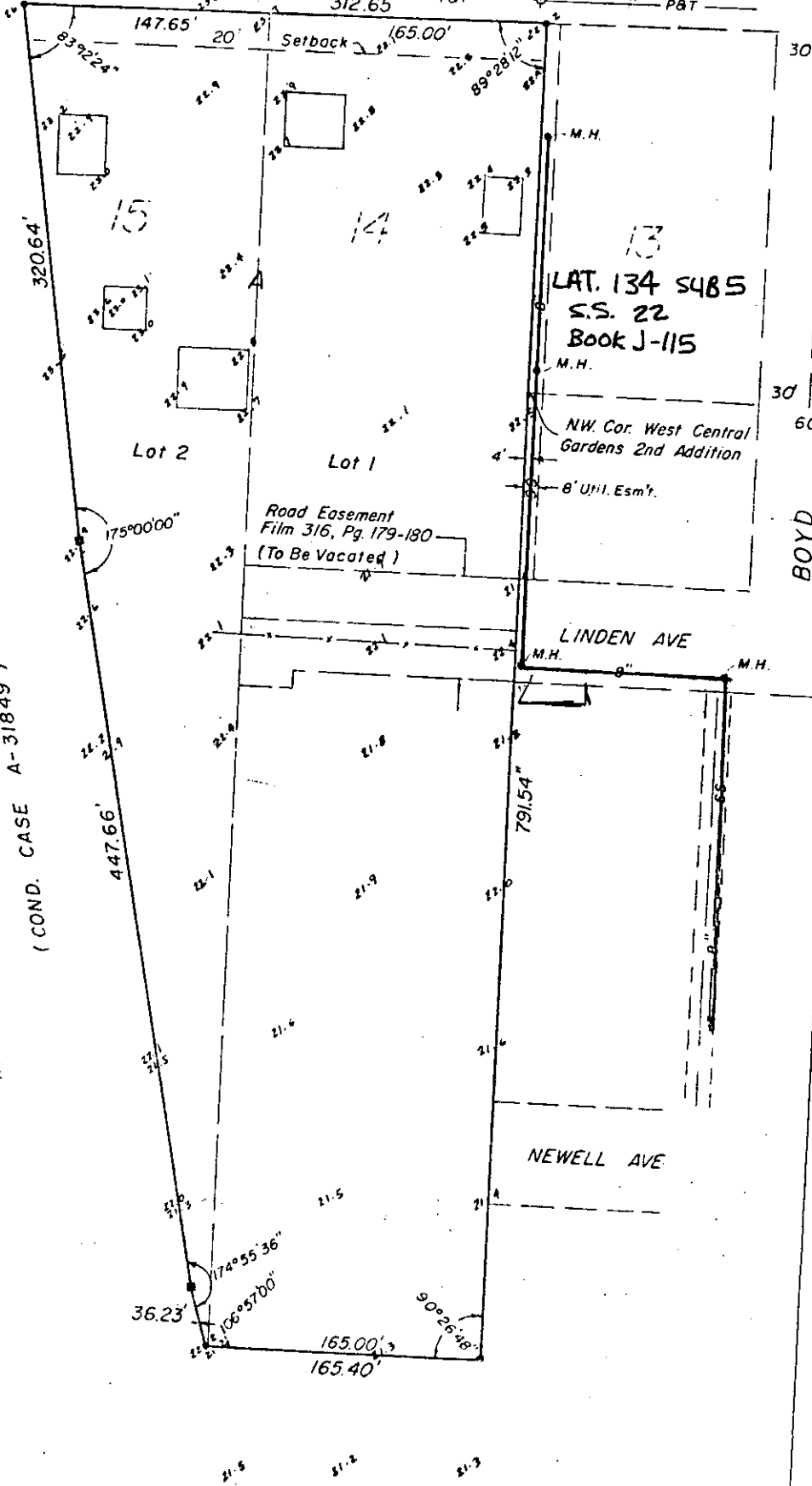
NEWELL AVE

BOYD

LAT. 134 S485
S.S. 22
Book J-115

N.W. Cor. West Central
Gardens 2nd Addition

8' Util. Esm't.



WICHITA - SEDGWICK COUNTY



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

RECEIVED

JUN 13 1983

Dept. Of Engineering

June 10, 1983

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

Re: S/D 83-32 - Final plat of R. G. Storck Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 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 shall either satisfactorily construct hammer-head turnarounds at the west end of Linder and Newell, prior to the plat being scheduled for City Commission review; or shall submit a guarantee that this work will be done within one year's time. The Superintendent of Street Maintenance has estimated that a guarantee in the amount of \$1,500.00 per hammerhead would be adequate to cover the grading and possible culvert costs. This guarantee could be submitted as cash, letter of credit, or performance bond.
- B. The applicant shall guarantee extension of sanitary sewer to serve the lot on the west.
- C. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce noise hazards within habitable structures built on these lots.
- D. A guarantee shall be submitted for closing one of the two existing curb cuts on the east lot.
- E. All drainage easements required by the approved drainage plan shall be shown on the final plat tracing. A guarantee shall be submitted for the storm sewer or flume which will be constructed at the west edge of the plat.
- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- G. Closure computations shall be submitted with the final plat tracing.

Moehring and Associates
Page 2 - June 10, 1983

H. 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, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Colby Sandlian, et. al., 435 N. Broadway, 67202
Charles E. Sutherland, 435 N. Broadway, 67202
*Mike Lindebak, City Engineering