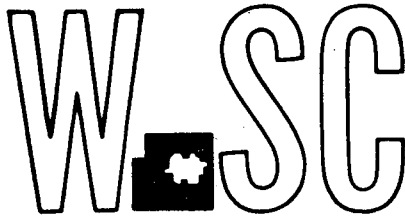


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 10, 1986

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-74 - AYESH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the contingent dedication of the full right-of-way requested for Oliver Street (50 feet of half plus taper to 60 feet of half) from the south 75 feet of the plat.
- B. On the final plat the contingent street dedication, mentioned in Item A, shall be referenced as being dedicated to the public contingent upon the need for the right-of-way for any street improvement project.
- C. The final plat shall indicate the platting of a 35-foot wide building setback from the 50-foot half-street right-of-way line for Oliver Street.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 16, 1986. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

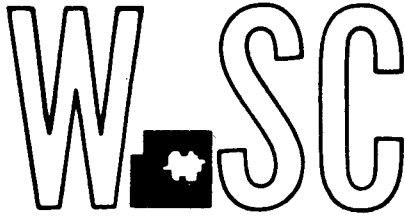
cc: Richard L. Ayesh, 322 Laura, Wichita, KS 67211
Mike Lindebak, City Engineer

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1. Steven K. Miller. Vacation of platted Utility Easement. No water problem.
2. Woodland Estates 2nd Addition. Final Plat. Item B, mains to be extended. Main in Linden / Sherman Way must be extended before plot will have access to City Water.
3. Jeff & Jay Third Addition. Final Plat. Existing Water in 29th St. How will Lot 4 have access to 29th? How will Lot 4 get water? No other water problems.
4. Chiltons 600 S. Washington Addition. City Land Inventory Case. Preliminary Plat. End of 8" Water main at SW corner of Washington and Orme. As Orme St. R/W going West from Washington, Access to lot 3 for water may require main extension. In Ida, a 20" main on the east side of Ida, continues to the north, and if necessary could be tapped for service. An extension of the 6" main in Ida could be considered to serve lot 3 if cost effective. No water problems.
5. Gentry 5th Addition Final Plat. Existing 8" and 16" Water mains along the South side of Central. No water problems, main to provide fire hydrants or service to the northerly part of lot 1 may be extended across Central if necessary.
6. Spring Hollow 3rd Addition. Final plat. Item B, mains to be extended. Plans have been submitted however project number cannot be changed at this time. (88146) Petitions to be amended or set up, etc. Otherwise, no water problem.
7. Cobblestone 2nd Addition. Preliminary Plat. Existing mains now serve the area. Services will need to be relocated because of the shifting of the lot lines. Developer's Engineer shall submit a plat showing existing services to the Water Dept. for service relocation or removal. New service shall be installed as requested by the Developer as needed. No water problem.

8. Ayesh Addition. Final plat. Area now served, no water problem.
9. AIC, Inc. Dedicates street R/W. No water problem.
10. Haven Homes. Dedicate Utility Esmt. No water problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 12, 1986



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 86-74 - AYESH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, 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. When the final plat is considered by the Subdivision Committee, the issue of dedicating outright right-of-way to meet the 50-foot half-street right-of-way standard for Oliver Street and an additional 10-foot contingent dedication, to provide 60 feet of right-of-way for a future free flow right turn lane, will be recommended by staff.
- B. The final plat shall indicate an outright dedication of street right-of-way adjacent to the south 75 feet of this plat. The preliminary plat showed a contingent dedication for this right-of-way.
- C. The final plat shall indicate the platting of a 35-foot wide building setback from the 50-foot half-street right-of-way line for Oliver Street.
- D. The final plat shall indicate the platting of "access control except for three (3) openings" to Oliver Street across the east line of the proposed lot.
- E. 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.
- 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.

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Preliminary Plat S/D 86-74 - AYESH ADDITION
Page 2

G. 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,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Richard L. Ayesh, 322 Laura, Wichita, KS 67211
Everett Fettis, 120 S. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

Pre Sob 9-11-36

1. Arbah M. Johnson. Vacation of Access Control. No Water problem.
2. Lloyd D. Williams. Vacation of Utility Esmt. and Bldg. Setback. No Water problem.
3. Joe E. Mathews III. Vacation of Bldg. Setback. No Water problem.
4. Buddy and Peggy Hill. Vacation of Access Control. No Water problem.
5. Gatewood Addition. Preliminary Plat. Item B, mains to be extended. Existing 8" and 20" mains in Control. Possible loop by tying to Webb Road between lots 13 and 15 at the end of Shannon Circle.
6. Harvest Chapel Addition. Final Plat. Item A, mains to be extended. 12" Main to be extended in 55th St. So. No Water problem.
7. Este Cate Second Addition. Final Plat. Area now served by existing mains. No Water problem.
8. Gray's Third Addition. Final Plat. Item B, mains to be extended in Hoover and/or MacArthur as required. No Water problem.
9. Dave Waters Addition. Final Plat. No city water available; nearest water at Hydraulic and 55th St. So. No Water problem.
10. Holtman Addition. Final Plat. No City Water. No Water problem.
11. Sixth Addition to Cedar Ridge. Final Plat. Item A, meters to be relocated or removed as necessary. No Water problem.

12. SpringHollow 3rd. Preliminary Plat. Item A, petitions to be amended or abandoned. Item B, mains to be extended. Item G, outside-the-city service application to be submitted. Note: Project No. 448-80-925-80174-000-000-001 under the Water Dept. now covers Spring Hollow 3 and has been assigned 448-76-245-88146-000-000-001 under MAPD-Design.
13. World Impact Addition. Preliminary Plat. Existing 6" water main in Gardeners. Sanitary sewer is running parallel and less than 10 ft. of horizontal separation. Any future sanitary extension will require 10' separation.
14. Masterbilt Addition. Final Plat. Lots 1-4 served by 6" water line in Florence and along Third St. along Lot 1. Lot 5 is served along West Street. The North side of Lot 5 is not served; would suggest main extension be considered along Third St. along Lot 5.
15. Ayesk Addition. Preliminary Plat. Area now served by water mains in Oliver and Dellrose; mains not shown on sketch plat. No water problem.
16. Charles Court Addition. Final Plat. Plat now served by water line in Charles St., No water problem.
17. City Land Inventory Case
 - Tract I: 20" Main along the east side of canal entrance at the west side of the canal (approx. 95' EEL of Minneapolis)
 - Possible service connection from 20" main or extend 2 1/2" PVC Main from a point 12' NNW Hwy # 217 N Minneapolis. No water problem.
 - Tract II: Suggest extending 2 1/2" PVC Main to serve this tract due to probable cheaper cost depending on location of 20" main.
18. Other Matters.

S/D No.: 86-74 Name: AYESH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: In an area south of 13th Street North, between Oliver and Dellrose.

Owner: Richard L. Ayes, 322 Laura, Wichita, KS 67211

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.1 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 46,910 Sq. Ft.
4. Existing Zoning: "A", "LC" and "BB"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

- A. Article 7-201(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way (50 feet) at a point 350 feet from the centerline of the arterial street intersection. Recently, City and Traffic Engineering have been supportive of reducing the amount of right-of-way required at certain intersections from 75 feet down to 60 feet, provided the site was at a fully developed corner and a triangular dedication of right-of-way is made in the vicinity of where the arterial streets actually intersect. With the revised arterial street intersection right-of-way standard in mind, the following street dedications shall be indicated on the final plat:
 - (1) The outright dedication of right-of-way to meet the 50-foot half-street right-of-way standard for any arterial street.
 - (2) The contingent dedication of 10 more feet of right-of-way (60-foot half-street) where 75 feet was required prior to the revised standard.
- B. On the final plat the contingent street dedication, mentioned in Item A, shall be referenced as being dedicated to the public contingent upon the need for the right-of-way for a free flow right turn project.
- C. The final plat shall indicate the platting of a 35-foot wide building setback from the 50-foot half-street right-of-way line for Oliver Street.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 shall indicate the platting of "access control except for three (3) openings" to Oliver Street across the east line of the proposed lot.
- 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).
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-74 Name: AYESH ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: In an area south of 13th Street North, between Oliver and Dellrose.

Owner: Richard L. Ayesch, 322 Laura, Wichita, KS 67211

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.1 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 46,910 Sq. Ft.
4. Existing Zoning: "A", "LC" and "BB"
5. Proposed Zoning: "LC" (Z-2746)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2746) requesting "A", "LC" and "BB" to "LC" has been approved subject to replatting.

- A. Article 7-201(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way (50 feet) at a point 350 feet from the centerline of the arterial street intersection. City and Traffic Engineering have been supportive of reducing the amount of right-of-way required at certain intersections from 75 feet down to 60 feet, provided the site was at a fully developed corner, the major intersection had been recently improved and a triangular dedication of right-of-way is made in the vicinity of intersect. With the revised arterial street intersection right-of-way standard in mind, the following street dedications shall be indicated on the final plat:
 - (1) The outright dedication of right-of-way to meet the 50-foot half-street right-of-way standard for any arterial street.
 - (2) The contingent dedication of 10 more feet of right-of-way (60-foot half-street) where 75 feet was required prior to the revised standard.
- B. On the final plat the contingent street dedication, mentioned in Item A, shall be referenced as being dedicated to the public contingent upon the need for the right-of-way for a free flow right turn project.
- C. The final plat shall indicate the platting of a 35-foot wide building setback from the 50-foot half-street right-of-way line for Oliver Street.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. 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?