WICHITA-SEDGWICK COUNTY

May 16, 1985

METROPOLITAN AREA PLANNING DEPARTMENT

TO: John Dekker, Director of Law

FROM: Robert A. Lakin, Director of Planning

SUBJECT: Baxter Addition

Several questions were raised Tuesday concerning the approval of Baxter Addition and its accompanying petitions. At Issinghoff's request, I will attempt to "frame" these questions as I understand the issues.

Fact:

Baxter Addition was approved subject to a number of conditions under the MAPC's Subdivision Regulations. These Subdivision Regulations were adopted by MAPC and concurred in by the Board of City Commissioners. The Board of City Commissioners has never "adopted" them by ordinance or resolution.

The MAPC required a guarantee of paving (if possible) of Ellson and Lewis adjacent to the plat.

The Subdivision Rules and Regulations provide that a valid paving petition to a governing body is a satisfactory way to guarantee improvements (8-105 B).

The petitions for Ellson and Lewis are valid under Kansas law as determined by the City Engineer.

Questions:

May the City Commission approve the plat without the improvements required by the MAPC? (See Section 10-103 of Subdivsion Rules and Regulations). Or do the Subdivision regulations make it mandatory on the Board of City Commissioners to accept valid petitions even though "petitions" without a tie to a plat are discretionary and a privilege to be granted? If the Board of City Commissioners wishes to approve the plat and require improvements, may they instruct the plattor or condition their approval on a different assessment formula than that submitted by the plattor., e.g., the petitioner submitted a 51 percent petition based on square feet with assessments to be spread on a square foot basis. Kamen suggested a revised

petition that places two-thirds of the cost on Baxter subdivision and one-third on the area to the west. In other words to establish a more "equitable" condition, can the Board of City Commissioners require a different "legal" petition?

Robert A. Lakin
Director of Planning

RAL:rme

cc: Robert Finch, City Manager (Intermin)
Mike Lindebak, City Engineer
Robert W. Kaplan, Attorney, 430 North Market, 67202

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: March 20, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Approval of off-site drainage easement associated with the platting of Baxter Place Addition - S/D 84-108.

On January 3, 1985, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for an off-site drainage easement. This requirement was stated in our follow-up letter dated January 4, 1985.

Attached is a copy of the required instrument. Please review this document and advise if it satisfies your requirement for this plat.

Forrest L. Nagley
Senior Planner

FLN:mlh

Attachment

cc: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

Off-site drainage Easement is O.K.
Called Forrest. VRH 3/25/85

RECEIVED
MAR 20 1985
DESIGN DIVISION

DRAINAGE EASEMENT

THIS EASEMENT made this 3rd day of January, 1985, by and between Adnan J. Timsah, a single person of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing a drainage system over, along, and under the following described real estate situated in Sedgwick County, Kansas; to wit:

The West 20' of Lots 47 and 74 in Linwood Acres, an Addition to Wichita, Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Adnan J. Timsah

Adnan J. Timsah

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

Personally appeared before me, a notary public in and for the County and State aforesaid, ADNAN J. TIMSAH, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 3 day of January, 1985.

Notary Public

My Commission Expires 19 January 1986

FORM 192-215 (Feb. 82)

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

January 10, 1985

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re.: S/D 84-108 - Final Plat of Baxter Place Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, 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 January 4, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Mr. Adnan J. Timsah, 11716 East Kellogg, Wichita, KS 67207
Mr. Joe Berns, 1648 Lawrence Court, Wichita, KS 67206
Mrs. Robert Wellner, 315 South Ellson, Wichita, KS 67207
Kenneth & Bonnie Abbot, 11431 East Lewis, Wichita, KS 67207
✗ Mike Lindebak, City Engineer

WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

January 4, 1985

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 84-108 - Final Plat of Baxter Place Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, 1985, 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 submit a sidewalk certificate stating that a sidewalk will be constructed on the south side of Waterman, adjacent to this lot, at the time of site development. (Multi-family zoning.)

B. The applicant shall attempt to obtain a valid paving petition for Ellson and Lewis Streets adjacent to this plat. These guarantees shall provide for the construction of a sidewalk, adjacent to this lot, on the east side of Ellson and the north side of Lewis. (Multi-family zoning.)

C. The applicant is advised that the two existing curb cuts to Waterman Street, from the northeast corner of this proposed lot, should be closed if they are not intended to be used for the redevelopment of this property.

D. The applicant shall guarantee required storm sewers.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

F. The applicant shall guarantee any off-site drainage improvements required by this plat.

WICHITA – SEDGWICK COUNTY

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.

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, January 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosures

cc: Mr. Adnan J. Timsah, 11716 East Kellogg, Wichita, KS 67207
Mr. Joe Berns, 1648 Lawrence Court, Wichita, KS 67206
Mrs. Robert Wellner, 315 South Ellson, Wichita, KS 67207
Kenneth & Bonnie Abbott, 11431 East Lewis, Wichita, KS 67207
✗ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 20, 1984

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 84-108 - Preliminary plat of Baxter Place Addition, located between Lewis and Waterman, east of Ellson Street.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Monday, November 19, 1984, 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 applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the south side of Waterman, adjacent to this lot, at the time of site development. (Multi-family zoning.)

B. The applicant shall attempt to obtain a valid paving petition for Ellson from Waterman to Lewis and for Lewis from Ellson to Zelta. These guarantees shall provide for the construction of a sidewalk, adjacent to this lot, on the east side of Ellson and the north side of Lewis. (Multi-family zoning.)

C. The applicant is advised that the two existing curb cuts to Waterman Street, from the northeast corner of this proposed lot, should be closed if they are not intended to be used for the redevelopment of this property.

D. The final plat shall reference a tie point to a previously platted lot corner or section corner.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.

G. The applicant shall guarantee required storm sewers and obtain an off-site drainage easement by separate instrument.

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.

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:mlh

cc: Mr. Adnan J. Timsah, 11716 East Kellogg, Wichita, KS 67207
Mr. Joe Berns, 1648 Lawrence Court, Wichita, KS 67206
Mrs. Robert Wellner, 315 South Ellson, Wichita, KS 67207
Kenneth & Bonnie Abbott, 11431 East Lewis, Wichita, KS 67207
Mike Lindebak, City Engineer

June 13, 1984

Mr. Don Moehring
Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Re-Zone 11.24 Acres, "A-A" to "R-6"
Linwood Acres, Wichita, Kansas
Sanitary Sewer Capacity Evaluation

Dear Mr. Moehring:

I have reviewed your Sewer Capacity Report regarding re-zoning 11.24 acres from "A-A" to "R-6" in Linwood Acres.

I can concur with your findings that there is currently adequate capacity to develop the area bound by Ellson, Zada, Lewis and Waterman as proposed. I can also concur with your findings that upon completed development of the sewer district the existing lift station would need to be modified or enlarged. The matter of financing the enlargement of the lift station, should it be required, would be addressed at the time the subject property is replatted.

Sincerely,

Mike Lindebak
City Engineer

ML:ck

cc: Jack Galbraith, Chief Planner

PROJECT MEMO

TO: Don Schneider

FROM: Chris Breitenstein

PROJECT TITLE:

Sanitary Sewer Capcity Study for Zoning Change in Linwood Acres

PROJECT NUMBER:

DATE:

May 15, 1984

COMMENTS:

It would appear Mr.Moehring's conclusions would be correct if qualified with addition of "at this time". With the addition of the mobile home parks, the Hartdage development and this zone change when the sewer district is fully developed, the lift station would need to be enlarged.

Chris Breitenstein
Ciovil Engineer III

CB:gr

Approved

ADDITIONAL COPIES TO:

1. _____ 4. _____ 7. _____
2. _____ 5. _____ 8. _____
3. _____ 6. _____ 9. _____

192-201
(FEB 81)

MOEHRING & ASSOCIATES ——— **CONSULTING ENGINEERS**

20 April 1984

Mr. Mike Lindebak
City Engineer
City Hall
455 N. Main
Wichita, Kansas 67202

Re: Re-Zone 11.24 Acres, "A-A" to "R-6"
Linwood Acres, Wichita, Kansas
Sanitary Sewer Capacity Evaluation

Dear Mike:

Preliminary to application for zone change, we have discussed a development plan for the above referenced, with Mr. Galbraith of M.A.P.D.

The development site is described as Lots 4 thru 10, even and inclusive, and Lots 31 thru 35, odd and inclusive, and the West 79.0' of Lot 36, in Linwood Acres. This tract lies East of Ellson St., between Waterman and Lewis Streets, as indicated on the following sketch.

The existing "AA" single family lots each have an average area of 38,862 sq.ft. or 0.89 Ac., more or less. This lotting configuration has existed for over 50 years, with only sparse development. Under current zoning, development density could reach 7.3 DU's/Ac.

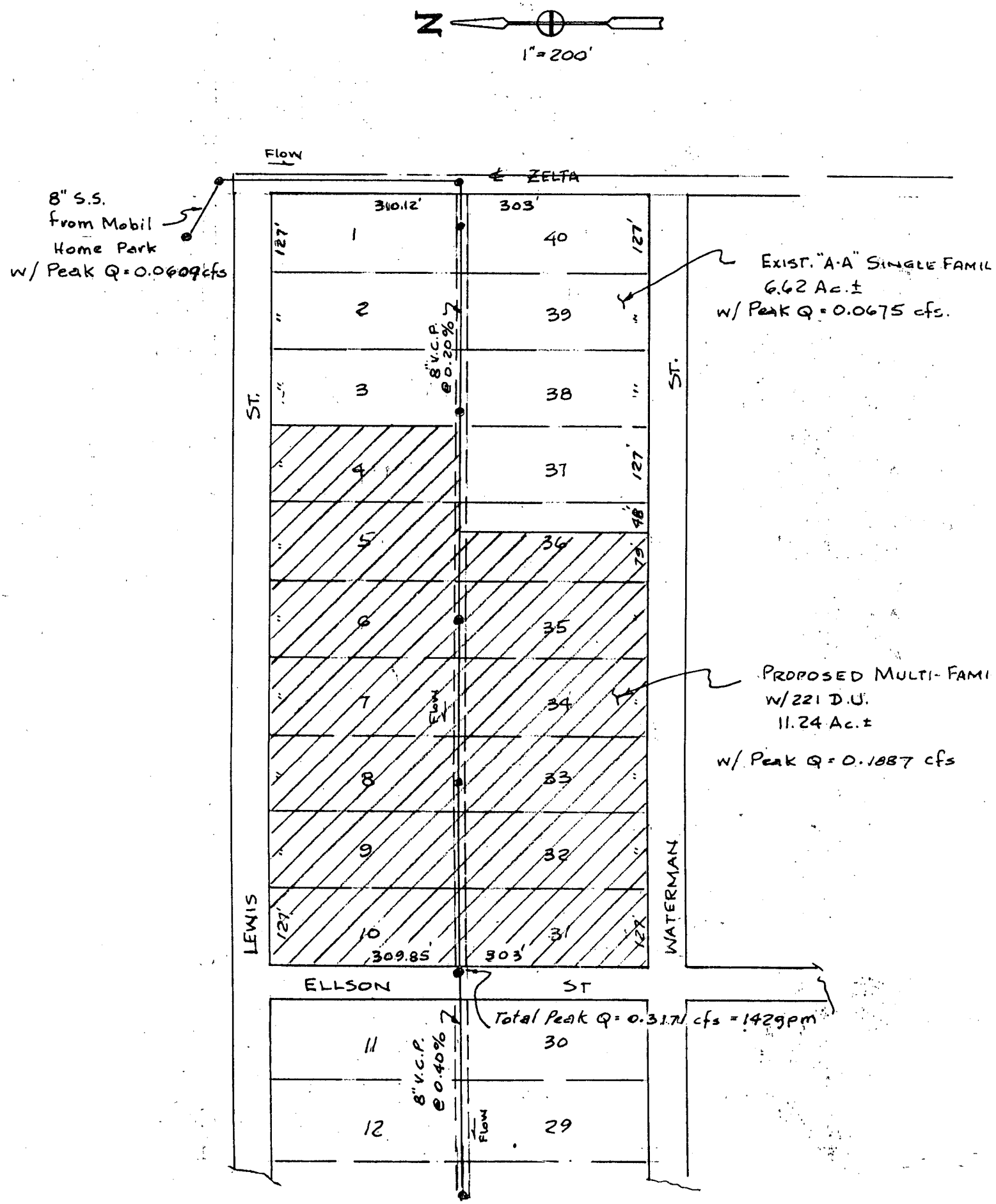
The preliminary plan (copy enclosed) provides for the development of a 221 DU Townhouse project. As planned, these two story units would be of modest size, approximately 450 sq.ft., each with 2 bedrooms and 1 1/2 baths. The occupancy per dwelling unit would be approximately 2.3 and a per capita sewage contribution of 80 gpcpd.

In light of adjacent development patterns and zoning, and also the proximity to major traffic ways, Mr. Galbraith has indicated that Planning Staff could possibly support the proposed zone change.

Mr. Galbraith pointed out the need to improve the public streets to urban standards to accommodate traffic, and also suggested an evaluation of the adequacy of sanitary sewers serving the site.

The capacity of existing system of sanitary sewers to accommodate the increased flows anticipated from the proposed development, is the purpose of this report.

433 s. hydraulic ——— wichita, kansas 67211 ——— 316—263-8291


N
1"=200'
Flow
ZELTA
8" S.S.
from Mobil
Home Park
w/ Peak Q=0.0609cfs
310.12'
303'
127'
1
40
2
39
3
38
4
37
5
36
6
35
7
34
8
33
9
32
10
309.85'
303'
31
127'
48'
79'
12'
8" V.C.P.
@ 0.20%
Flow
ST.
LEWIS
WATERMAN
EXIST. "A-A" SINGLE FAMIL
6.62 Ac.±
w/ Peak Q = 0.0675 cfs.
PROPOSED MULTI-FAMI
w/ 221 D.U.
11.24 Ac.±
w/ Peak Q = 0.1087 cfs
ELLSON
ST
Total Peak Q = 0.3171 cfs = 142gpm
11
30
12
29
8" V.C.P.
@ 0.40%
Flow

A. Projected Sewage Contribution - R-6 Development - 11.24 acres

Assuming 2.3 persons/DU; 80 gpcpd; 221 DU's; peaking factor of 3 x av.

Peak Q = 221 x 2.3 x 80 x 3 x 1.547^{-6}

(Note: Gal./day x 1.547^{-6} = cfs)

Peak Q = 0.1887 cfs (84.7 gpm)

(Note: Same area developed as "AA" = 51.5 gpm)

B. Sewage contribution from remainder of platted single family area (6.62 acres), located upstream from proposed R-6 site.

Assume 7.3 DU's/Ac.; 3.0 persons/DU; 100 gpcpd; 6.62 Ac.; peak factor of 3 x av.

Peak Q = 6.62 x 7.3 x 100 x 3 x 1.547^{-6}

Peak Q = 0.0675 cfs (30.3 gpm)

C. Sewage contribution from "Lifestyle Mobil Home Park" Lift Station, discharging into sewer through site.

From Smith & Loveless, assume 4 mobil home units = 1 house; 3 persons/DU; 100 gpcpd; peak factor of 3 x av.

Peak Q = 175/4 Mobil Home Units x 100 x 3 x 3 x 1.547^{-6}

Peak Q = 0.0609 cfs (27.3 gpm)

Then, at down stream edge of proposed R-6 development site, the total anticipated peak sewage flow, as follows:

A.	R-6 Development Area	= 0.1887 cfs
B.	"AA" Single Family Area	= 0.0675 cfs
C.	"G" Mobile Home Area	= 0.0609 cfs
Projected Peak Flow Rate thru Site		= 0.3171 cfs (142.3 gpm)

EXISTING SANITARY SEWER

The existing sanitary sewer serving the site, is part of Line 2, Lat. 4, Submain 13 of the WIS. The line is 8" VCP, constructed on a gradient of 0.2%, East of Ellson St., and 0.4% West of Ellson St.

Mannings equation has been used to evaluate the flow characteristics for the sewers.

For the more critical section, having 0.2% gradient, and with a projected peak flow rate of 0.3171 cfs ("n" = 0.013, and S = 0.2%), the depth of flow in the 8" VCP sewer = 0.3671' = 4.4" = 0.55% of full pipe flow.

With a flow depth of 0.67 x diameter, this segment of sewer has a design capacity of 0.4234 cfs, which is 134% of projected peak flow rate.

The 8" VCP sewer through the site, having 0.2% gradient, has sufficient capacity to accommodate the proposed "R-6" development, as well as the upstream service areas.

The sewer serving the development site, discharges through 8" and 10" sewers to Lift Station #11, located at 11,000 E. Kellogg.

LIFT STATION CAPACITY

From a sanitary sewer study prepared by P.E.C. in April of 1980, it was reported that the pumps in the existing lift station, operated at an average 192 minutes each day during February of 1980, which is equivalent to 192,000 GPD (133 gpm). Sewer Maintenance Department records indicate the pumping rates were appreciably the same for February 1984.

In April, 1984, during a very wet period, a maximum of 300 minutes of pump operation per day was recorded, which is equivalent to 300,000 GPD or an average wet weather flow rate of 208 gpm.

Using the 1.5 peaking factor that was assumed for the design of the Lift Station, the present peak wet weather flow rate to the station would then be 312 gpm, i.e. less than 32% of rated station capacity.

It would appear that the lift station capacity is ample for the forseeable future.

If both the R-6 Linwood Acres development and the Hardage development were constructed in the near future and discharging to the lift station, the increased peak contribution would be in the order of an additional 64 gpm and 120 gpm respectively, a total of 184 gpm to the present peak load.

The station would then be operating at approximately 50% of design.

The P.E.C. study suggested that the lift station could be refitted with larger pumps and motors to provide a 1200 gpm pumping capacity, should future conditions of development dictate. This gave rise to the question of the capacity of the receiving 15" gravity sewer into which the lift station force main discharges.

RECEIVING GRAVITY SEWER

The Sewer Maintenance Department has advised that it is difficult if not impossible to determine flows from field measurements involving depth and velocities, when the gravity line is influenced by intermittent discharge from lift station and force main. The fluctuations are too severe.

From the as built records, the first 1329 L.F. of the 15" sewer, immediately down stream from the force main, has a gradient of 0.3%; the next 1575 L.F. at 0.4%; the next 736 L.F. at 2.5% and the last 332 L.F. of 15" sewer at 2.0%. The diameter of the submain increases to 21", for a length of 694', with a 0.12% gradient.

The Maintenace Dept., gauged the flow of the 21" sewer, in December of 1983, and found the current maximum flow to be at 29% of design capacity. Assuming design capacity at 2/3 of full pipe flow, or 1928 gpm, the present maximum flow would be 560 gpm.

The considerable reduction of rate of flow, from the 1000 gpm force main discharge rate to that as measured in the 21" sewer, is attributable to the friction losses and subsequent velocity reductions in the intervening 4000 L.F. of 15" sewer.

The theoretical capacity of the 15" sewer with 0.3% gradient, from Manning's equation and "n" of 0.013, is 2.744 cfs (1231 gpm) at a flow depth of 10" (2/3 full pipe), and therefore the 15" sewer would accommodate the increased flow if the lift station capacity were to be enlarged at some time in the future.

EXISTING 8" SEWER IN GREENWICH ROAD

Another potential bottleneck that has not been previously evaluated, is the section of 8" sewer in Greenwich Road, from Kellogg North to Lewis Street. Presently, all of the sewage contribution from the service area North of Kellogg and East of Greenwich Road passes through this sewer.

An inspection of the development within the benefit district presently contributing to the lift station, would indicate that as much as 90% of the total flow to the lift station passes through this sewer.

As previously stated, the present peak wet weather flow rate to the station has been estimated at 312 gpm based upon pumping records. Therefore, as a quick evaluation, a possible 280 gpm peak wet weather flow rate is presently flowing through this sewer.

As built records indicated that this section of 8" sewer was constructed with 0.61% gradient from Kellogg North some 269', and with an 0.43% gradient through the next 318' to Lewis Street. By use of Manning's formula, the 8" sewer at 0.43% gradient would have a flow capacity of 280 gpm at 0.67 depth of flow, which would indicate that this line would not have a great deal of reserve capacity.

Our visual inspection of the sewers did not indicate that this was the case.

The Sewer Maintenance Department cooperated in the evaluation of the capacity of this sewer by installing flow gauging equipment for a 7 day period in April of 1984. This was installed in the manhole approximately 269' North of Kellogg.

Mr. Gerald Blain has reported the following from their velocity and flow depth measurements. Based on their measurements and calculations, the sewer has a full pipe flow capacity of 700 gpm. The average peak flow depth was 3 3/4", and the maximum wet weather peak flow depth was 5".

Manning's formula was used to evaluate this section of sewer at the various reported flow depths, assuming "n" = 0.013.

At the 700 gpm full pipe flow rate, the effective gradient of the pipe, as constructed, is 1.52%.

Then, at 3 3/4" depth the present peak flow rate is 300 gpm, which supports the previous estimate of 280 gpm.

The design peak flow rate at 0.67 x pipe diameter is then 525 gpm, and the present wet weather peak flow rate, at 5" flow depth, is 483 gpm.

From the above, the difference between design peak flow rate and the present peak flow rate, through this section of sewer, is 225 gpm.

With this reserve, it would appear that there is ample capacity through this section of sewer to accommodate the anticipated flow from the proposed development.

In summary, the findings of this report indicate that the existing system of sanitary sewers, lift station, and receiving sewers downstream, are more than adequate to accommodate the contribution from the proposed "R-6" development in Linwood Acres.

This report is submitted, for your review and further commets or approval, in order that the zone change application for subject property may be properly pursued.

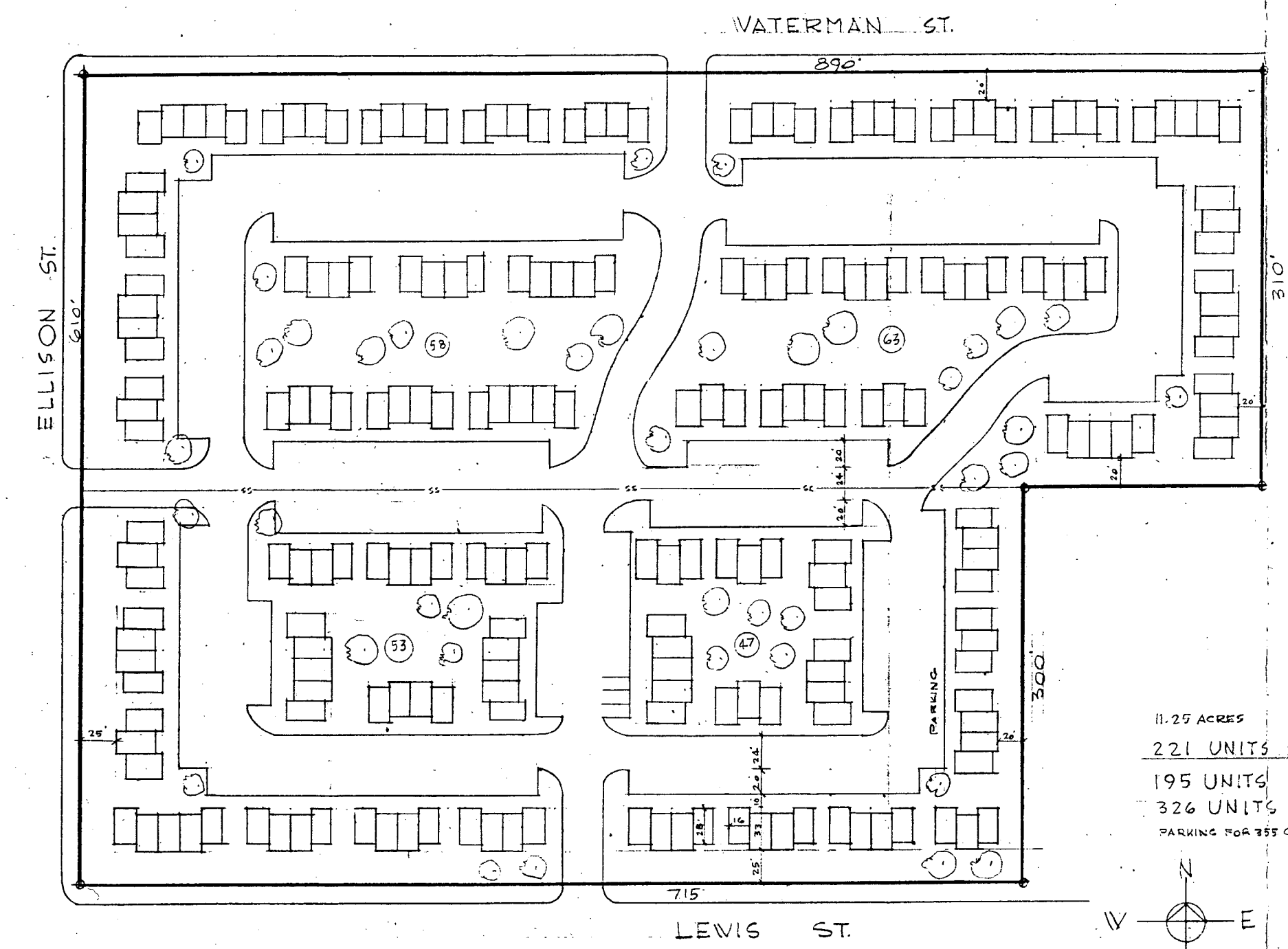
If I may be of further assistance in this matter, do not hesitate to contact me.

Respectfully submitted,

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS

Don C. Moehring II

DCM:om



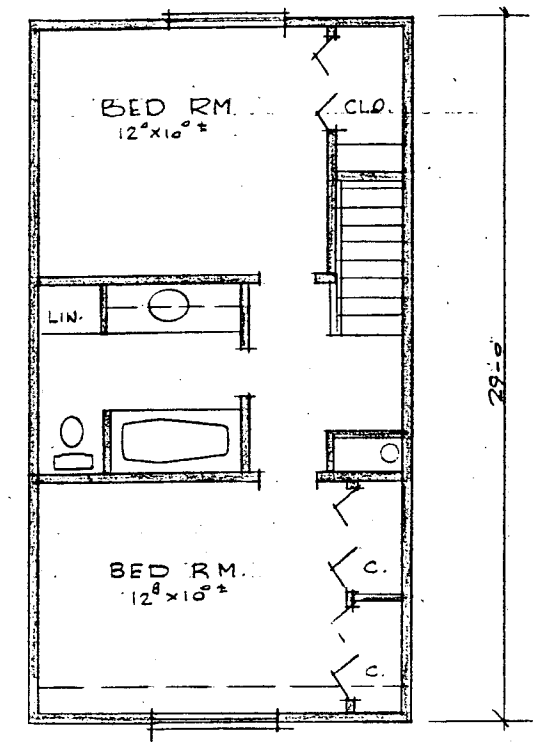
11.25 ACRES
221 UNITS SHOWN
195 UNITS R-5 ALLOWABLE
326 UNITS R-6 "
PARKING FOR 355 CARS

N
W E
S

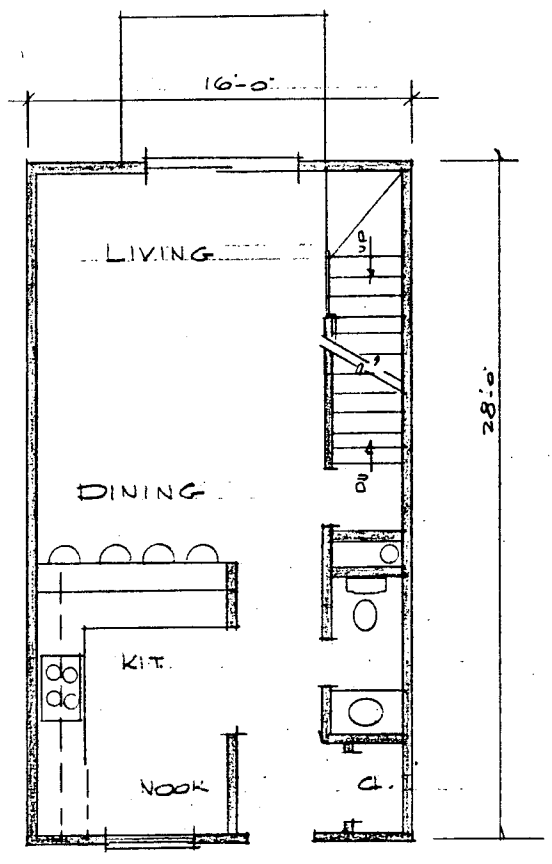
SITE PLAN
1" = 50'

TOWNHOUSES FOR RENOLLET & BURNS

DICK BRABHAM - ARCH.



2ND FLOOR



1ST. FLOOR
1/4" = 1'-0"

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-108 Name: BAXTER PLACE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/19/84

DESCRIPTION

General Location: Between Lewis and Waterman Streets, east of Ellson Street.
Owner: Adnan J. Timsah, et al
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 11.24 acres
2. Number of Lots:
   - Residential: 1 (Multi-family)
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 11.24 acres
4. Existing Zoning: AA
5. Proposed Zoning: R-6 (Z-2625)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2625) requesting "AA" to "R-6" has been approved subject to replatting. "R-6" zoning permits 326 dwelling units to be constructed on this one-lot plat. The applicant's site plan for this property proposes construction of 221 dwelling units with parking for 355 cars.

A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the south side of Waterman, adjacent to this lot, at the time of site development. (Multi-family zoning.)

B. The applicant shall guarantee the paving of Ellson and Lewis Streets. These guarantees shall provide for the construction of a sidewalk, adjacent to this lot, on the east side of Ellson and the north side of Lewis. (Multi-family zoning.)

C. The applicant is advised that the two existing curb cuts to Waterman Street, from the northeast corner of this proposed lot, should be closed if they are not intended to be used for the redevelopment of this property.

D. The final plat shall reference a tie point to a previously platted lot corner or section corner.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the 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.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-108 Name: BAXTER PLACE ADDITION

Preliminary Approved: 11/19/84
Scheduled S/D Meeting: 1/3/85

DESCRIPTION

General Location: Between Lewis and Waterman Streets, east of Ellson Street
Owner: Adnan J. Timsah, 11716 East Kellogg, Wichita, KS 67207
Surveyor/Engineer: Moehring and Associates

1. Gross Acreage of Plat: 11.24 Acres
2. Number of Lots:
   - Residential: 1 (Multi-family)
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 11.24 Acres
4. Existing Zoning: "AA"
5. Proposed Zoning: "R-6"

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2625) requesting "AA" to "R-6" has been approved subject to replatting. "R-6" zoning permits 326 dwelling units to be constructed on this one-lot plat. The applicant's site plat for this property proposes construction of 221 dwelling units with parking for 355 cars.

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C. The applicant is advised that the two existing curb cuts to Waterman Street, from the northeast corner of this proposed lot, should be closed if they are not intended to be used for the redevelopment of this property.

D. The applicant shall guarantee required storm sewers and shall obtain the required off-site drainage easement by separate instrument.

E. If improvements are guaranteed by petiition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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.