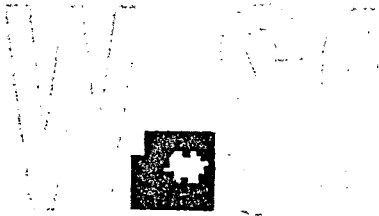


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 15, 1988

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

Re: Final Plat S/D 88-44 - PARALLEL ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 14, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of Walters Circle to suburban street standards.
- C. The applicant shall provide proof, by letter from the Texaco Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- D. The final plat tracing shall indicate the recording information for the 50-foot pipeline easement on this property.
- E. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat for 77th Street North. The final tracing shall also indicate the amount of street right-of-way being dedicated for Walters Circle.

PARALLEL ESTATES

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- F. Since this property involves the platting of a limited number of large lots (5 acres and over), it is recommended that the requirements of Section 7-201(R) be modified to permit the platting of Walters Circle with 1000 feet of length.
- G. The Soil and Conservation Service has advised that this property has a developed systems of terracing on it. The applicant is advised that care should be taken when the terracing is removed in order to avoid undo soil erosion.
- H. On the final plat, a 35-foot building setback shall be indicated on Lots 1 and 6 from 77th Street North. Also, a 30-foot building setback shall be indicated on Lots 1, 2, 3, 4, 5 and 6 from Walters Circle.
- 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'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. 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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.

PARALLEL ESTATES

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 21, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:jcm
Enclosure

cc: Ester Ash, 542 Colby, Valley Center, KS 67147
Mike Lindebak, City Engineer
Jim Weber, County Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

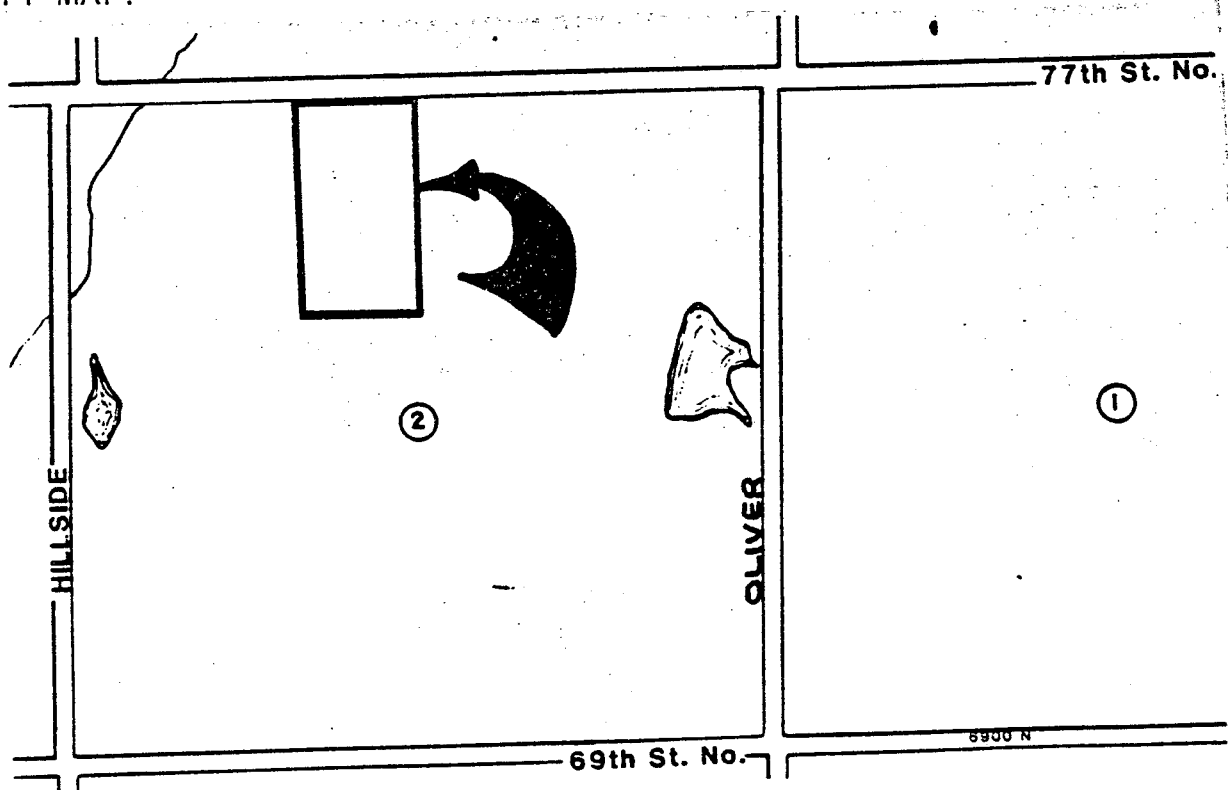
AGENDA ITEM # 9

JULY 14, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 6/16/88)

CASE NUMBER: S/D 88-44 - PARALLEL ESTATES
OWNER/APPLICANT: Eston Ash, 542 Colby, Valley Center, KS 67147
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: South side of 77th Street North, in an area east of Hillside.
SITE SIZE: 33.3 Acres
NUMBER OF LOTS:
Residential: 6
Office:
Commercial:
Industrial:
Total: 6
MINIMUM LOT AREA: 218,015 Sq. Ft.
CURRENT ZONING: "R"
PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

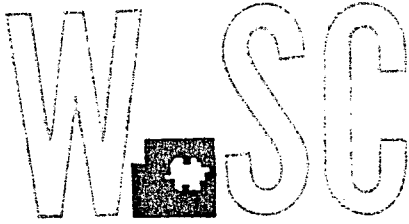
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of Walters Circle to suburban street standards.
- C. The applicant shall provide proof, by letter from the Texaco Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- D. The final plat tracing shall indicate the recording information for the 50-foot pipeline easement on this property.
- E. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat for 77th Street North. The final tracing shall also indicate the amount of street right-of-way being dedicated for Walters Circle.
- F. Since this property involves the platting of a limited number of large lots (5 acres and over), it is recommended that the requirements of Section 7-201(R) be modified to permit the platting of Walters Circle with 1000 feet of length.
- G. The Soil and Conservation Service has advised that this property has a developed systems of terracing on it. The applicant is advised that care should be taken when the terracing is removed in order to avoid undo soil erosion.
- H. On the final plat, a 35-foot building setback shall be indicated on Lots 1 and 6 from 77th Street North. Also, a 30-foot building setback shall be indicated on Lots 1, 2, 3, 4, 5 and 6 from Walters Circle.
- 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'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.

PARALLEL ESTATES

Page 3

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 17, 1988

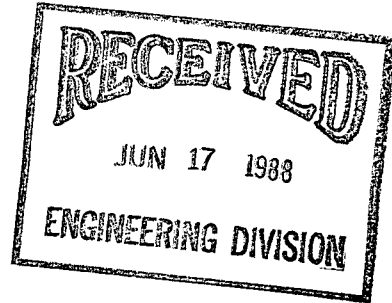
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 88-44 - PARALLEL ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 16, 1988, 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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of Walters Circle to suburban street standards.
- C. The applicant shall provide proof, by letter from the Texaco Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- D. The final plat shall indicate the recording information for the 50-foot pipeline easement on this property.
- E. On the final plat, the pipeline easement shall be dimensioned from lot corners.
- F. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- G. On the final plat, angles or bearings and distances shall be indicated for the perimeter of the proposed floodways.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting text.



- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. Since this property involves the platting of a limited number of large lots (5 acres and over), it is recommended that the requirements of Section 7-201(R) be modified to permit the platting of Walters Circle with 1000 feet of length.
- K. On the final plat, the centerline of 77th Street North shall be labeled.
- L. The Soil and Conservation Service has advised that this property has a developed systems of terracing on it. The applicant is advised that care should be taken when the terracing is removed in order to avoid undo soil erosion.
- M. On the final plat, a 35-foot building setback shall be indicated on Lots 1 and 6 from 77th Street North. Also, a 30-foot building setback shall be indicated on Lots 1, 2, 3, 4, 5 and 6 from Walters Circle.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- O. 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.
- P. 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.
- Q. 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.
- R. 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,



Donald Losew
Junior Planner

DL:dlk
Enclosure

cc: Eston Ash, 542 Colby, Valley Center, KS 67147
Mike Lindebak, City Engineer
David Spears, County Bureau of Public Services

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

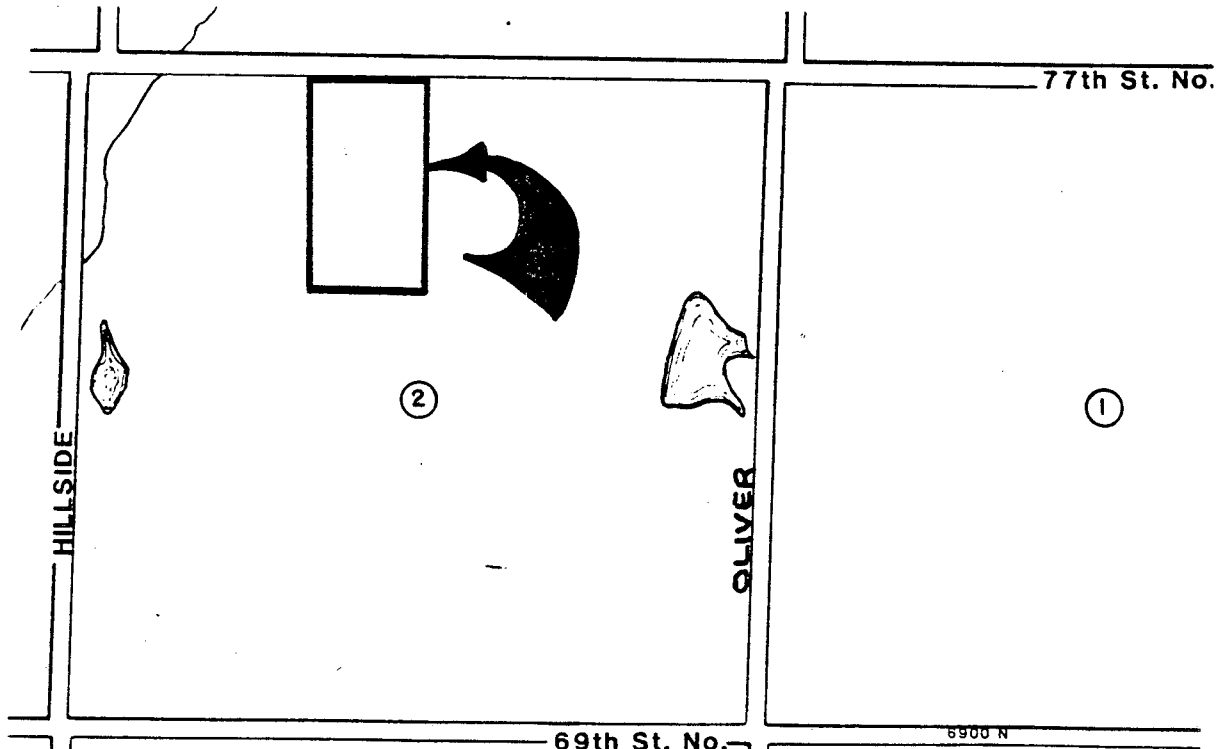
AGENDA ITEM # 3

JUNE 16, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-44 - PARALLEL ESTATES
OWNER/APPLICANT: Eston Ash, 542 Colby, Valley Center, KS 67147
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: South side of 77th Street North, in an area east of Hillside.
SITE SIZE: 33.3 Acres
NUMBER OF LOTS:
Residential: 6
Office:
Commercial:
Industrial:
Total: 6
MINIMUM LOT AREA: 218,015 Sq. Ft.
CURRENT ZONING: "R"
PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of Walters Circle to suburban street standards.
- C. The applicant shall provide proof, by letter from the Texaco Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- D. The final plat shall indicate the recording information for the 50-foot pipeline easement on this property.
- E. On the final plat, the pipeline easement shall be dimensioned from lot corners.
- F. Since this plat involves the platting of a floodway, the platator's text on the final plat shall reference the standard floodway language.
- G. On the final plat, angles or bearings and distances shall be indicated for the perimeter of the proposed floodways.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platator's text.
- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. Since this property involves the platting of a limited number of large lots (5 acres and over), it is recommended that the requirements of Section 7-201(R) be modified to permit the platting of Walters Circle with 1000 feet of length.
- K. On the final plat, the centerline of 77th Street North shall be labeled.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

PARALLEL ESTATES

Page 3

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- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.