

S/D No.: 86-73 Name: MASTERBILT ADDITION

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

DESCRIPTION

General Location: Southeast corner of Third Street and Florence.
Owner: Masterbilt Motors, Inc., c/o Art Sykes, Jr., 1330 E. 1st,
Wichita, KS 67214
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.4 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 8,481 Sq. Ft.
 4. Existing Zoning: "C" and "AA"
 5. Proposed Zoning: "C"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2796) requesting "AA" to "C" will be considered by the M.A.P.C. on September 4, 1986.

- A. Approval of this plat is subject to approval of the applicant's associated zone case.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since 3rd Street is not paved adjacent to this plat, the final plat tracing shall indicate "complete access control" to this street across the north line of Lot 5. "Access control except for one opening" shall be indicated from Lot 5 to West Street.
- F. The final plat tracing shall indicate the following building setbacks on Lot 1.
 - (1) 15-foot setback from Third Street.
 - (2) 25-foot setback from Florence.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. 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?

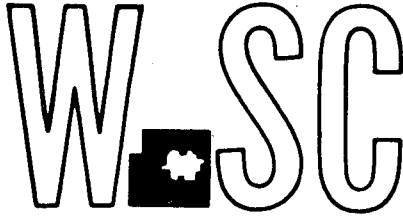
NOTE: This plat has been submitted in final form only.

Pre Sub 9-11-84

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 Central. 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 Cote 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. Hultman 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 3rd and has been assigned 448-76-245-88146-000-000-001 under MAPO-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. Ayesh 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" NNL 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.

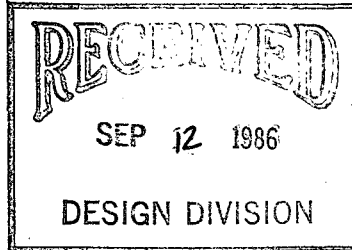
WICHITA—SEDGWICK COUNTY



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: Final Plat S/D 86-73 - MASTERBILT 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 recommend that this plat be approved subject to:

- A. Approval of this plat is subject to approval of the applicant's associated zone case.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since 3rd Street is not paved adjacent to this plat, the final plat tracing shall indicate "complete access control" to this street across the north line of Lot 5. "Access control except for one opening" shall be indicated from Lot 5 to West Street.
- F. The final plat tracing shall indicate the following building setbacks on Lot 1.
 - (1) 15-foot setback from Third Street.
 - (2) 25-foot setback from Florence.
- G. The applicant shall provide a 20-foot wide utility easement for the required sanitary sewer extension to serve Lots 1 thru 4.

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- H. Prior to submitting this plat for scheduling before the Board of City Commissioners, the applicant's agent shall resolve the drainage issues associated with this plat.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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, September 18, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Masterbilt Motors, Inc., c/o Art Sykes, Jr., 1330 E. 1st,
Wichita, KS 67214
Mike Lindebak, City Engineer