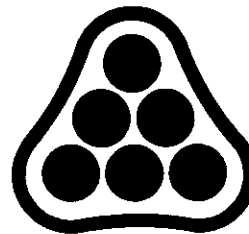
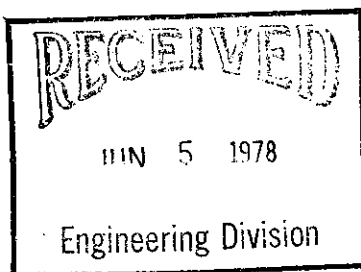


DIRECTORS

O. KNOP, P.E.
B. PEUGH, P.E.
J. FREUND, P.E.
H. KELTNER, P.E.
D. PLETCHER, P.E.
D. MIDDLETON, JR., P.E.
L. MARTIN, P.E.
R. HORNER, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

June 30, 1978

Mr. R. W. Linn, P. E.
City Engineer
7th Floor City Hall
455 North Main Street
Wichita, Kansas 67202

Attention: Mr. Sonny Seal, P. E.

Re: Arbor Lakes Streets - Phase II
PEC File 30-78222-024

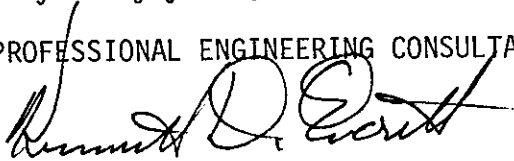
Gentlemen:

Transmitted with this letter is a copy of the proposed geometric design criteria for the above referenced project. This criteria has been approved by the Sedgwick County Department of Public Works and is in agreement with City of Wichita standard practices except for the increase in intersection radii from 19.5 feet to 24.5 feet which was requested by Mr. McLure.

Please review the enclosed information and respond as to its acceptability to your office. It is our desire to identify as many requirements as possible prior to completion of plan drawings. Your assistance in this matter is very much appreciated.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.


Kenneth D. Everett, P. E.
Project Engineer

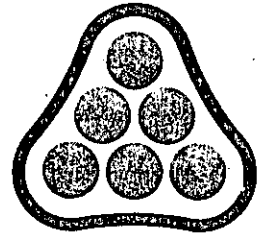
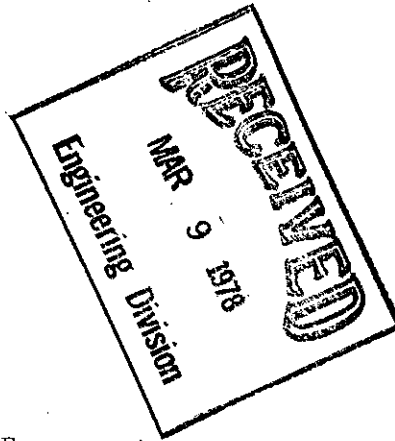
KDE:lo
enclosure

cc: Mr. G. C. McLure, Jr., P. E.

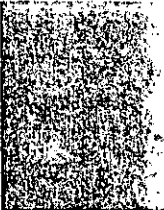
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
J. L. MARTIN, P.E.
K. R. HORNER, P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION



March 9, 1978

Mr. G. C. McLure, Jr., P. E.
Director of Public Works
Sedgwick County
1015 Stillwell
Wichita, Kansas 67213

Attention: Mr. Joe D. Freeman, P. E.

Re: Arbor Lakes Streets
PEC File No. 30-76303-3-024

Dear Mr. Freeman:

Transmitted herewith are two (2) copies each of Plan Sheets 7 and 8 for the referenced project. The thickness of the asphalt section has been increased from 6" to 8". The thickness of the concrete section has been revised from 5" to 6". The joint pattern for the concrete pavement has also been revised.

Please insert the enclosed sheets in your plans and discard the old sheets.

We trust that this will help expedite your review. Please advise our office of your recommendations and comments upon completion of your review. If you have any questions, please feel free to call at your convenience.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

Charles S. Brown

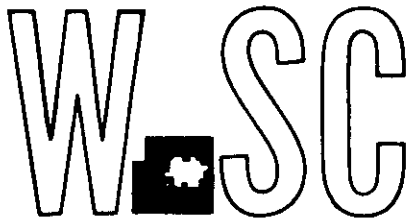
Charles S. Brown, P. E.
Project Engineer

CSB/cf
Encls.

cc: Mr. R. W. Linn, P. E.
w/encls.

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 29, 1976

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Attention Gary Wiley

Re: S/D 74-81 - Revised preliminary
plat of ARBOR LAKES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 23, 1976, 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 the plat is subject to the approval of the associated zone case SCZ-0363, "R-1" to "AA" involving the south half of the plat.
- B. The applicant shall submit a letter requesting the withdrawal of associated Conditional Use cases CU-153 for an institutional home CU-158 and CU-152 - request for townhouses and condominiums, if they are no longer applicable.
- C. The recreation - stable area indicated on the plat will require approval of a conditional use and a zone change to permit the proposed uses.
- D. Complete access control shall be indicated on all lots adjoining Harry Street and adjoining 159th Street East except for Lot 1, Block 9 which shall have one point of access.
- E. Lot 26, Block 10 shall be deleted from the plat if the drainage study being done indicates said area should be floodway.
- F. The applicant shall guarantee the paving of all streets to urban standards.

- G. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas.
- H. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space and recreational areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners fail to maintain the areas.
- I. The applicant shall be advised that until sanitary sewer service is available to serve subject property, no final plats are to be submitted for approval. Sewer service to the area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area.
- J. The applicant shall submit to the Planning Department, a letter from the County Fire Department stating that fire hydrant locations have been reviewed and approved on subject property.
- K. The applicant shall make satisfactory arrangements with KG&E for the relocation of the existing north-south service line on subject property. A letter from said company stating that said arrangements have been made shall be submitted to the Planning Department.
- L. The applicant shall obtain a State Water Resources permit for the pond on subject property.
- M. Any lowering, moving or incasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
- N. The applicant shall work with M. S. Mitchell and the County Engineer to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
- O. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
- P. 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.

S/D 74-81
September 29, 1976
Page 3

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

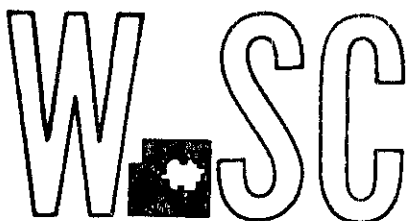
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Frank J. Kutilek, M.D., 8937 W. Central, 67212
Doug Castleberry & Associates, 786 N. Ridge Road, 67212
✓ Dean Sellers, Assistant City Engineer
Timothy Hamilton, County Building, Planning & Inspection

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 1, 1977

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-81 - Preliminary plat
of ARBOR LAKES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 27, 1977, 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. Easements as shown on the marked "Engineer's Copy" of the preliminary plat shall be indicated on the final plat.
- B. The recreation - stable area indicated on the plat will require approval of a conditional use and a zone change to permit the proposed uses.
- C. Complete access control shall be indicated on all lots adjoining Harry Street and adjoining 159th Street East except for Lot 26, Block 13 which shall have one point of access.
- D. The applicant shall guarantee the paving of all streets to urban standards.
- E. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas.
- F. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space and recreational areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners fail to maintain the areas.

- G. The applicant shall be advised that until the proposed sanitary sewer study is undertaken, no final plats are to be submitted for approval. Sewer service to the area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area, and the method of financing, facility location, etc. will not be determined until the study is completed or is far enough along to permit submission of final plats.
- H. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that fire hydrant locations have been reviewed and approved on subject property.
- I. The applicant shall make satisfactory arrangements with KG&E for the relocation of the existing north-south service line on subject property. A letter from said company stating that said arrangements have been made shall be submitted to the Planning Department.
- J. The applicant shall make every effort to obtain a State Water Resources permit for the pond on subject property.
- K. Any lowering, moving or encasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
- L. The applicant shall work with M. S. Mitchell and the County Engineer to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
- M. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
- 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.

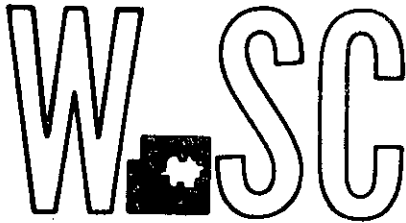
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

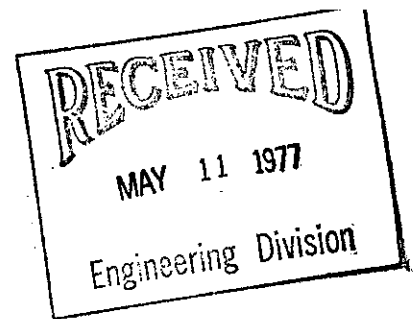
cc: Frank J. Kutilek, M.D., 8937 W. Central, 67212
Doug Castleberry & Associates, 786 N. Ridge Rd., 67212
✓Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1977

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

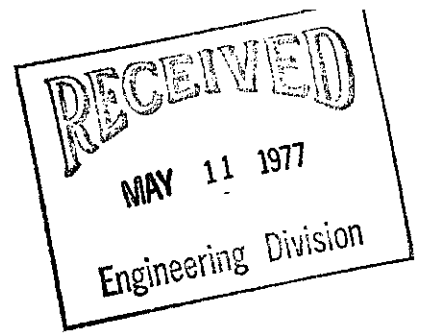
Re: S/D 74-81 - Final plat of
ARBOR LAKES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 5, 1977, 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 guarantee the paving of all streets to urban standards.
- B. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas. If walks are to be installed within the open space areas, a sidewalk plan shall be submitted to the Planning Department for review and approval.
- C. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners failed to maintain the areas.
- D. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that fire hydrant locations have been reviewed and approved on subject property.
- E. The applicant shall make satisfactory arrangements with K.G. and E for the relocation of the existing north-south service line on subject property. A letter from said company stating that said arrangements have been made shall be submitted to the Planning Department.

S/D 74-81
May 9, 1977
Page 2



- F. The applicant shall make every effort to obtain a State Water Resources permit for the pond on subject property.
- G. Any lowering, moving or encasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
- H. The applicant shall work with M. S. Mitchell and the County Engineer to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
- I. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
- J. The applicant shall refer to the report from the Soil Conservation Service regarding precautions to be taken during development to prevent erosion.
- K. The Subdivision Committee recommends approval of the plat subject to the applicant making satisfactory financial arrangements with the County for connecting to the existing Timber Lakes sewage treatment facility for sanitary sewer service. It is also noted that providing sewer service to this plat from the Timber Lakes plant will also require State Health Department approval for expansion of the plant.
- L. 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. 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, May 12, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

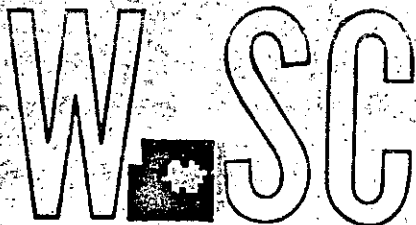
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Frank J. Kutilek, M.D., 8937 W. Central, 67212
Doug Castleberry & Associates, 786 N. Ridge Rd., 67212
✓ Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

MAY 17 1977

Engineering Division

May 16, 1977

Professional Engineering
Consultants
1440 E. English
Wichita, Kansas 67211

Re: S/D 74-81 - Final plat of
ARBOR LAKES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 9, 1977.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. 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.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Frank J. Kutilek, M.D.,
8937 W. Central, 67212

Doug Castleberry & Associates 786 N. Ridge Rd. 67212

Dean Sellers, Assistant City Engineer

Chris Brennenstuhl, Co. Bldg., Plan. & Insp.

for fol

July 20, 1978

Mr. Kenneth D. Everett, P.E.
Professional Engineering Consultants P.A.
1440 East English
Wichita, KS 67211

Dear Mr. Everett:

Subject: Arbor Lakes Streets, Phase II
PEC File 30-78222-024

In reference to your letter dated June 30, 1978, about increasing the intersection radii from 19.5 feet to 24.5 feet. The sub-division regulations adopted by the Metropolitan Area Planning Commission published the proper radii on Page 34, Section 7-201(P). The right-of-way requirements provided in the regulations provide for 14'-6" setback between the curb and property line. On any streets where the intersection curb radii exceeds 20 feet, the right-of-way should be rounded by an arc to accommodate the larger radii.

I would suggest that additional right-of-way be dedicated at locations where the above conditions exist. I also suggest the above design should be incorporated on all future plats and projects.

If additional information is necessary, please advise.

Very truly yours,

Sonny G. Seal
Design Chief Engineer

SGS/dla

cc: Paul Graves, Traffic Engineer
Jack Galbraith, Planning Division
G. C. McLure, Jr., Director of Public Works, Sedgwick County

S/D NO. 74-81 Name ARBOR LAKES
Date Application Rec'd. 9-13-76 Preliminary Approval _____
Scheduled S/D Meeting 9-23-76

DESCRIPTION

General Location South side of Harry, west of 159th Street East

Owner Frank J. Kutilek, M.D.
Surveyor/Engineer Oblinger-Smith Corp.
Address 625 First National Bank Building Phone 262-0451

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>160±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>17,250</u> ft. |
| Residential <u>298</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>299</u> | TOTAL <u>17,250</u> ft. |
| 3. Minimum Lot Frontage <u>40</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10,000 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>B-1 & AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Sedgwick County</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita _____: <u>Three-Mile Area</u> <u>X</u> | |

STAFF COMMENTS:

NOTE: This plat is a revised preliminary plat of the original Arbor Lakes preliminary plat approved by the Subdivision Committee in 1974.

- A. Approval of the plat is subject to the approval of the associated zone case SCZ-0363, "R-1" to "AA" involving the south half of the plat.
- B. The applicant shall submit a letter requesting the withdrawal of associated Conditional Use cases CU-153 for an institutional home, CU-158 and CU-152 - request for townhouses and condominiums, if they are no longer applicable.
- C. The recreation - stable area indicated on the plat may require approval of a conditional use and a zone change to permit the proposed uses.
- D. Complete access control shall be indicated on all lots adjoining Harry Street and adjoining 159th Street East except for Lot 1, Block 9 which shall have one point of access.
- E. It is recommended that Lot 26, Block 10 be deleted from the plat.
- F. The applicant shall guarantee the paving of all streets to urban standards.
- G. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas.
- H. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space and recreational areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners fail to maintain the areas.
- I. The applicant shall be advised that until sanitary sewer service is available to serve subject property, no final plats are to be submitted for

- approval. Sewer service to the area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area.
- J. Any lowering, moving or incasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
- K. The applicant shall work with M. S. Mitchell to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
- I. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 74-81 Name ARBOR LAKES
 Date Application Rec'd. 9-13-76 Preliminary Approval 9-23-76
 Revised Preliminary Approval 1-27-77
 Scheduled S/D Meeting 5-5-77

DESCRIPTION

General Location South side of Harry, west of 159th Street East

Owner Frank J. Kutilek, M.D.
 Surveyor/Engineer Professional Engineering Consultants
 Address 1440 E. English Phone 262-2691

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>160±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>17,250</u> ft. |
| Residential <u>271</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>271</u> | TOTAL <u>17,250</u> ft. |
| 3. Minimum Lot Frontage <u>47.47</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10,000 sq.</u> ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>R-1 & AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>Sedgwick County</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u> </u> ; Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of all streets to urban standards.
- B. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas. If walks are to be installed within the open space areas, a sidewalk plan shall be submitted to the Planning Department for review and approval.
- C. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners fail to maintain the areas.
- D. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that fire hydrant locations have been reviewed and approved on subject property.
- E. The applicant shall make satisfactory arrangements with K.G. & E. for the relocation of the existing north-south service line on subject property. A letter from said company stating that said arrangements have been made shall be submitted to the Planning Department.
- F. The applicant shall make every effort to obtain a State Water Resources permit for the pond on subject property.
- G. Any lowering, moving or encasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
- H. The applicant shall work with M. S. Mitchell and the County Engineer to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.

T9-303

(OVER)

- I. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
 - J. The applicant shall refer to the report from the Soil Conservation Service regarding precautions to be taken during development to prevent erosion.
 - K. The applicant has been discussing with the County connecting this plat to the existing Timber Lakes sewage treatment facility for sanitary sewer service. This would require expansion of the plant subject to State Health Department approval and as well the applicant guaranteeing the installation of the connecting sewer mains, lift stations, laterals, etc. The approval of the plat is subject to sanitary sewer service being provided for the plat and the applicant submitting an appropriate acceptable guarantee for same.
 - L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-

S/D NO. 74-81 Name ARBOR LAKES
Date Application Rec'd. 9-13-76 Preliminary Approval _____
Scheduled S/D Meeting 1-27-77

DESCRIPTION

General Location South side of Harry, west of 159th Street East

Owner Frank J. Kutilek, M.D.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>160±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>17,250</u> ft. |
| Residential <u>271</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>272</u> | TOTAL <u>17,250</u> ft. |
| 3. Minimum Lot Frontage <u>40</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>R-1 & AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Sedgwick County</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The preliminary plat was approved by the Subdivision Committee on September 23, 1976, subject to several conditions. Since that time however, the applicant has redesigned the plat and has now resubmitted a revised preliminary plat for approval.
- B. The associated zone case SCZ-0363, R-1 to A involving the south half of the plat has been approved by the Board of County Commissioners subject to platting.
- C. The applicant shall submit a letter requesting the withdrawal of associated Conditional Use cases CU-153 for an institutional home, CU-158 and CU-152 - request for townhouses and condominiums, as they are no longer applicable.
- D. The recreation - stable area indicated on the plat will require approval of a conditional use and a zone change to permit the proposed uses.
- E. Complete access control shall be indicated on all lots adjoining Harry Street and adjoining 159th Street East except for Lot 26, Block 13 which shall have one point of access.
- F. The applicant shall guarantee the paving of all streets to urban standards.
- G. The applicant shall guarantee the construction of sidewalks adjacent to all streets and/or within the open space areas.
- H. A Homeowners Association agreement and/or restrictive covenants providing for the improvement of and continued maintenance of the open space and recreational areas indicated on the plat shall be submitted to the Planning Department for review and approval. Said documents shall contain a provision whereby the governing body can cause maintenance of said area to be done upon proper notice and the cost of the maintenance assessed against the benefiting properties should the landowners fail to maintain the areas.

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- I. The applicant shall be advised that until the proposed sanitary sewer study is undertaken, no final plats are to be submitted for approval. Sewer service to the area is dependent upon the financing and construction of a sewage treatment facility to serve this plat as well as several other proposed subdivisions in the area, and the method of financing, facility location, etc. will not be determined until the study is completed or is far enough along to permit submission of final plats.
 - J. The applicant shall submit to the Planning Department a letter from the County Fire Department stating that fire hydrant locations have been reviewed and approved on subject property.
 - K. The applicant shall make satisfactory arrangements with KG&E for the relocation of the existing north-south service line on subject property. A letter from said company stating that said arrangements have been made shall be submitted to the Planning Department.
 - L. The applicant shall obtain a State Water Resources permit for the pond on subject property.
 - M. Any lowering, moving or incasing of the pipeline indicated on the plat which is necessitated by improvements required on the subject property will be at the sole expense of the applicant.
 - N. The applicant shall work with M. S. Mitchell and the County Engineer to resolve the drainage problems involved and shall furnish appropriate guarantees as needed for drainage improvements required on the plat.
 - O. The applicant shall guarantee the extension of City of Wichita water service to serve all lots being platted.
 - P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
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