



August 19, 1974

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-81 - Preliminary Plat
of ARBOR LAKES FIRST ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 15, 1974, 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. "Complete access control" shall be labeled on Lot 2, Block 2 adjacent to Harry Street for a distance of 200 feet east of the bridge.
- B. "Access control except for 1 opening shall be labeled adjacent to Harry Street on the balance of Lot 2, Block 2.
- C. "Complete access control" shall be indicated from subject plat of Harry on Lot 1, Block 1 and on Lot 1, Block 2.
- D. The designated "Floodways" on both sides of the proposed north-south street should be platted as "Reserve A" and "Reserve B" and the plattors text should reflect the following: "Reserves A and B are reserved for floodway and shall be the responsibility of the owners of said reserves until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage provided further, that no building shall be constructed on or within said Reserves, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the owners and Wichita-Sedgwick County Flood Control Office or their successor of office".
- E. Lot 1, Block 1, shall be redesigned to reflect another public street similiar in location to the one shown on the plans prepared for conditional use approval.

- F. The applicant's engineer shall contact Bill McKinley, Assistant Traffic Engineer, relative to the geometrics for the entrance into subject development from Harry Street.
- G. The applicant shall guarantee the paving of an accel-decel lane on Harry Street at its intersection with the new north-south street proposed on the plat.
- H. The "floodway" indicated on the plat shall be further refined to permit a buildable area for Lots 1 and 2, Block 2.
- I. The applicant shall guarantee the paving of the interior streets to urban standards.
- J. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Harry Street adjacent to Lot 2, Block 2 and both sides of all interior public streets.
- K. The recorded book and page number of the C.R.A. Oil Pipeline Easement shall be shown on the face of the plat.
- L. Any raising, lowering or relocating of the pipeline necessitated by this plat shall be at the sole expense of the applicant.
- M. The applicant's engineer shall contact the Walnut Watershed District relative to the need for establishing a minimum building pad elevation on subject property. A letter obtained from said agency approving the proposed drainage plan, pad elevation, etc. shall be submitted to the Planning Department.
- N. The applicant's engineer shall work with the City Engineer relative to determining appropriate culbert sizes in connection with street and drainage improvements proposed for subject property.
- O. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed handling of drainage for subject property.
- P. The applicant shall contact the Water Department relative to extending water to serve subject property and an appropriate guarantee therefore.
- Q. The applicant shall contact Kansas Gas & Electric and the Gas Service Company relative to indicating appropriate easements on the face of the plat for their facilities.

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- R. The applicant's engineer shall contact Max Christman of the County Zoning Office relative to indicating names for the north-south streets on the face of this plat.
- S. Temporary cul-de-sacs shall be indicated at the south end of the north-south streets. Said cul-de-sacs shall remain in use until such time as an alternate outlet is provided for the streets. The City Engineer shall be contacted regarding this matter.
- T. The applicant shall consult with the Environmental Health Department relative to serving subject property with a municipal sanitary sewer and water system. The applicant shall petition to the County for the installation and/or extension of sanitary sewer to serve the lots being platted.
- U. The applicant shall be aware that no building permits will be issued on subject property until such time as the sanitary sewer lines to serve subject property have been installed.
- V. 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. The applicant should be prepared discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- W. 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
Enclosure

cc: Investment Ventures, 4421 East Kellogg, 67218
Dean Sellers, Assistant City Engineer

S/D NO. 74-81 Name ARBOR LAKES FIRST ADDITION
Date Application Rec'd. 7-3-74 Preliminary Approval _____
Scheduled S/D Meeting 8-15-74

DESCRIPTION

General Location On the south side of Harry in an area east of
143rd Street East.

Owner Investment Ventures
Surveyor/Engineer 4421 East Kellogg
Address Professional Engineering Consultants Phone 262-2691

- | | | | |
|---|---|----------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>80</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>1400</u> ft. | |
| Residential | <u>4</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>4</u> | TOTAL | <u>1400</u> ft. |
| 3. Minimum Lot Frontage | <u>500</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>240,000 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>R-1</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) | _____ (Yes-No) | | |
| 12. City of Wichita | _____ : Three-Mile Area <u>X</u> | | |

STAFF COMMENTS:

- A. The associated cases CU-152 and CU-158 (conditional use to permit townhouses or condominiums), CU-153 (conditional use to permit an institutional home) and SCZ-0313 (zone change from "R-1" to "AA") have all been approved by the Board of County Commissioners subject to platting.
- B. "Complete Access Control" shall be indicated from subject plat to Harry.
exc lot 2 Block 2
- C. The designated "Floodways" on both sides of the proposed north-south street should be platted as "Reserve A" and "Reserve B" and the plattors text should reflect the following: "Reserves A and B are reserved for floodway and shall be the responsibility of the owners of said reserves until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage ~~and obtains fee simple title thereto;~~ provided further, that no building shall be constructed on or within said Reserves, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the owners and Wichita-Sedgwick County Flood Control Office or their successor of office".
- D. Lot 2 and 3 of Block 2 shall be eliminated and Lot 1 shall be changed to apply only to that area of Block 2 not being platted as a Reserve.
- E. Consideration should be given to redesigning Block 1 to reflect another public street similiar in location to the one shown on the plans prepared for conditional use approval.
- F. The applicant's engineer shall contact Bill McKinley, Assistant Traffic Engineer, relative to the geometrics for the entrance into subject development from Harry Street.
- G. The applicant shall guarantee the paving of an accel-decel lane on Harry Street at its intersection with the new north-south street proposed on the plat.

(OVER)

- H. The applicant shall guarantee the paving of the interior streets to urban standards.
- I. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Harry Street and both sides of all additional public streets.
- J. The recorded book and page number of the C.R.A. Oil Pipeline Easement shall be shown on the face of the plat. ^{adjacent to}
^{to Lot 2 Blk 2}
- K. Any raising, lowering or relocating of the pipeline necessitated by this plat shall be at the sole expense of the applicant.
- L. The applicant's engineer shall contact the Walnut Watershed District relative to the possible need for establishing a minimum building pad elevation on subject property.
- M. The applicant's engineer shall work with the ~~County~~ ^{city} Engineer relative to determining appropriate culvert sizes in connection with street and drainage improvements proposed for subject property.
- N. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed handling of drainage for subject property.
- O. The applicant's engineer shall contact Max Christman of the County Zoning Office relative to indicating names for the north-south streets on the face of this plat.
- P. A temporary cul-de-sac shall be indicated at the south end of the north-south streets. Said cul-de-sacs shall remain in use until such time as an alternate outlet is provided for the streets.
- Q. The applicant shall consult with the Environmental Health Department relative to serving subject property with a municipal sanitary sewer and water system. The applicant shall guarantee the installation and/or extension of sanitary sewer and a public water supply to serve all the lots being platted.
- R. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).