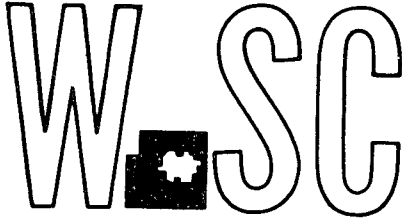


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 26, 1979

Reiss and Goodness Engineers
2160 West 21st Street North
Wichita, Kansas 67203

Re: S/D 78-102 - Preliminary Plat of Park Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 22, 1979, 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. Additional easements as indicated on the marked "engineer's copy" of the preliminary plat shall be shown on the final plat.
- B. The applicant's engineer shall submit an overall drainage plan to the County Public Works office and to the Flood Control office for review and approval. Letters obtained from said agencies approving the plan shall be submitted to the Planning Department.
- C. The applicant shall contact the County Engineer's office relative to further limiting of access to 61st Street from the multi-family lot.
- D. The applicant shall contact the City and County Departments of Public Works relative to appropriate street names to be indicated on the plat.
- E. A 65 foot setback from 61st Street and from Hydraulic shall be indicated on Lot 1, Block 3, of the proposed commercial lot.
- F. The applicant shall guarantee the installation of sanitary sewer by cash, letter of credit, bond or petition to the Park City Improvement District if it is determined that this plat can be served with sanitary sewer.

Reiss and Goodness Engineers

2-26-79

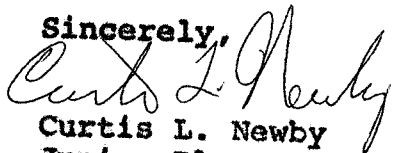
Page 2

- G. The applicant shall guarantee by cash, bond, letter of credit or petition the installation of water service to subject plat from the Park City Improvement District.
- H. The applicant shall guarantee the paving of all streets except Hydraulic and 61st Street North.
- I. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- J. The balance of the 75 foot half street right-of-way for 61st Street and for Hydraulic shall be indicated on the plat by extending the existing 75 foot rights-of-way an additional 25 feet for each street and then tapering the right-of-way from that point out to the 50 foot right-of-way line at a point 350 feet from the intersecting center lines of the two streets.
- K. 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:bh

cc: Robert D. Shellenberger, 1707 High, 67203
Dean Sellers, Assistant City Engineer

S/D NO. 78-102 Name Park Village
Date Application Rec'd. 9-29-78 Preliminary Approval _____
Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location Southeast of 61st Street North and Hydraulic

Owner Robert D. Shellenberger
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st, Wichita, Ks. 67203 Phone 838-0213

- | | |
|---|---|
| <p>1. Gross Acreage of Plat <u>78.2 acres</u></p> <p>2. Number of Lots:
Residential <u>158</u>
Commercial <u>1</u>
Industrial _____
Other <u>14 multi-family</u>
Total Number of Lots <u>173</u></p> <p>3. Minimum Lot Frontage <u>60</u> ft.</p> <p>4. Minimum Lot Area <u>6,500 square</u> ft.</p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>LC and AA</u></p> <p>9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u></p> <p>10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita _____: Three-Mile Area <u>X</u></p> | <p>7. Lineal Feet of New Streets:
a. <u>70</u> R/W <u>2300</u> ft.
b. <u>64</u> R/W <u>8300</u> ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>10,600</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u></p> |
|---|---|

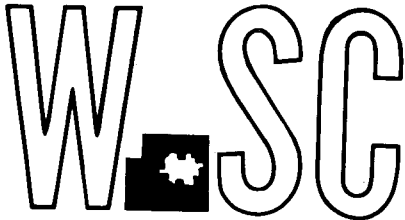
STAFF COMMENTS:

- A. Associated cases SCZ-0409, "R-1" to "AA", SCZ-0410, R-1" to "LC" and Conditional Use case, CU-211, to permit Multiple Family Dwellings, have all been approved by the Board of County Commissioners subject to platting.
- B. One of the concerns brought out at the hearing on the zone cases and conditional use case was the availability of sanitary sewer to serve this 78 acre development since the Park City sewer treatment plant is reportedly near capacity. The applicant's engineer shall be prepared to discuss this matter at the Subdivision Committee meeting.
- C. The applicant shall guarantee the installation of sanitary sewer by cash, letter of credit, bond or petition to the Park City Improvement District if it is determined that this plat can be served with sanitary sewer.
- D. The applicant shall guarantee by cash, bond, letter of credit or petition the installation of water service to subject plat from the Park City Improvement District.
- E. The applicant shall guarantee the paving of all streets except Hydraulic and 61st Street North.
- F. The applicant shall guarantee the construction of sidewalks on both sides of all interior streets.
- G. The balance of the 75 foot half street right-of-way for 61st Street and for Hydraulic shall be indicated on the plat by extending the existing 75 foot rights-of-way an additional 25 feet for each street and then tapering the right-of-way from that point out to the 50 foot right-of-way line at a point 350 feet from the intersecting center lines of the two streets.
- H. The building setback on the proposed commercial Lot 1, Block 3, shall be increased to a dimension which would permit at least 2 to 3 rows of parking, i.e., 65 feet for 2 rows of off-street parking.

- 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. 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.

- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 9, 1979

Reiss & Goodness Engineers
2160 W. 21st St. North
Wichita, Ks. 67203

Re: S/D 78-102 - Final plat of Park Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 8, 1979, 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 by separate instrument grant a temporary turn-around at the east end of Beaumont Street. Said instrument to remain in effect until the street is extended further east.
- B. The name of the plat on the final plat tracing shall be changed to "Park City Village".
- C. The applicant shall guarantee the installation of sanitary sewer by cash, letter of credit, bond or petition to the Park City Improvement District if it is determined that this plat can be served with sanitary sewer.
- D. The applicant shall guarantee by cash, bond, letter of credit or petition, the installation of water service to subject plat from the Park City Improvement District.
- E. The applicant shall guarantee the paving of Beaumont Street.
- F. The applicant shall guarantee the installation of sidewalks on both sides of Beaumont.
- G. The easement on the north side of Block 2 shall be increased to 20 feet. A 10-foot utility easement shall be added between Lots 4 and 5 in both blocks.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.


Reiss & Goodness Engineers
Page 2
March 9, 1979

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, March 15, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Louise Olivarez
Junior Planner

LO:bh

cc: Robert D. Shellenberger, 1707 High, 67203
Dean Sellers, Assistant City Engineer

S/D NO. 78-102 Name Park Village
Date Application Rec'd. 9-29-78 Preliminary Approval 2-22-79
Scheduled S/D Meeting 3-8-79

DESCRIPTION

General Location Southeast of 61st Street North and Hydraulic

Owner Robert D. Shellenberger

Surveyor/Engineer Reiss and Goodness Engineers

Address 2160 W. 21st, Wichita, Ks. 67203 Phone 838-0213

1. Gross Acreage of Plat 3.9 acres
2. Number of Lots:
 - Residential 14
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 14
3. Minimum Lot Frontage 69 ft.
4. Minimum Lot Area 8280 square ft.
5. Existing Zoning R-1
6. Proposed Zoning "AA"
7. Lineal Feet of New Streets:
 - a. 50 R/W 299 ft.
 - b. 64 R/W 527 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 826 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply yes (Yes-No), Name Park City Improvement District
10. Public Sanitary Sewers yes (Yes-No), Name Park City Improvement District
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita _____: Three-Mile Area

STAFF COMMENTS:

- A. The applicant shall by separate instrument grant a temporary turn-around at the east end of Beaumont Street. Said instrument to remain in effect until the street is extended further east.
- B. The applicant and/or his engineer, and the representatives of the Utility Advisory Committee from the Departments of City and County Public Works, shall be prepared to discuss the appropriate name for Beaumont Street. Beaumont Street as indicated on the plat is an extension of Beaumont Street as platted in Forsse's First Addition on the west side of Hydraulic. However, there is an east-west street named Beaumont located 1/2 mile south of Maple between Maize Road and 119th Street West.
- C. The applicant shall guarantee the installation of sanitary sewer by cash, letter of credit, bond or petition to the Park City Improvement District if it is determined that this plat can be served with sanitary sewer.
- D. The applicant shall guarantee by cash, bond, letter of credit or petition, the installation of water service to subject plat from the Park City Improvement District.
- E. The applicant shall guarantee the paving of Beaumont Street.
- F. The applicant shall guarantee the installation of sidewalks on both sides of Beaumont.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.