

WICHITA-SEDGWICK COUNTY

July 18, ^{DATE} 1983

METROPOLITAN AREA PLANNING DEPARTMENT

Robert B. Feldner, Superintendent of Central Inspection
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

TO

FROM

Arthur D. Chambers, Senior Planner

RECEIVED

JUL 19 1983

Dept. Of Engineering

SUBJECT DP-131 - Orchard Park Lake Estates Residential C.U.P.
Generally located on the east and west sides of
Mosley, between Mona Circle and Idlewild.

Attached is a proposed residential C.U.P. at the above referenced location. Currently, this site is platted as Riverside 4th Addition and is zoned "G" Mobile Home. The proposed C.U.P. would result in rezoning the site "AA" single-family and replatting in order to vacate platted side yard setbacks. Proposed uses include single-family and common area.

The lot circled in red will remain zoned "G" and will not be part of the C.U.P. unless the owner agrees to rezoning in the next couple of weeks.

We would appreciate receiving any comments you might have by Tuesday, July 26, 1983. If you have any questions please call.

*No Comments
mjf*

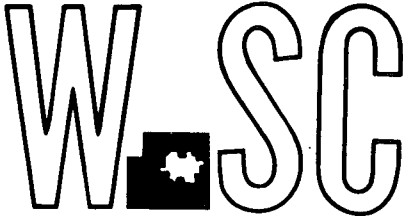
Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment

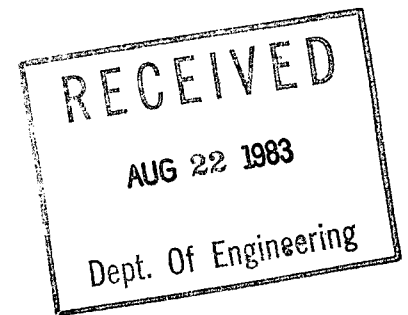
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 19, 1983

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 83-68 - Final plat of Orchard Park Lake Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 18, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The existing sanitary sewer line for Blocks 1 and 5 is in a 10-foot easement along the front of the lots. This 10-foot utility easement shall be shown on the final plat tracing.
- B. A minimum pad elevation of 83.0 City datum shall be shown on the plat for Blocks 1 and 5.
- C. The applicant is proposing that a Homeowners Association be formed to own and maintain the Reserves and drainage facilities thereon. The Declaration of Protective Covenants specifying the ownership of the reserves and the maintenance responsibilities of the owners shall be recorded with the plat.
- D. Approval of this final plat is subject to approval of the applicant's Community Unit Plan.
- E. On the final plat tracing, reference shall be made in the plat's text that setbacks are per the associated Community Unit Plan (DP-131).
- F. Closure computations shall be submitted with the final plat tracing.
- G. The utility easement along the west line of the plat may be reduced to 10 feet. The easement between Lots 4 and 5, Block 1 may be deleted.

Baughman Company, P.A.

8-19-83

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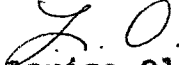
H. Ten-foot utility easements shall be added in Block 1 between Lots 2 and 3, 5 and 6, 7 and 8.

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, August 25, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Robbins Realty, et. al., 5301 S. Broadway, 67216
Mike Lindebak, City Engineer