

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 69-86 Name WEST LAKEWOOD ESTATES
Date Application Rec'd. 9-24-73 Preliminary Approval
Scheduled S/D Meeting 10-4-73

DESCRIPTION

General Location On the west side of 135th Street West, 1/2 mile south of Central
Owner M & B Investments
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

1. Gross Acreage of Plat <u>79.4</u>	7. Lineal Feet of New Streets:
2. Number of Lots:	a. <u>50</u> R/W <u>1320</u> ft.
Residential <u>2</u>	b. <u>70</u> R/W <u>3300</u> ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>2</u>	TOTAL <u>4620</u> ft.
3. Minimum Lot Frontage <u>1249</u> ft.	8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no
4. Minimum Lot Area <u>1,408,500</u> sq. ft.	
5. Existing Zoning <u>R-1</u>	
6. Proposed Zoning <u>AA</u>	
9. Public Water Supply <u>NO</u> (Yes-No), Name _____	
10. Public Sanitary Sewers <u>NO</u> (Yes-No), Name _____	
11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No)	
12. City of Wichita _____: Three-Mile Area <u>X</u>	

STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated zone case SCZ-0314 from "R-1" to "AA" and the associated conditional use case CU-154 requesting to construct multi-family units on subject property.
- B. "Complete access control" shall be indicated adjacent to the east line of the plat north of Douglas Avenue.
- C. 25 foot building setbacks shall be indicated adjacent to all streets.
- D. Appropriate easements shall be indicated on the final plat for the existing pipelines crossing subject property.
- E. The applicant shall make satisfactory arrangements and guarantee for the serving of subject property with municipal-type sanitary sewer and water.
- F. The applicant shall guarantee the paving of Douglas Avenue and Second Street.
- G. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of Douglas Avenue and Second Street; the total estimated construction cost to be determined upon submission of the final plat.
- H. Both telephone and electric service shall be installed underground.
- I. The applicant and/or his engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to drainage easements, floodways, minimum building elevations, drainage guarantees, etc.

(OVER)

- J. A temporary cul-de-sac or turnaround shall be indicated at the west end of Second Street.
- K. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, lakes fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).