

S/D No. 81-98 Name West Lakewood Estates  
Date Application Rec'd. 9-17-81 Preliminary Approval 10-1-81  
Scheduled S/D Meeting 10-29-81

DESCRIPTION

General Location On the west side of 135th St. West, 1/4 to 1/2 mile north of Maple  
Owner M and R Investments, Inc., Howard Murray, President  
Surveyor/Engineer Lowell D. High  
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

1. Gross Acreage of Plat <u>79.4</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>50'</u> R/W <u>1320</u> ft.
Residential <u>2</u>	b. <u>64'</u> R/W <u>1561</u> ft.
Commercial _____	c. <u>70'</u> R/W <u>480</u> ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>2</u>	TOTAL <u>3361</u> ft.
3. Minimum Lot Frontage <u>70</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u>
4. Minimum Lot Area <u>565,530 sq. ft.</u>	
5. Existing Zoning <u>R-1</u>	
6. Proposed Zoning <u>AA with conditional use (SCZ-0314 and CU-154)</u>	
9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>	
10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>	
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No	
12. City of Wichita _____ 3-Mile Area <u>X</u> _____ Outside of 3-Mile Area _____	

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan and state if any drainage improvements need to be guaranteed with the platting of this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. Municipal water is presently in 135th Street. The applicant shall submit an outside-the-City water service application.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee the paving of Douglas and 2nd Streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a copy of the proposed Townhouse Owners Association which provides for the ownership and maintenance of the proposed reserve. A provision which gives the appropriate governing body authority to maintain the reserve and floodway and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves or floodway, shall be included.
- H. The applicant shall provide proof, by way of letter from the Phillips Pipeline Company or by copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the County or the City.
- I. The representative from the City Engineer's office should be prepared to comment on the acceptability of the applicant's sanitary sewer layout plan. The submission of this plan to City Engineering was a requirement of preliminary plat approval.

(Over)

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- J. Closure computations shall be submitted with the final plat tracing.
  - K. Recording of the plat within 30 days after approval by the Board of City Commissioners.