

S/D NO. 69-86 Name WEST LAKEWOOD ESTATES
Date Application Rec'd. 9-24-73 Preliminary Approval 10-4-73
Scheduled S/D Meeting 3-7-74

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 79.4 7. Lineal Feet of New Streets:
2. Number of Lots: a. 50 R/W 1320 ft.
Residential 2 b. 70 R/W 3300 ft.
Commercial _____ c. _____ R/W _____ ft.
Industrial _____ d. _____ R/W _____ ft.
Other _____ e. _____ R/W _____ ft.
Total Number of Lots 2 TOTAL 4620 ft.
3. Minimum Lot Frontage 1249 ft. 8. Sidewalk adjacent to all streets? yes X no
4. Minimum Lot Area 1,408,500 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning AA

9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita Three-Mile Area X

STAFF COMMENTS:

- A. 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 have been approved by the Board of County Commissioners subject to platting.
- B. The applicant shall make satisfactory arrangements and guarantee for the serving of subject property with municipal-type sanitary sewer and water.
- C. The applicant shall guarantee the improvement of Douglas Avenue and Second Street to urban collector standards including a bridge over the drainage channel between the two lakes.
- D. 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 in the amount of \$18,450.
- E. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- F. Both telephone and electric service shall be installed underground.
- G. 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., to be indicated on the final plat.
- H. The applicant shall obtain a State Board of Water Resources permit for the lakes and dam or submit an attorney's opinion that it is not necessary.
- I. Any raising, lowering or relocation of existing pipelines necessitated by improvements on this plat shall be at the sole expense of the applicant.

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- J. The applicant shall contact the Water Department relative to submission of the proposed water system for subject property and the possibility of extension of City of Wichita water supply to serve subject property.
 - K. A temporary cul-de-sac or turnaround shall be indicated at the west end of Second Street.
 - L. A Homes Association Agreement covenant 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.
 - M. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion during the development of subject property.
 - N. It is recommended that Lot 1, Block 1 be incorporated into Reserve A as it is not suitable for residential development.
 - O. Recording of the plat within 30 days after approval by the Board of County Commissioners.