

S/D No. 83-69 Name Hawk Lake Estates
Date Application Rec'd. 8-5-83 Preliminary Approval _____
Scheduled S/D Meeting 8-18-83

DESCRIPTION

General Location West side of 183rd St. west in an area south of Maple Street

Owner R. Kell Hawkins
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>28.1</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>1524.3</u> ft. |
| Residential <u>3</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>1524.3</u> ft. |
| 3. Minimum Lot Frontage <u>270 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5.37 acres</u> | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R and BB (SCZ-0516)</u> | |
| 9. Is public water available _____ Yes <u>X</u> No, Name _____ | |
| 10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____ | |
| 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:

Note: The interior portion of Lot 2 outlined in blue has been approved for "BB" office district zoning. The balance of the plat is zoned "R" rural residential.

- A. The County Engineer's representative should be prepared to comment on the drainage plan for this property and state what areas need to be designated as "floodway" on the final plat and what minimum pad elevations are required. It is noted that the recorded plat of Daniel Wells Addition adjacent to the north line of this property has minimum pads of 1339 and 1340 m.s.l. whereas the elevations shown on this plat are approximately 100 feet higher. The applicant's agent and the County Engineer's representative shall be prepared to discuss this matter.
- B. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- C. It is recommended that "access control except for one opening" to 183rd Street from each of Lots 1 and 2 and "access control except for two openings" from Lot 3 be shown on the final plat.
- D. Bearings for all lot lines or angles for all lot corners shall be shown on the final plat.
- E. The applicant owns an additional 20 acres west of this plat. The 70-foot strip south of Lot 1 is being reserved for future road purposes if needed for development of the interior 20 acres.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-69 Name Hawk Lake Estates
Date Application Rec'd. 8-5-83 Preliminary Approval 8-18-83
Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location West side of 183rd St. West in an area south of Maple Street

Owner R. Kell Hawkins

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>28.1</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>1524.3</u> ft. |
| Residential <u>3</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>1524.3</u> ft. |
| 3. Minimum Lot Frontage <u>86.6 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area _____ | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R and BB (SCZ-0516)</u> | |
| 9. Is public water available _____ Yes <u>X</u> No, Name _____ | |
| 10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area _____ Outside of 3-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The County Engineer's representative shall be prepared to comment on the applicant's final drainage plan and on the appropriateness of the floodway and minimum pads.
- B. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities. A memorandum shall be obtained specifying approval.
- C. The County Engineer's representative shall be prepared to comment on the acceptability of the proposed access controls.
- D. The County Fire Department advises that an all-weather access road is required by the fire code to be constructed into each lot prior to development of the lot.
- E. The surveyor's text shall specify the section, township and range in which this property is located.
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.