

REVISED PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-68 Name F. E. Newton's 2nd Addition
Date Application Rec'd. 7-18-78 Preliminary Approval 7-27-78
Scheduled S/D Meeting 5-14-81

DESCRIPTION

General Location South of 53rd Street North in an area west of I-135

Owner Ted Klaasen, et. al.
Surveyor/Engineer Moehring and Associates
Address 433 South Hydraulic Phone 263-8291

- | | |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>14.0</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>1,390</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>17</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>17</u> | TOTAL <u>1,390</u> ft. |
| 3. Minimum Lot Frontage <u>114</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>20,000</u> sq. ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>LC (SCZ-0373)</u> | |
| 9. Public Water Supply _____ (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers _____ (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: The original preliminary plat consisted of the same area but proposed only 6 light commercial lots. This revised preliminary proposes 17 light commercial lots.

- A. The applicant shall guarantee public type sanitary sewer facilities to serve each lot. This will require construction of a sewage lagoon. The applicant has purchased property south of 49th Street between the railroad and the interstate for a lagoon site. The lagoon will require state and local Health Department approval for its construction as well as County Commission approval of a sewer benefit district.
- B. The applicant shall guarantee municipal water to serve each lot. The applicant or his representative shall be prepared to state how they intend to provide this water service.
- C. The applicant proposes to drain the commercial lots through the drainage reserve and down the dedicated but unopened Washington Street right-of-way onto his land in the southwest quarter of this section. The County Engineer's representative shall be prepared to comment on this drainage concept. The applicant shall guarantee all drainage improvements required by the platting of this property.
- D. The Planning staff recommends that the lagoon site be included as part of this plat so that appropriate vehicular access can be assured and so that appropriate drainage easements through the lagoon site can be obtained. It is also recommended that the undeveloped portions of F. E. Newton's 1st Addition generally lying east of Primrose Street be replatted to provide easements for the proposed sewer lines and to provide buildable lots with access to some street other than Washington since Washington right-of-way is being proposed for drainage uses. The inclusion of these first addition lots in a replat would assure proper sewer easement location and a larger sewer benefit district.

- E. The applicant shall guarantee to urban standards the paving of Mosley Circle, 52nd Street North and Primrose adjacent to this plat.
- F. In accordance with the sidewalk requirements of the Subdivision Regulations, the applicant shall guarantee construction of sidewalks adjacent to both sides of the interior streets.
- G. Complete access control to the interstate from Lots 1-6, Block B, shall be labeled on the plat.
- H. Provisions shall be made for the perpetual ownership and maintenance of the drainage reserves. It is recommended that a lot owners' association be formed for this purpose.
- I. 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.

S/D NO. 78-68 Name F. E. Newton's 2nd Addition
Date Application Rec'd. 7-18-78 Preliminary Approval _____
Scheduled S/D Meeting 7-27-78

DESCRIPTION

General Location South of 53rd Street North in an area west of I-135

Owner Ted Klaassen, et al.
Surveyor/Engineer Moehring & Associates
Address 433 S. Hydraulic (67211) Phone 263-8291

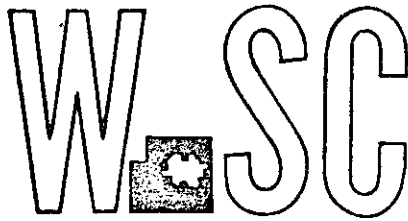
- 1. Gross Acreage of Plat 14.0
- 2. Number of Lots:
 - Residential _____
 - Commercial 6
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 152 ft.
- 4. Minimum Lot Area 28,130 square ft.
- 5. Existing Zoning R-1
- 6. Proposed Zoning LC (SCZ-0373)
- 7. Lineal Feet of New Streets:
 - a. 70 R/W 985 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 985 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name Park City
- 10. Public Sanitary Sewers no (Yes-No), Name _____
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita _____: Three-Mile Area x

STAFF COMMENTS:

- A. Associated county zone case SCZ-0373, "R-1" to "LC" has been approved for subject property by the Board of County Commissioners subject to platting.
- B. Since this is a commercial plat, sanitary sewer and a municipal water supply will be required to serve subject property and the applicant shall submit the appropriate guarantees for said facilities. However, at present, there is no sanitary sewer available to serve the property and although a sewer study has been initiated for the area, there is no indication as to when or even if sanitary sewer will be available to serve this site. The applicant and the representatives of the Department of Public Works shall be prepared to discuss this matter at the Subdivision Committee meeting.
- C. There are major drainage problems with this plat as it is located in an area which has been known for years to have a multitude of drainage problems and, therefore, the applicant and the Flood Control Office representatives shall be prepared to discuss this matter at the Subdivision Committee meeting.
- D. "Complete access control" adjacent to the north lines of Lots 1 and 2, Block A and Lot 1, Block B, shall be indicated on the plat.
- E. The applicant and/or his engineer shall contact the City and County Public Works Department relative to appropriate street names for streets indicated on the plat.
- F. The applicant shall guarantee the paving of the interior street to City of Wichita standards for a commercial street.
- G. The applicant shall guarantee the installation of sidewalks adjacent to both sides of the interior street right-of-way and adjacent to the east side of the north/south street right-of-way.

- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 15, 1981

Moehring and Associates, Consulting Engineers
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 78-68 - Preliminary plat of F. E. Newton's 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 14, 1981, the above-captioned plat was considered. It was the recommendation of the Subdivision Committee to approve the preliminary plat subject to the following:

- A. The applicant shall guarantee public type sanitary sewer facilities to serve each lot. The proposed lagoon will require state and local Health Department approval for its construction. The applicant shall obtain approval from the Board of County Commissioners for the formation of a sewer benefit district prior to filing a final plat.
- B. The applicant shall guarantee municipal water to serve each lot.
- C. The applicant shall guarantee all drainage improvements required by the platting of this property.
- D. The applicant shall guarantee to urban standards the paving of Mosley Circle, 52nd Street North and Primrose adjacent to this plat.
- E. In accordance with the sidewalk requirements of the Subdivision Regulations, the applicant shall guarantee construction of sidewalks adjacent to both sides of the interior streets.
- F. The final plat shall indicate the existing 15-foot ingress/egress easement adjacent to the south line of 53rd Street North. Appropriate recording data shall be shown.
- G. Complete access control to the interstate from Lots 1-6, Block B, shall be labeled on the plat.
- H. Provisions shall be made for the perpetual ownership and maintenance of the drainage reserves. It is recommended

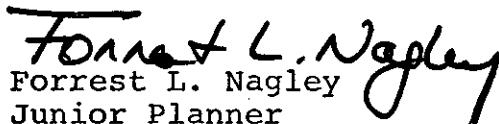
that a lot owners' association be formed for this purpose.

- I. The final plat shall indicate the utility easements requested by Southwestern Bell which are shown on the engineer's "marked" copy of the preliminary plat.

There are several issues there were not quite satisfactorily resolved covering the submission of a final plat. It was required that the final plat include the lagoon site as part of the plat yet no one had the opportunity to review that area as part of the preliminary. If Washington Street is proposed to be used for drainage, then it is necessary to vacate it as street right-of-way. It would seem ideal to resubmit all of the area as a revised preliminary plat and final it as one final plat. If that proposal is for some reason unacceptable, and your proposal is to final the area approved as the preliminary, including the lagoon site plus the area of Washington as a drainage easement or dedication, then it will be necessary to vacate those remaining residential lots that are not acceptable for development with private sewer systems, or submit a preliminary plat redesigning those lots as previously shown on a sketch plat. This final plat will have to provide for the appropriate utility easements for sanitary sewers to collect sewerage from the commercial plat and transmit it to the lagoon. If this area is not finalized at the same time as the commercial area, then all of the necessary utility, access and drainage easements will have to be dedicated by separate instrument.

We had asked yesterday that you advise the Committee how it was proposed to serve the site with water and no proposal was given. Would you please provide us that information prior to submitting the final plat.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Ted Klassen, et al., Rt. 1, Box 85, Whitewater, Ks. 67154
Andy Harkness, County Department of Public Works
Mike Lindebak, City Engineering
Paul Johnston, Operations and Maintenance



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7801

Claud S. Shelor, P.E.
County Engineer/Director of Public Works

July 30, 1981

Moehring and Associates
Don C. Moehring, P.E.
433 South Hydraulic
Wichita, KS

RE: Final Drainage Plan: F.E. Newton's
2nd and 3rd Addition

Dear Don:

This office has reviewed the Final Drainage Plan for the above referenced Additions and approve the same. Since this is located within the 3-mile limit of the City of Wichita, we would request a copy of the Drainage Plan be submitted to City Engineering for their information.

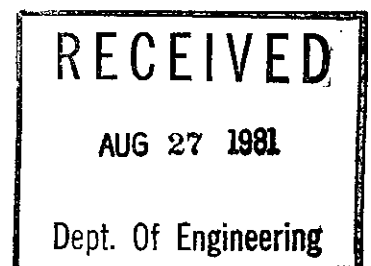
If you should have any questions, please call.

Very truly yours,

Claud S. Shelor, P.E.
Director of Public Works

^{PLS}
CSS/PED/yls

cc: Louise Olivarez, MAPD
Chris Breitenstein, City Engineering ✓
Plat file



S/D No. 78-68 Name F. E. Newton's Second Addition
Date Application Rec'd. 7-1-78 Final Preliminary Approval 1-7-82
Scheduled S/D Meeting 3-4-82

DESCRIPTION

General Location South of 53rd St. North in an area west of I-135

Owner Ted Klaassen, et. al.
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>37+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60</u> R/W <u>780</u> ft. |
| Residential <u>33</u> | b. <u>70</u> R/W <u>1600</u> ft. |
| Commercial <u>3</u> | c. <u>90</u> R/W <u>500</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>36</u> | TOTAL <u>2880</u> ft. |
| 3. Minimum Lot Frontage <u>86.64 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>20,000 sq. ft</u> | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1 and LC (SCZ-0373)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Bel Aire</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>County Sewer District</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The commercial portion of this plat has been revised from 17 lots to 3 lots. The former Reserve A which was for drainage purposes, is now a drainage easement within Lot 3.

- A. A 50-foot access easement is shown on Lot 2 to provide access to Lot 3 and also to provide access to Lot 1 from 53rd Street. The plat's text shall specify the particulars of this access easement OR a separate document may be executed, recorded, and the recording data shown on the final plat tracing. A copy of any separate document shall be submitted to Planning for review prior to recording.
- B. The large drainage easement on Lot 3 handles drainage from some of the other lots as well as from Newton Circle. However, the plat's text shall specify the particulars of this access easement OR a separate document may be executed, recorded, and the recording data shown on the final plat tracing. Although maintenance of any type of easement is ordinarily the responsibility of the owner of the lot on which the easement is located, it is recommended that the plat's text specify this maintenance responsibility so that owners of Lot 3 will be sure to know of their responsibility.
- C. The applicant shall guarantee extension of municipal water to serve each lot.
- D. The applicant shall guarantee to suburban standards the improvement of Newton Circle, 51st Street North, Primrose Court and Primrose from 53rd to and including the cul-de-sac.
- E. The applicant shall guarantee all necessary drainage improvements. The County Engineer's representative shall be prepared to state what drainage improvements are required.
- F. On December 9, 1981, the Board of County Commissioners authorized the creation of a sewer district and construction of treatment facilities and lateral lines. The applicant or his agent shall furnish the Planning Department with a copy of the resolution authorizing this work.

- G. A certificate, listing all petitions for improvements, shall be submitted to the Planning Department for recording with the plat.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 78-68 Name F. E. Newton's 2nd Addition
 Date Application Rec'd. 7-1-78 Preliminary Approval 5-14-81 & 7-9-81
 Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location South of 53rd St. North in an area west of I-135

Owner Ted Klaassen, et al.

Surveyor/Engineer Moehring and Associates

Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

- | | | | |
|--|----------------------------------|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>37+</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>60</u> R/W <u>780</u> ft. | |
| Residential | <u>33</u> | b. <u>70</u> R/W <u>2650</u> ft. | |
| Commercial | <u>17</u> | c. <u>90</u> R/W <u>500</u> ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>50</u> | TOTAL | <u>3930</u> ft. |
| 3. Minimum Lot Frontage | <u>70.43 ft</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area | <u>20,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1 and LC (SCZ=0373)</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, | Name | <u>City of Bel Aire</u> |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, | Name | <u>County Sewer District</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:

Note: This final plat includes the areas for both F.E. Newton Second and Third Additions as approved in preliminary form 5-14-81 & 7-9-81. It also includes Lot 20, Block 1 and Lot 11, Block 2 of the recorded F. E. Newton's 1st Addition (being replatted as Lot 25, Block B and Lot 1, Block D of this Second Addition) which were not included in the previously mentioned preliminary plats.

- A. On December 9, 1981, the Board of County Commissioners authorized the creation of a sewer district and construction of treatment facilities and lateral lines. The applicant or his agent shall furnish the Planning Department with a copy of the resolution authorizing this work.
- B. The applicant shall guarantee extension of municipal water to serve each lot.
- C. The Subdivision Regulations require paved streets in all urban plats which are defined as all commercial or industrial plats and all residential plats with lots smaller than 25,000 square feet. 52nd Street and Mosley Circle are required to be paved because the adjacent lots have been approved for "LC" zoning. The balance of the plat is zoned "R-1" with lot sizes 20,000 square feet and larger. The County Engineer's representative shall be prepared to comment on the need to pave the residential streets.
- D. The County Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state if any drainage improvements are required to be guaranteed with this plat.
- E. The applicant shall submit to the Planning Department for review the documents which establish the Lot Owners' Association which is to own and maintain Reserve A. If this is to be established as a non-profit organization, corporation papers must be filed with the Kansas Secretary of State. The covenants shall give the appropriate governing body authority to maintain the Reserve and assess the costs to the lot owners if the Association fails to adequately maintain the Reserve.

- F. Prior to the January 7th Subdivision Committee meeting, the applicant or his agent shall contact County Public Works regarding the street names 51st Street North and 51st Street Court. One or both names will need to be changed.
- G. Closure computations shall be submitted with the final plat tracing.
- H. 35-foot front yard setbacks shall be platted on all commercial lots plus a 20-foot setback on the side of each corner commercial lot.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

City Engineering

5-27-82

F. E. Newton's 2nd Addition

53rd St. No. 1 I-135

Developer wants to change the location of the drainage easement on lot 3 Block A prior to recording the plat, as indicated on attached sheet.

Do you have any utility easement changes made necessary by this drainage easement alteration?

If so, please let me know within the next week.

Lewise Olwary
268-4421

P.S. County Eng. has approved the revised drainage plan and has asked Machring to furnish City Eng. a copy.

