

S/D No.: 80-93      Name: TOWER LAKE ESTATES ADDITION

Preliminary Approved: 12/5/85  
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: One-half mile north of 21st Street North, in an area east of 215th Street West.  
Owner: Gary L. Rau & Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67030  
Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 24.57 Acres ±
  2. Number of Lots:
    - Residential: 9
    - Office:
    - Commercial:
    - Industrial:
    - Total: 9
  3. Minimum Lot Area: 40,300 Sq. Ft.
  4. Existing Zoning: "R"
  5. Proposed Zoning: "R-1"
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0557), requesting "R" to "R-1" has been approved subject to platting.

- A. The applicant shall guarantee the construction of Tower Lakes Circle to the suburban street standard, including associated drainage improvements.
- B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- C. Since this property is located outside the 3-mile ring of the City of Wichita, the final plat tracing shall omit the City Commissioners' signature block.
- D. On the final plat tracing, the centerline of 215th Street West shall be indicated.
- E. On the final plat tracing, the face of the plat shall more clearly indicate a tie point to the northwest corner of the southwest quarter of Section 6.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 80-93      Name: TOWER LAKE ESTATES ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: Approximately 1/2-mile north from 21st Street North, in an area about 1/4-mile east of 215th Street West.

Owner: Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67030

Surveyor/Engineer: Terra Tech

1. Gross Acreage of Plat: 24.57 Acres ±
  2. Number of Lots:
    - Residential: 9
    - Office:
    - Commercial:
    - Industrial:
    - Total: 9
  3. Minimum Lot Area: 40,300 Sq. Ft.
  4. Existing Zoning: "R"
  5. Proposed Zoning: "R-1"
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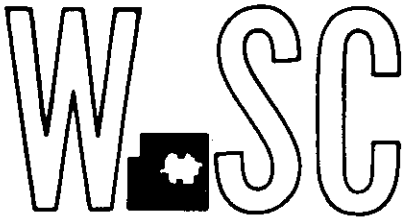
STAFF COMMENTS:

- A. As this property is zoned "R" (rural residential), the minimum lot area permitted is two acres with a minimum lot width of 200 feet. Since this plat proposes 40,000 square foot lots with less than 200 feet of width, it is necessary for the applicant to obtain "R-1" (suburban residential) zoning. Approval of this preliminary plat is subject to approval of "R-1" zoning for this property. A final plat shall not be submitted until "R-1" zoning has been approved by the Board of County Commissioners.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, 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 and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee the construction of the proposed road to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- F. The applicant, or his agent, shall be prepared to state the purpose of Reserve "A". In order to avoid having to form a separate lot owners' association to own and maintain Reserve "A", it is suggested that lot lines be extended to encompass the area of the reserve and thereby eliminate the platting of the reserve.
- G. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- H. Since the suffix "drive" denotes an access road for an arterial street or expressway, it shall be deleted from the proposed street name on the final plat. "Circle" shall be used instead.
- I. The final plat shall clearly indicate the dedication of 50 feet of half-street right-of-way for 215th Street West.
- J. On the final plat, the perimeter of the floodway shall be dimensioned with distances and bearings.

SUBDIVISION REPORT  
S/D 80-93 - TOWER LAKE ESTATES ADDITION  
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- K. On the final plat, the utility easement being platted on the front of Lots 1 thru 4, and Lots 5 thru 10 shall be labeled.
- 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

December 6, 1985

T. L. Daniel  
Terra Tech  
245 West Dewey  
Wichita, KS 67202

Re: S/D 80-93 - Preliminary Plat of Tower Lake Estates Addition.

Dear Mr. Daniel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 5, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. As this property is zoned "R" (rural residential), the minimum lot area permitted is two acres with a minimum lot width of 200 feet. Since this plat proposes 40,000 square foot lots with less than 200 feet of width, it is necessary for the applicant to obtain "R-1" (suburban residential) zoning. Approval of this preliminary plat is subject to approval of "R-1" zoning for this property. A final plat shall not be submitted until "R-1" zoning has been approved by the Board of County Commissioners.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, 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 and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee the construction of the proposed road to the suburban street standard, including associated drainage improvements.
- D. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.

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T. L. Daniel  
Terra Tech

Re: S/D 80-93 - Preliminary Plat of Tower Lake Estates Addition.

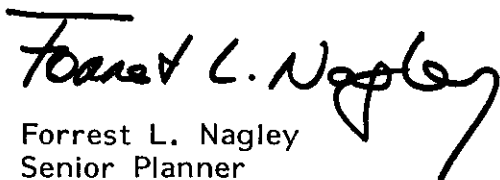
December 6, 1985

Page 2

- E. Since this plat involves the platting of a floodway, the platator's text on the final plat shall reference the standard floodway language.
- F. Since the suffix "drive" denotes an access road for an arterial street or expressway, it shall be deleted from the proposed street name on the final plat. "Circle" shall be used instead.
- G. The final plat shall clearly indicate the dedication of 50 feet of half-street right-of-way for 215th Street West.
- H. On the final plat, the perimeter of the floodway shall be dimensioned with distances and bearings.
- I. On the final plat, the utility easement being platted on the front of Lots 1 thru 4, and Lots 5 thru 10 shall be labeled.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to the County Engineer for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67203  
Gary L. Rau, 521 Hemmen Terrace, Colwich, KS 67203  
Jim Weber, County Engineer's Office  
Jack Brown, Health Department  
~~Mike~~ Lindebak, City Engineer

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Pre-Sub 12-5-85

1. G. Ronald Tyler. Building setback vacation. No water problem.
2. Davis Moore Oldsmobile Inc. Vacation of Courtleigh street R/W. Existing 8" water main in Courtleigh, existing fire hydrant on corner of Kellogg Drive and Courtleigh. Need to retain water esmt.
3. United Distributors, Inc. Alley R/W vacation. No water problem.
4. Dr. Tom Balon. Vacation of Utility Easement. No water problem.
5. Diamond Head of Wichita. Vacation of complete access control. No water problem.
6. Tower Lakes Estates Addition. Item b, wells. Nearest City water at 21st N & 119th West.
7. Mulberry East Third. Preliminary Plat. Item C, water to be extended. Nearest water at 37th St. N. and Rock Road.
8. Bluestem Colony Addition. Preliminary Addition. Item B, water to be extended. Existing 12" AC water main in Rock Road. Possible to loop the system through emergency access easement of Windwood Circle. No water problem.
- ~~9. Deutsches Eck Addition. Final Plat.~~
9. Larkfield Place Addition. Preliminary Plat. Water main in 29th and Gouverneur to be extended as necessary to serve the property. No water problem.

copy



1. Slawson Investment. Vacation of Windemere Addition.  
All charges for water project to be paid off as part of vacation of plat. No water problem. (Water Proj: 88054)
2. J. T. J. Investments, Inc. Vacation of utility easement.  
No water problem.
3. Inland Investment Co. Vacation of a portion of Echo Hills 2nd Addition.  
Costs of abandoning water project to be paid as required by vacation.
4. Northborough 2nd Addition. Preliminary Plat. No water problem. Platted as Northborough, the three Stratford Courts were set up for water extension under Benefit District No. 937-76 having passed the City Commission on 2-15-77. Costs to date are to be paid as condition of replatting.
5. Huntington Place. Preliminary Plat. Item D, mains to be extended, in Maize Road, and interior.
6. Homer Morgan Second Addition. Property is part of the Ohlson Addition water project now under contract to Duling Const. Co. No water problem.
7. Tower Lake Estates Addition. Final plat. No city water available, wells. No water problem.
8. Vulcan - West Addition. Final Plat. No water available, wells.
9. Vulcan - North Addition. Final Plat. No water available, wells.
10. University Congregational Church Addition. Final Plat. City water in 29th St. If annexed prior to plat no "Outside the City Application" or Restrictive Covenant required to obtain City Water.

11. Rockwood South Sixth Addition. Final Plat. Property now served, no water problem.
12. Chelsea Industrial Park 2nd Addition. Preliminary Plat. Xsty water in 47th St. S. to Oliver. Main to be extend south in Oliver along plat.
13. Charter Medical of Wichita. Grant Utility easement. No water problem.
14. Wichita Public Building Commission. Dedicote Street R/W. No water problem.
15. Executives, Inc., Grant Utility Esmt. The description for this item is in error, it should read as :

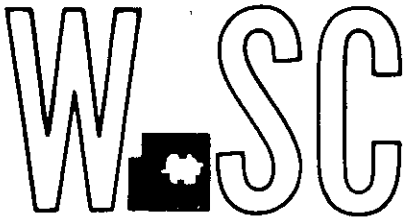
Specifically for waterlines, and street paving, described as the South thirty-five (35) feet of the two following described tracts.

The South 198 feet of the North 850.34 feet of the West Half of the East 20 rods of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County Kansas

Beginning at a point 652.34 feet South of the Northeast Corner of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 198 feet; thence West 165 feet; thence North 198 feet; thence East to Point of Beginning.

16. Other matters.

WICHITA—SEDGWICK COUNTY



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COMMISSION

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



March 28, 1986

T. L. Daniel  
Terra Tech Land Surveying, Inc.  
245 West Dewey  
Wichita, KS 67202

Re: S/D 80-93 - Final Plat of Tower Lake Estates Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat shall not be submitted for scheduling before the County Commission until the roadway surface for the street being platted has been accepted for future maintenance by the Township.
- B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- C. Since this property is located outside the 3-mile ring of the City of Wichita, the final plat tracing shall omit the City Commissioners' signature block.
- D. On the final plat tracing, the centerline of 215th Street West shall be indicated.
- E. On the final plat tracing, the face of the plat shall more clearly indicate a tie point to the northwest corner of the southwest quarter of Section 6.
- F. On the final plat tracing, the minimum building pad elevations required by the drainage plan for this property shall be referenced on the face of the plat as well as in the plat's text.

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T. L. Daniel  
Terra Tech Land Surveying, Inc.  
Re: S/D 80-93 - Final Plat of Tower Lake Estates Addition.  
March 28, 1986  
Page 2

- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 3, 1986. If you have any questions concerning this matter, please call.

Sincerely,

*FLN*

Forrest L. Nagley  
Senior Planner

FLN:mlh

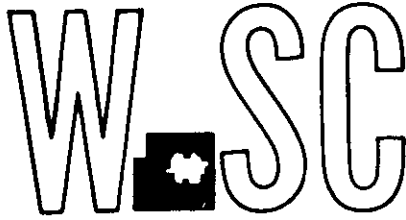
Enclosure

cc: Gary L. Rau, 521 Hemmen Terrace, Colwich, KS 67030  
Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67030  
✓ Mike Lindebak, City Engineer  
Jim Weber, County Engineering

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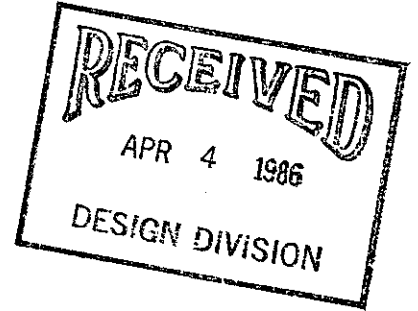
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WICHITA - SEDGWICK COUNTY



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CITY HALL — TENTH FLOOR  
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WICHITA, KANSAS 67202  
(316) 268-4561



April 3, 1986

T. L. Daniel  
Terra Tech Land Surveying, Inc.  
245 West Dewey  
Wichita, KS 67202

Re: S/D 80-93 - Final Plat of Tower Lake Estates Addition.

Dear Mr. Daniel:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Gary L. Rau, 521 Hemmen Terrace, Colwich, KS 67030  
Larry A. Schmidt, 521 Hemmen Terrace, Colwich, KS 67030  
✓ Mike Lindebak, City Engineer  
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