

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO.

3

May 13, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-24 - REPLAT OF WEST LAKEWOOD ESTATES
ADDITION FINAL PLAT

OWNER/APPLICANT: Dr. Stan Messner, 11414 Texas, Wichita, KS
67209

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 245 West
Dewey, Wichita, KS 67202

LOCATION: West of 135th Street West, 1/4 mile north of
Maple

SITE SIZE: 79.4 Acres

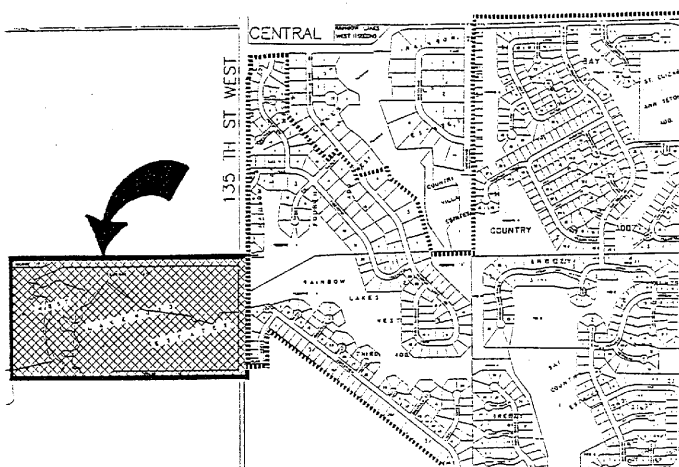
NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 79.4 acres

CURRENT ZONING: County "AA" with Conditional Use Permit 154
(Prior to annexation)

PROPOSED ZONING: City "AA"

VICINITY MAP:



NOTE: This site was originally platted in 1981 as a two (2) lot, County plat under "AA" one-family zoning but with a conditional use (CU-154) for multi-family type development. Guarantees for extension of municipal water and sanitary sewer, along with the paving of potentially interior streets were provided. An outside-the-City water agreement was provided for this site, and the area has just recently been annexed to Wichita.

The applicant now, however, no longer intends to develop the site for multi-family uses and is replatting in order to vacate previously dedicated street right-of-way, create just one lot rather than 2, and to revise guarantees originally submitted for the multi-family development concept.

STAFF COMMENTS:

- A. Because of the existing conditional use on this site (CU-154) for multi-family development, upon annexation, this site will take on the corresponding City zoning classification ("R-5" general residence). However, since the applicant does not intend to develop the site for this use, the applicant shall submit a request for a zone change to the City's "AA" one-family zoning classification.
- B. Municipal water is apparently adjacent to this site's frontage, within 135th Street West's right-of-way and is consequently available to this site. Sanitary Sewer, however, is located along the east side of 135th Street and would need to be extended across this street and into the site. The applicant shall therefore guarantee the extension of sanitary sewer to this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate a 25-foot building setback for this site's frontage to 135th Street West. Any other setbacks such as to the pipelines shall be clearly noted as a "pipeline" building setback. That is, that the setback is not platted but is based on a pipeline requirement.
- F. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline and Cities Service Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipelines agreements. If setbacks from the pipelines easements are provided for in the pipelines agreements, it shall be indicated on the face of the plat.

- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. For the Cities Service Pipeline, the final plat tracing should indicate the recording information for the document that created this easement. And since a plat cannot be used to create a private pipeline easement, the wording indicating that the easement is "as platted in West Lakewood Estates" should be deleted since it appears to imply the easement is being or was created by a plat.
- I. It is recommended that another subdivision name be used for this plat, the reference to a "Replat of West Lakewood Estates" as a plat's name is somewhat archaic and can become somewhat confusing in that it basically replicates the previous addition's name.
- J. The final plat tracing shall label as "CL" the center line of 135th Street. The dedication of this street's right-of-way shall also be indicated with dash lines rather than the solid lines now shown at the south and north ends of this street.
- K. On the final plat tracing, Pat Burnett, Deputy City Clerk should be inserted into the City's signature block in place of Ray Trail.
- L. Prior to this plat being released for recording and as noted in the platting binder, the applicant shall submit proof that all applicable property taxes (1992) have been paid on this site.
- M. Since this site is in the City, the final plat tracing shall also reference the minimum building pad elevation in City Datum.
- N. 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.
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City

Council.

- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.

Review Dams - West Lakewood Estates

12-12-74

Sheet 1 of 6

Lake # 1

We concur with K.O. Taylor on his Drainage Area of 1050 Acres and 100yr Discharge of 1680 cfs. The 160 foot wide weir at spillway elevation of 1346.3 produces a water surface of 1348.47, we approve his 1349.0. This would then establish a top of dam of 1352' which is proposed. This would also establish a minimum bed of 1352' on any development fronting on the lake.

West Lakewood Estates

12-11-74

Lake #1

Design Spillway elevation = 1346.3

" Water Surface = 1349.0

$$H = \left(\frac{1680}{3.08 \times 160} \right)^{2/3}$$

$$H = 2.27$$

$$V = 4.5 \text{ fps.}$$

$$\begin{array}{r} \text{Spillway} \quad 1346.3 \\ H \quad \quad \quad 2.27 \\ \hline \text{Water Surface} \quad \underline{1348.57} \end{array}$$

$$\begin{array}{r} \text{Spillway} \quad 1346.3 \\ \hline \quad \quad \quad 1340.2 \end{array}$$

$$6.1 \div 460' = 1.326\%$$

Back on 0.3% for 360' = 1.08'

$$Q = CLH^{\frac{3}{2}}$$

$$1680 = 3.08 \times 170 H^{\frac{3}{2}}$$

$$H = 2.17$$

$$\underline{1346.3}$$

$$1348.47$$

$$WS \quad 1349.0 \quad \underline{OK}$$

$$1520 = 3.08 \times 71 H^{\frac{3}{2}}$$

$$H = 3.64$$

$$1359.5$$

$$1520 = 3.08 \times 125 H^{\frac{3}{2}}$$

$$H = 2.5$$

$$\underline{1359.5}$$

$$1362.0$$

$$V = \frac{1520}{135 \times 2.5} = 4.5 \text{ fps}$$

$$4.5 \quad b = 55'$$

$$K' = \frac{Qn}{b^{\frac{3}{2}}}$$

$$K' = \frac{1520 \times 0.035}{(55)^{\frac{3}{2}} \times (0.03)^{\frac{1}{2}}}$$

$$K' = 0.007$$

$$D = 55 \times 0.04$$

$$D = 2.2$$

$$V = 10.8 \text{ fps}$$

$$K_c = \frac{Q}{b^{\frac{3}{2}}}$$

$$K_c = \frac{1520}{(55)^{\frac{3}{2}}}$$

$$K_c = \frac{1520}{(1.55)^{\frac{3}{2}}}$$

$$K_c = 0.068$$

$$K_c = 0.0087$$

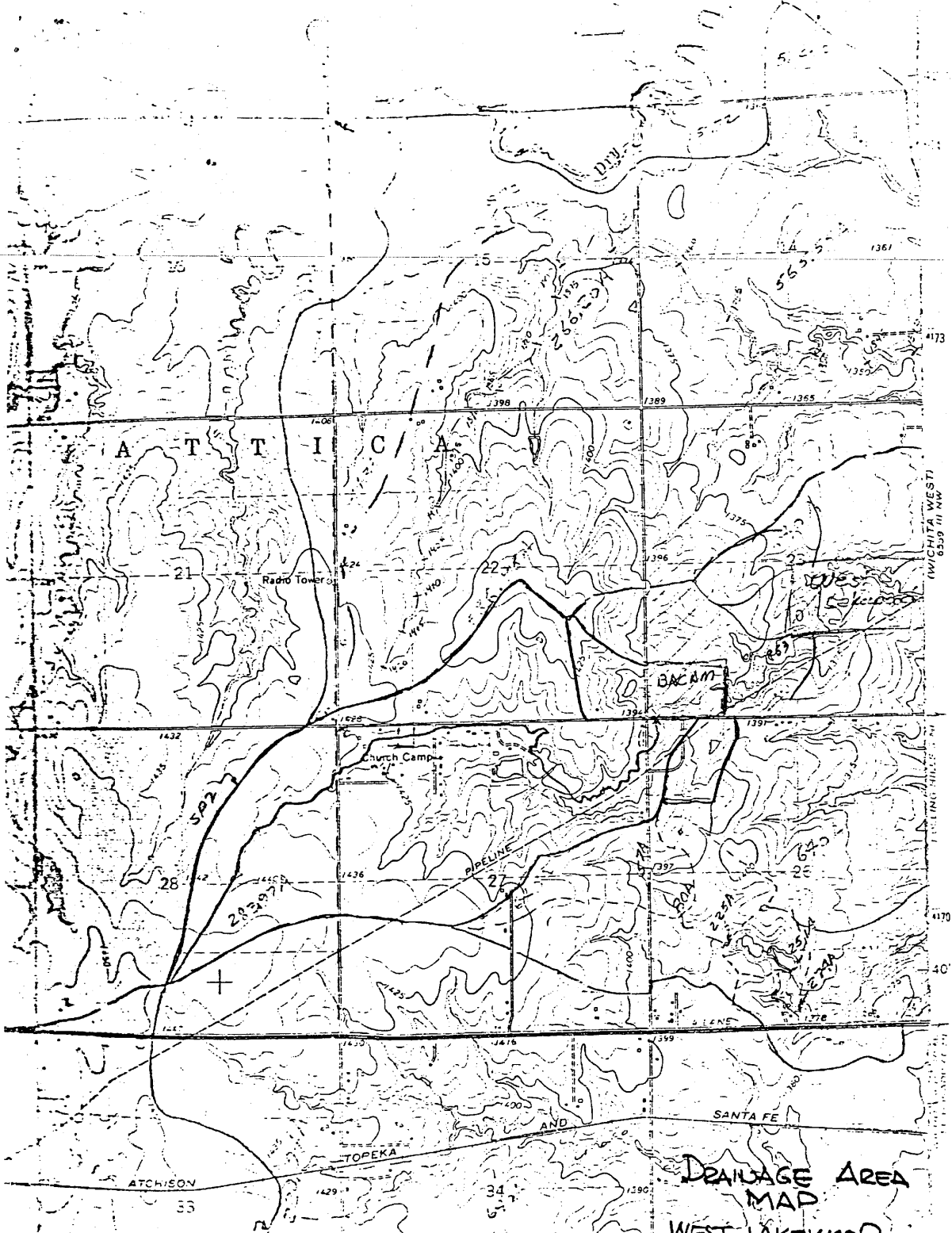
$$D_c = 55 \times 0.05$$

$$D = 125 \times 0.15$$

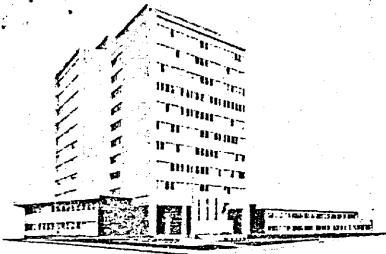
$$D_c = 2.75'$$

$$D_c = 1.88$$

A-29459



33
34
5-2
DRAINAGE AREA
MAP
WEST LAKEWIND



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7901

Claud S. Shelor, P.E.

Director of Public Works / County Engineer

November 2, 1981

Lowell D. High
1542 S. St. Francis
Wichita, KS

RE: Drainage Plan, West Lakewood
Estates

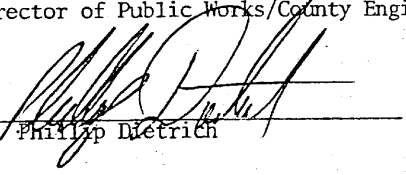
Dear Mr. High:

This office has reviewed the drainage plan for the above referenced addition and approve the same. The drainage plan, as approved, has been changed to give 1' of freeboard in "fill areas" or a minimum elevation of 1350 for Lake No. 1, and a minimum elevation of 1363 for Lake No. 2. Also included are the addition of two 30 foot width floodways at the northwesterly corner of Lot 2, the same to convey off-site drainage through Lot 2. As per our conversation, these floodways will need to be shown on the final plat.

If you should have any questions regarding the above, please feel free to call.

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

By


Phillip Dietrich

CSS/PD/cl1

cc: Louise Oliverrez, M.A.P.D.
Chris Breitenstein, City Engineering
Plat File