

MEMO

TO: Don Schneider
Design Engineer
7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 36-82495-1031
Red Oaks 2nd Add.

PROJECT: _____

COPIES TO:

ATTN: _____

DATE: July 21, 1983

Louise Olivarez (MAPD)

FROM: Gary Wiley

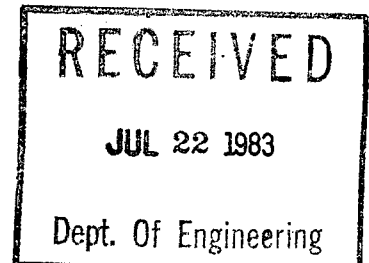
REFERENCE: Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Attached for your review is a drainage concept for Red Oaks 2nd Addition.

We plan to submit the preliminary plat July 22, 1983 for Subdivision Committee Hearing on August 4, 1983.

GW/rac



S/D No. 83-65 Name Red Oaks 2nd Addition
Date Application Rec'd. 7-22-83 Preliminary Approval _____
Scheduled S/D Meeting 8-4-83

DESCRIPTION

General Location 1/4 mile south of Harry on the west side of Cranbrook

Owner Red Oaks, Inc., - Stephen D. Russell
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 262-2691

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>23.0 acres +</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>35</u> R/W <u>1520</u> ft. |
| Residential <u>78</u> | b. <u>58</u> R/W <u>1870</u> ft. |
| Commercial _____ | c. <u>64</u> R/W <u>630</u> ft. |
| Industrial _____ | d. <u>70</u> R/W <u>630</u> ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>78</u> | TOTAL <u>4650</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>7000</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>Park Meadows S.T.P.</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

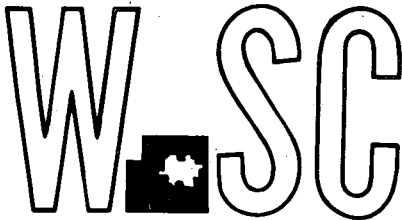
STAFF COMMENTS:

NOTE: This property was included in the overall preliminary plat for Red Oaks Addition. Red Oaks First Addition (the northern portion of the overall preliminary) was recorded in June, 1978. This plat, although very much revised, is for the southern portion of the first overall preliminary.

- A. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve each lot.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of all interior streets including sidewalks on both sides of Mt. Vernon and the west side of Cranbrook (collector streets).
- E. For all lots fronting on a 58-foot street, there shall be submitted 4 off-street parking spaces per dwelling unit.
- F. The associated zone case SCZ-0343 from "R-1" to "AA" has been approved subject to platting.
- G. On the final plat, the recorded book and page number for the Northwest Central Pipeline easement shall be indicated. A copy of the easement agreement shall be submitted.
- H. The utility easement on the rear of the lots being platted to the west line of this plat is indicated as being only 10 feet in width. The City Engineer's representative should be prepared to comment on the need for the standard 20-foot rear utility easement.

- I. It is recommended that the intersection of Funston and Cranbrook and the intersection of Skinner and Cranbrook be slightly redesigned so that the centerlines of Funston and Skinner match the existing centerlines of Funston and Skinner to the east.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 5, 1983

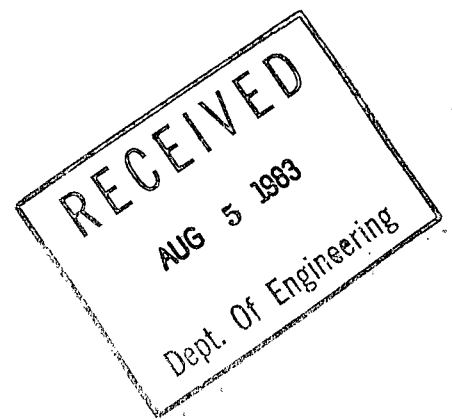
Professional Engineering Consultants
Attention: Gary Wiley
1440 E. English
Wichita, Kansas 67211

Re: S/D 82-65 - Preliminary plat of Red Oaks 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 4, 1983, 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. Due to lack of capacity at the Park Meadows Sewer Treatment Plant, a final plat for this property shall not be submitted until it is determined that sanitary sewer can be provided to this property.
- B. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- C. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve each lot.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of all interior streets including sidewalks on both sides of Mt. Vernon and the west side of Cranbrook (collector streets).
- F. For all lots fronting on a 58-foot street, there shall be submitted a covenant requiring 4 off-street parking spaces per dwelling unit.
- G. The associated zone case SCZ-0343 from "R-1" to "AA" has been approved subject to platting.



P.E.C., P.A.
Gary Wiley
August 5, 1983
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- H. On the final plat, the recorded book and page number for the Northwest Central Pipeline easement shall be indicated. A copy of the easement agreement shall be submitted.
- I. It is recommended that the intersection of Funston and Cranbrook and the intersection of Skinner and Cranbrook be slightly redesigned so that the centerlines of Funston and Skinner match the existing centerlines of Funston and Skinner to the east.
- J. The final plat shall indicate the easements requested by K.G. and E. which are indicated on the engineer's copy of the preliminary plat.
- K. At the time of submitting a final plat, a sanitary sewer layout plan shall be submitted to the City Engineer's office for review.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Red Oaks, Inc., (Stephen D. Russell) 1231 Longfellow,
67207
X Mike Lindebak, City Engineer