

S/D No.: 86-46 Name: LAKELANE ESTATES

Preliminary Approved: 6/5/86
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: $\frac{1}{2}$ mile north of 53rd St. North, on the east side of Maize Road.

Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218

Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 25.4+ Acres
 2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
 3. Minimum Lot Area: 2.0 Acres
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R" with BZA case.
-

STAFF COMMENTS:

- A. 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.
- B. The applicant shall guarantee the construction of the proposed interior street to the suburban street standard. This guarantee shall provide for construction of the temporary cul-de-sac.
- C. On the final plat tracing, the minimum building pad elevation for all lots in Block 2 shall be indicated on the face of the plat. It is suggested that this be noted as a part of the legend.
- D. Approval of this plat, with lot frontages of less than the 200-foot wide requirement of the "R" zoning district, is subject to approval of the applicant's associated County Board of Zoning Appeals case (Co. BZA 13-86). This case will be considered by the Board on July 7th.
- E. The applicant shall submit a copy of the instrument which establishes the K.G.&E. easement on this property.
- 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. Specifically, is the proposed minimum building pad elevation correct, is the perimeter of the floodway adequate and have all required drainage easements been shown?

S/D No.: 86-46

Name: LAKELANE ESTATES ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: One-half mile north of 53rd Street North, on the east side of Maize Road.

Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 25.4 Acres +
2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
3. Minimum Lot Area: 2.0 Acres
4. Existing Zoning: "R"
5. Proposed Zoning: "R" (with associated County BZA)

STAFF COMMENTS:

NOTE: The applicant has filed a County Board of Zoning Appeals case, requesting a variance of the 200-foot wide lot frontage requirement of the "R" (rural residential) zoning district.

- A. Approval of this plat, with lot frontages of less than the 200-foot wide requirement of the "R" zoning district, is subject to approval of the applicant's associated County Board of Zoning Appeals case.
- 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 interior street to the suburban street standard. This guarantee shall provide for construction of the temporary cul-de-sac.
- D. On the final plat, the plattor's text shall reference the dedication of the temporary cul-de-sac.
- E. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- F. The applicant shall submit a copy of the instrument which establishes the K.G.& E. easement on this property.
- G. On the final plat, the location of the 150-foot wide K.G.& E. easement, on Lots 1 thru 5, Block 1, shall be dimensioned from a lot line.
- H. On the final plat, the perimeter of the proposed floodway shall be provided with distances and bearings.
- 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- L. The applicant or his agent should be prepared to advise the Committee of the nature of the "exception" to the south of this preliminary plat. Specifically, who owns this property?

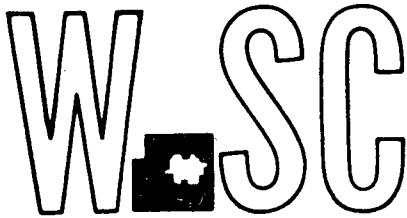
Pre-Sub June 5, 1986

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1. Boeing Military Airplane Co. Vacation of St. R/W
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S of N/R 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
water projects now open. Existing water main in hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, whichever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 6, 1986



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 86-46 - LAKELANE ESTATES ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, 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. Approval of this plat, with lot frontages of less than the 200-foot wide requirement of the "R" zoning district, is subject to approval of the applicant's associated County Board of Zoning Appeals case.
- 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 interior street to the suburban street standard. This guarantee shall provide for construction of the temporary cul-de-sac.
- D. On the final plat, the plattor's text shall reference the dedication of the temporary cul-de-sac.
- E. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- F. The applicant shall submit a copy of the instrument which establishes the K.G. & E. easement on this property.

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- G. On the final plat, the location of the 150-foot wide K.G.& E. easement, on Lots 1 thru 5, Block 1, shall be dimensioned from a lot line.
- H. On the final plat, the perimeter of the proposed floodway shall be provided with distances and bearings.
- I. The final plat shall indicate, on the face of the plat and in the plat's text, that the lots south of Lakelane are subject to a required minimum building pad.
- J. The final plat shall expand the perimeter of the floodway to touch the east line of the plat.
- K. The final plat shall indicate a 40-foot wide drainage easement centered on the lot line common to Lots 3 and 4, Block 1.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



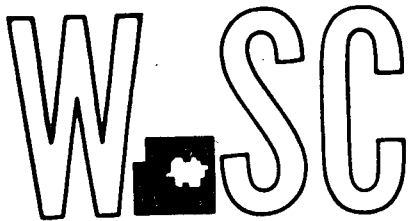
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer
Jim Weber, County Department of Public Services
Jack Brown, Health Department

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 3, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67218

Re: Final Plat S/D 86-46 - LAKELANE ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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.
- B. The applicant shall guarantee the construction of the proposed interior street to the suburban street standard. This guarantee shall provide for construction of the temporary cul-de-sac.
- C. On the final plat tracing, the minimum building pad elevation for all lots in Block 2 shall be indicated on the face of the plat. It is suggested that this be noted as a part of the legend.
- D. Approval of this plat, with lot frontages of less than the 200-foot wide requirement of the "R" zoning district, is subject to approval of the applicant's associated County Board of Zoning Appeals case (Co. BZA 13-86).
- E. The applicant shall submit a copy of the instrument which establishes the K.G.&E. easement on this property.
- F. On the final plat tracing, the drainage easements between Lots 3 and 4, Block 1, and Lots 2 and 3, Block 2, shall be increased to 40 feet in width.

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G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, July 10, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
Jim Weber, County Engineering
✕ Mike Lindebak, City Engineering
Jack Brown, Health Department

Pre-Sub July 7, '36

1. Union Equity Co-op Exchange. Vacation of St. R/W.
No water problem.

2. Kansas Dept. of Transportation. Vacation of St. R/W.
No existing water line in area. Replot of Vanderhoff
will provide easement along Young St. For water and
sanitary, will this need to be retained as utility easement?

3. Phillips Petroleum Company. Requests Vacation of Sewer easement.
No water problem

4. Messiah Baptist Church Third Addition. Final Plat. Existing
6" water main in Clark, existing 16" in Hillside. No water
problem.

5. Wilderness Third Addition. Final plat. Item A, mains to be
extended. Existing 8" in Wilderness at north edge of plat
to be extended. No water problem.

6. Autumn Ridge. Preliminary Plat. Item A, mains to be
extended. Existing 12" main in 119th St. West. No water
problem.

City 7. Lakeland Estates. Final Plat. No city water available,
no water problem.

8. Smithmoor First Addition. Final plat. Item D, mains to
be extended. 16" main in Harry to be extended in Harry
to East line of Smithmoor, 8" Interior mains to be extended.
No water problem

County 9. Sam & Judy Eberly. Dedicate St. R/W. No water problem.

10. Other matters.