

PLAT NO. S/D 81-52 MAP NO. 4647

NAME WESTLAKE ESTATES

LOCATION: Northwest corner of Maple & 119th St. West

ENGINEER Professional Engineering Consultants, P.A. (G. Wiley)

OWNER Inland Investment Co, Inc. (Larry Chambers)

APPLICATION FILED 5-11-81

SKETCH PLAT FILED 5-11-81

PRELIMINARY FILED 7-10-81

S/D ACTION 7-23-81 approve

FINAL FILED 10-2-81 *Revised filed: 11-13-81*

S/D ACTION 10-15-81 approve *Revised action 11-23-81 approve*

MAPC ACTION 10-22-81 approve *(Revised) 12-3-81 approve*

BCC ACTION _____

RECORDED _____

REMARKS _____

*Successful
by Bay Country
Estates.
Ful
4/13/87*

S/D 81-52 - WESTLAKE ESTATES -
Northwest corner of Maple and
119th St. West. P.E.C., P.A. (Gary
Wiley)

POSTED
5-13-81
[Signature]

ACTION

	DATE
S/D COMMITTEE (public) approve	7-23-81
S/D (final) approve	10-15-81
M.A.P.C. approve	10-22-81
B.C.C./B. CO. C. _____	_____
S/D (final) approve	11-23-81
M.A.P.C. approve	12-3-81

Map No. 4647
Sec. 24
Twp. 27S
Range 2W

Subdivision Report and Progress

S/D No.: 81-52

Name: WESTLAKE ESTATES

General Location: Northwest corner of Maple and 119th Street West

Owner: Inland Investment Co., Inc. (Larry Chambers)

Address: 200 Douglas Building, - 104 South Broadway Zip Code: 67202 Phone: 263-3201

Subdivider: Same
Address: _____ Zip Code: _____ Phone: _____

Engineer/Surveyor: Professional Engineering Consultant (Gary Wiley)

Address: 1440 E. English Zip Code: 67211 Phone: 263-1107

Present Zoning: "AA"
Proposed Zoning: "AA"
Assoc. Zone Case: _____

M.A.P.C. ACTION: 10-22-81 approve
12-3-81 approve
Advisory Letter: _____

APPLICATION RECEIVED: 5-11-81

Closure Data Submitted: _____
Title/Taxes Rec'd. and Reviewed: _____
Final Review: _____
Referral to B.C.C.: _____

SKETCH PLAT RECEIVED: 5-11-81
Letter of Intent: _____

PREL. PLAT RECEIVED: 7-10-81
S/D Comm. Action: 7-23-81 approve

B.C.C. ACTION: _____

Advisory Letter: 7-24-81

Tracing Received: _____
Released for Recording: _____
Plat Recorded: _____

FINAL PLAT RECEIVED: 10-2-81
S/D Comm. Action: 10-15-81 approve

Advisory Letter: 11-23-81 rev final approve
10-16 11-24-81

Comments:

5-14 Sketch plat to Linkebach & Johnston. Comments requested ASAP
6-1-80 See memo from Johnston. Linkebach: No comments, other
than usual requirements.
11-18-81 Plat, comments, agenda to USD 265

11 12 13 14 15 16 17 18 19 20 21 22 23 24
25 26 27 28 29 30 31

Success

5-14-81

Note in gray
atlas:

Notify Keith D. Callison
685-5373 of any
activity in SE 1/4

24-27-2W

(Westlake Estates)

CALLED 7-13-81 80.

Map No. 4647
Sec. 24
Twp. 27S
Range 2W

Subdivision Report and Progress

S/D No.: 81-52

Name: WESTLAKE ESTATES

General Location: Northwest corner of Maple and 119th Street West

Owner: Inland Investment Co., Inc. (Larry Chambers)

Address: 200 Douglas Building - 104 South Broadway

Subdivider: Same Zip Code: 67202 Phone: 263-3201

Address:

Zip Code: Phone:

Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)

Address: 1440 E. English

Zip Code: 67211 Phone: 263-1107

PLAT DATA

1. Gross Acreage of Plat 155.9 +
2. Number of Lots:
 - Residential 228
 - Commercial
 - Industrial
 - Other
 - Total 228
3. Min. Lot Area sq. ft.
4. Lineal Feet of New Streets:
 - (a) R/W ft.
 - (b) R/W ft.
 - (c) R/W ft.
 - (d) R/W ft.
 - (e) Total ft.
5. Existing Zoning "AA"
6. Proposed Zoning "AA"
7. Assoc. Zoning Case

PLAT PROGRESS

APPLICATION RECEIVED 5-11-81

SKETCH PLAT RECEIVED 5-11-81

PREL. PLAT RECEIVED

S/D Comm. Action

FINAL PLAT RECEIVED

S/D Comm. Action

M.A.P.C. ACTION

B.C.C. ACTION

COMMENTS:

Tracing Received _____
Released for Recording _____
Plat Recorded _____

December 3, 1981

Professional Engineering Consultants
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 - Revised final plat of West Lake Estates

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, December 3, 1981, 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 November 24, 1981.

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 taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Inland Inv. Co., Inc. - Larry Chambers, 200 Douglas Bldg., 104
S. Broadway, 67202

November 24, 1981

Professional Engineering Consultants

Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 ^{revised} Final plat of West Lake Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 23, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/Rogers/O'Neil.
- E. The applicant shall guarantee the drainage improvements required by the approved drainage plan.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. The applicant shall submit a covenant which provides for the perpetual maintenance as well as the ownership of the Reserve. There shall be included a clause which gives the City authority to maintain the reserve and assess the costs to the lot owners if the reserve is not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserve will be turned over to it.

P.E.C., P.A.
11-24-81
Page 2

- I. The applicant shall submit a copy of the revised drainage plan to Operations and Maintenance including sectional views of the proposed levees and channel modifications. Flow calculations and a copy of the maintenance agreement for the reserve area shall also be submitted to Operations and Maintenance.
- J. The applicant shall obtain approval from City Engineering on the revised final drainage plan.
- K. The final plat tracing shall show a ten-foot utility easement between Lots 13 and 14 in Block 1 as requested by K.G.&E.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 December 12, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

Forrest L. Magley
Junior Planner

FLM:bh

cc: Inland Inv. Co., Inc. (Larry Chambers, 200 Douglas Bldg., 104
S. Broadway, 67202
Mike Lindebak, City Engineering

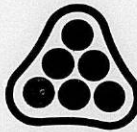
DIRECTORS

C. O. KNOP, P.E.
R. B. REIGHTY, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. FLETCHER, P.E.
R. D. HIDDLETON, JR., P.E.
D. E. MALYSIE, P.E.
M. D. SCHOMAKER, P.E.

RECEIVED

NOV 20 1981

METROPOLITAN PLANNING
ROUTE 1000



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
LAND DEVELOPMENT
DIVISION
PROFESSIONAL ASSOCIATION

November 19, 1981

Mr. Chris Breitenstein, P.E.
Drainage Engineer
City Hall, 7th Floor
455 N. Main
Wichita, Kansas 67202

RE: West Lake Estates
Drainage Plan (Revised)
PEC File No. 36-79278-1-1120

Dear Mr. Breitenstein:

Transmitted herewith are two copies of the revised Drainage Plan for West Lake Estates along with 2 copies each of the following supportive documents:

1. HEC-2 run with existing conditions at Maple and proposed conditions within West Lake Estates. This run extends from downstream of Maple, through the proposed development and westward through Rainbow Lakes 3rd to 135th St. West.
2. HEC-2 run for the branch through Rainbow Lakes 1st.
3. Partial HEC-2 run with future structure at Maple Street. This will lower the 100-year DWS by approximately 2 feet.
4. Storm Water Sewer calcs based on 2-year storm.
5. Storm Water Sewer calcs based on 100-year storm.
6. Calculations for overflow swales.
7. Calculations for drainage inflow from adjacent property (at Rogers Street).
8. Calculations for weir size near Azure Street.
9. 100-year flood routing.

This transmittal has been revised from the initial plan to reflect plat revisions on the west side of the development. The layout has been changed to show cul-de-sacs on Azure Street.

Lot corner elevations are in accordance with discussions at our recent meeting with Mr. Lindebak and Mr. Linn.

LOCATED AT:
355 ELLIS
WICHITA, KANSAS 67211
(316) 263-1107

FORWARD ALL MAIL TO:
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 263-2691

Page 2
Chris Breitenstein
36-79278-1-1120

We trust that this information is sufficient for your review and approval. If you have any questions, please advise.

Very Truly Yours,



Charles S. Brown, P.E.
Project Engineer

cc: Louise Olivarez
Mike Lindebak
Phil Dietrich

Revised Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-52 Name West Lake Estates
Date Application Rec'd. 5-11-81 Final plat Approval 10-15-81
Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location Northwest corner of Maple and 119th St. West

Owner Inland Investment Co. (Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>155.9+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>66</u> R/W <u>3210</u> ft. |
| Residential <u>227</u> | b. <u>64</u> R/W <u>500</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>10,000</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>227</u> | TOTAL <u>13,710</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>Xno</u> |
| 4. Minimum Lot Area <u>11,000 sq. ft.</u> | |
| 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>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: A final plat for this property was approved on 10-15-81. This revised final plat proposes the same number of lots but now shows the cul-de-sac of Azure Street on the west side of the plat.

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/Rogers/O'Neil.
- E. The applicant shall guarantee the drainage improvements required by the approved drainage plan.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. The applicant shall submit a covenant which provides for the perpetual maintenance as well as the ownership of the Reserve. There shall be included a clause which gives the City authority to maintain the reserve and assess the costs to the lot owners if the reserve is not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserve will be turned over to it.
- I. The applicant shall submit a copy of the revised drainage plan to Operations and Maintenance including sectional views of the proposed levies and channel modifications. Flow calculations and a copy of the maintenance agreement for the reserve area shall also be submitted to Operations and Maintenance.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

FORM 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

October 23, 1981

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 - Final plat of West Lake Estates

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, October 22, 1981, 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 October 16, 1981.

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 taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Inland Investment Co., Inc., Larry Chambers, 200 Douglas Bldg.,
104 S. Broadway, 67202

October 16, 1981

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52-Final plat of West Lake Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 15, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/ Rogers/ O'Neil.
- E. The applicant shall guarantee the drainage improvements required by the approved drainage plan.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. ✓ The plat's text shall include a reference to the ownership and maintenance responsibilities of the Reserves as well as their proposed use.

F.E.C., P.A.
Gary Wiley
10-16-81
Page 2

- I. The applicant shall submit a covenant which provides for the perpetual maintenance as well as ownership of the Reserves. There shall be included a clause which gives the City authority to maintain the reserves and assess the costs to the lot owners if the reserves are not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserves will be turned over to it.
- J. Complete access control to Maple from the reserves shall be added to the final plat tracing.
- K. The applicant shall submit a copy of the revised drainage plan to Operations and Maintenance including sectional views of the proposed levies and channel modifications. Flow calculations and a copy of the maintenance agreement for the reserve area shall also be submitted.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 October 22, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivares
Senior Planner

LO:bh

cc: Inland Investment Co., Inc. - Larry Chambers, 200 Douglas Bldg.,
104 S. Broadway, 67202
Mike Lindebak, City Engineering
Paul Johnston, Operations & Maintenance

Final
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-52 Name West Lake Estates
Date Application Rec'd. 5-11-81 Preliminary Approval 7-23-81
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location Northwest corner of Maple and 119th St. West
Owner Inland Investment Co., (Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants, P.A. Gary Wiley
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

1. Gross Acreage of Plat <u>155.9±</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>66</u> R/W <u>3210</u> ft.
Residential <u>227</u>	b. <u>64</u> R/W <u>500</u> ft.
Commercial _____	c. <u>58</u> R/W <u>10,400</u> ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>227</u>	TOTAL <u>14,110</u> ft.
3. Minimum Lot Frontage <u>80</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no
4. Minimum Lot Area <u>11,000 sq. ft.</u>	
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>City of Wichita</u>	
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No	
12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____	

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall guarantee construction of a sidewalk on both sides of the collector street - Burton/ Rogers/ O'Neil.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant for recording which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- G. The City Engineer's office shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements will be required with the platting of this property.
- H. The platlor's text shall include a reference to the ownership and maintenance responsibilities of the Reserves as well as their proposed use.
- I. The applicant shall submit a covenant which provides for the perpetual maintenance as well as ownership of the Reserves. There shall be included a clause which gives the City authority to maintain the reserves and assess the costs to the lot owners if the reserves are not adequately maintained. If the homeowners' association is not incorporated prior to recording of the plat, the covenants shall specify when it will be formed and when ownership of the Reserves will be turned over to it.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

July 24, 1981

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 - Preliminary plat of West Lake Estates

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission July 23, 1981, 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. The applicant shall submit a final drainage plan to City Engineering and Operations and Maintenance prior to or at the time of submitting a final plat.
 - B. The applicant shall guarantee extension of City water to serve all lots.
 - C. The applicant shall guarantee extension of sanitary sewer to serve all lots. A sanitary sewer layout shall be submitted to City Engineering prior to final plat submission.
 - D. The applicant shall guarantee the paving of all interior streets to urban standards.
 - E. Sidewalks shall be guaranteed adjacent to both sides of the collector street.
 - F. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - G. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
 - H. The final plat shall specify the purpose of the proposed reserves and provide for their ownership and maintenance.
 - I. The final plat shall indicate the easements required by K.G. and E., which are marked on the engineer's copy of the preliminary plat.
- encl 2

F. E. C., P.A.
Gary Wiley
July 24, 1981
Page 2

J. Requirements of 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,

Louise Olivares
Senior Planner

LO:hh

cc: Inland Investment Co., Inc., Atten: Larry Chambers, 200 Douglas
Bldg., 104 S. Broadway, 67202
Mike Lindabak, City Engineering
Paul Johnston, Operations and Maintenance

DATE: July 23, 1981

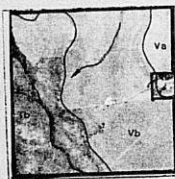
PROPERTY NAME: West Lakes Estates

LOCATION: Northwest corner of Maple and 119th Street West

MAILED TO: Professional Engineering
Consultants
1440 E. English
Wichita, KS 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



SW Cor. SE 1/4 24-27-2W
Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Tb	IVs-1	Tabler-Drummond complex.	Deep, nearly level, moderately well and somewhat poorly drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow. Soils in this unit are salt affected.	D
Vb	IIe-1	Vanoss silt loam, 1 to 3 percent slopes	Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.	B
Va	I-2	Vanoss silt loam, 0 to 1 percent slopes.	Deep, nearly level, moderately drained and well drained soils on uplands. These soils have slow runoff and high available water capacity. Permeability is slow to moderate.	B

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Tb	IVs-1	Tabler- Drummond complex.	Dwellings	Severe	Shrink-Swell, Low Strength
			Local Roads & Street	Severe	Low Strength, Shrink-Swell
			Small Com- mercial Buildings	Severe	Shrink-Swell, Low Strength
			Parks & Playgrounds	Severe	Percs Slowly
Vb	Iie-1	Vanoss silt loam, 1 to 3 percent slopes.	Dwellings	Moderate	Shrink-Swell, Low Strength
			Local Roads & Streets	Moderate	Low Strength Shrink-Swell
			Small Com- mercial Buildings	Moderate	Shrink-Swell Low Strength
			Parks & Playgrounds	Moderate	Slope

(cont'd)

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, watermains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, sturcture design or related problems, call this number: (316) 942-8422.

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Va	I-2	Vanoss silt loam, 0 to 1 percent slopes	Dwellings Local Roads & Streets Small Com- mercial Buildings Parks & Playgrounds	Moderate Moderate Moderate Slight	Shrink-Swell Low Strength Low Strength Shrink-Swell Shrink-Swell Low Strength

RECEIVED
JUL 23 1981
METROPOLITAN PLANNING
ROUTE 1

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-52 Name West Lake Estates
Date Application Rec'd. 5-11-81 Preliminary Approval
Scheduled S/D Meeting 7-23-81

DESCRIPTION

General Location Northwest corner of Maple and 119th Street West

Owner Inland Investment Co., Inc., (Larry Chambers)
Surveyor/Engineer Professional Engineering Consultants (Gary Wiley)
Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 263-1107

- | | | | |
|---|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>155.9 ±</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>66</u> R/W <u>3210</u> ft. | |
| Residential | <u>228</u> <u>227</u> | b. <u>64</u> R/W <u>500</u> ft. | |
| Commercial | | c. <u>58</u> R/W <u>10,400</u> ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>228</u> <u>227</u> | TOTAL <u>14,110</u> ft. | |
| 3. Minimum Lot Frontage | <u>80</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>y</u> <u>no</u> |
| 4. Minimum Lot Area | <u>11,000 sq. ft.</u> | | |
| 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>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained | (where applicable) <u>Yes</u> <u>NO</u> | | |
| 12. City of Wichita | <u>x</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> | | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of City water to serve all lots.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. Sidewalks shall be guaranteed adjacent to both sides of the collector street.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state whether any drainage improvements need to be guaranteed with this plat.
- F. The applicant shall provide for the ownership and maintenance of the reserves. A portion of the reserves just north of Maple was previously granted as a drainage easement for the purpose of draining Rainbow Lakes West Third Addition. The applicant's agent shall be prepared to discuss with the Subdivision Committee the proposed uses for the reserves, the proposed disposition of the drainage easement, and how the reserves will be owned and maintained.
- G. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on lots located on 58-foot streets.
- H. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FORM 29-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION

AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

June 4, 1981

Mr. Gary Wiley
Professional Engineering Consultants
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-52 - Sketch plat of Westlake Estates

Dear Mr. Wiley:

We have reviewed the above referenced sketch plat with City Engineering and Flood Control and have the following comments to make:

1. It appears that a number of lots may exist within the designated floodway. About half of this 1/4 section is within the floodplain. Minimum pads will be necessary for the floodplain lots and some redesign may be required to get lots out of the floodway. Your drainage concept should be submitted to Chris Breitenstein along with (or prior to) submission of a preliminary plat. Any drainage improvements required for development of this land shall be a requirement of final plat approval.
2. Proposed street names shall be shown on the preliminary Plat. Existing street names shall be used where they are or would be logical extensions of existing streets. The enclosed "marked copy" of this sketch plat indicates some of the street names which should be used. I have asked Jim Chastain to review these names to determine if appropriate addresses can be assigned based on these names. Before submitting the preliminary plat, please check with either Jim or me regarding this matter.
3. Provisions will need to be made for the ownership and maintenance of all areas not being platted as lots or not being dedicated to the public.
4. Four off-street parking spaces per dwelling unit shall be provided on all lots adjacent to 58-foot streets.
5. Sidewalks will be required on both sides of the collector street.

Mr. Gary Wiley
June 4, 1981
Page 2

- C. The usual guarantees for sewer, water and street paving will be requirements of final plat approval.

Bearing these comments in mind, you are now authorized to submit a preliminary plat.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Larry Chambers, Inland Investment Co., Inc., 104 S. Broadway,
Suite 200, 67202

THE CITY OF WICHITA
OFFICE OF FLOOD CONTROL & LANDFILL

DATE June 1, 1981

TO Louise Olivarez, Senior Planner

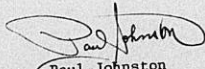
FROM Paul Johnston, Flood Control & Landfill Director

SUBJECT Westlake Estates - Sketch Plat

Upon initially reviewing subject plat, the following comments are offered:

1. With the existence of several natural drainageways crossing subject site, provisions must be made to ensure the continued drainage from adjacent properties across same.
2. It appears that a number of lots may exist within the designated floodway. Some redesign may be necessary.
3. With half of subject site shown being in the flood plain, minimum pad requirements will be necessary.
4. If it is being proposed to change any well defined natural drainageway, contact and approval should be secured from the State Division of Water Resources.
5. A good portion of subject site is shown as having a perched high ground water table. Layout, drainage and construction restrictions might be considered to address same.
6. With the road layout shown and existing gradients, provisions should be made to ensure that at those locations where the road terminates, by turning 90° right or left, the property facing same does not become the recipient of the roadway drainage into their driveways.

Should questions exist, please so advise.



Paul Johnston
Flood Control & Landfill Director

PJ:lw

cc: David Stowe, Director of Operations & Maintenance

Map No.: 4647
Section: 24
Twp.: 27S
Range: 2-W

S/D No. 81-52

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Westlake Estates
General Location: Northwest Corner of Maple and 119th Street West
Name of Property Owner: Inland Investment Co., Inc. (Larry Chambers)
Address: 200 Douglas Building Zip Code: 67202 Phone: 263-3201
Name of Subdivider: Same Zip Code: Phone:
Address: Zip Code: Phone:
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107
Date of Application: May 11, 1981

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 155.9 Ac. ±
2. Number of Lots:
Residential 228
Commercial _____
Industrial _____
Other _____
Total Number of Lots 228
3. Minimum Lot Frontage 80 ft.
4. Minimum Lot Area 11,000 Sq. Ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
a. 66 R/W 3210 ft.
b. 64 R/W 500 ft.
c. 58 R/W 10,400 ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 14,110 ft.
8. Are Sidewalks existing?
Yes ___ No X
9. Is a public water supply available? X Yes ___ No, Name City of Wichita
10. Is a sanitary sewer available? X Yes ___ No, Name City of Wichita
11. Has Health Department approval been obtained (where applicable) ___ Yes ___ No
12. City of Wichita X Three Mile Area ___ Outside of Wichita ___

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Inland Investment Co., Inc.
Larry A. Chambers, President

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by Torrey Wade
Date May 14, 1981
Fee Submitted \$200.00

FORM 29 1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

12-23

Requ't of platting

Val-Tel Addition

Note of return to Planning

Attn C. Newby