

PLAT NO. S/D 83-65 MAP NO. 6145A

NAME RED OAKS 2ND ADDITION

LOCATION: 1/4 Mile south of Harry, on the west side of  
Cranbrook.

ENGINEER P.E.C., P.A. (Gary Wiley)

OWNER Red Oaks, Inc. (Stephen D. Russell)

APPLICATION FILED 7-22-83

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 7-22-83

S/D ACTION 8-4-83 approve

FINAL FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

MAPC ACTION \_\_\_\_\_

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*3/16/90 File closed*

S/D 83-65 - RED OAKS 2ND ADDITION-  
1/4 Mile south of Harry, on the  
west side of Cranbrook (P.E.C., PA

Gary Wiley)

ACTION

S/D COMMITTEE (Prelim) approved 8-4-83  
S/D (final)

DATE

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

POSTED 7-25-83

3/16/90 File Closed



SEDCWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

January 2, 1990

Professional Engineering Consultants  
303 South Topeka  
Wichita, KS 67202

Re: S/D 83-65 - RED OAKS 2ND ADDITION

Gentlemen:

On May 22, 1983, you filed the above-referenced request for subdivision approval. Since the last action on this application was on August 4, 1983, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Red Oaks, Inc., 1231 Longfellow, Wichita, KS 67207

FILE COPY

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  
Page 2

- 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 R.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  
Mike Lindebak, City Engineer



# MEMO

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

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

PROJECT: \_\_\_\_\_

ATTN: \_\_\_\_\_

DATE: July 21, 1983

COPIES TO:

✓ 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

**RECEIVED**

JUL 22 1983

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

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.                                     |
| 3. Total Number of Lots <u>78</u>  | TOTAL <u>4650</u> ft.                                      |
| 4. Minimum Lot Frontage <u>60</u> ft.  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 5. Minimum Lot Area <u>7000</u> sq. ft.  |  |
| 6. 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> <u>NO</u>    |  |
| 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 platting 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).

Map No.: 6145A  
Section: 33  
Twp.: 27S  
Range: 28E

S/D No. 83-65

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Red Oaks 2nd Addition  
General Location: 1/4 mile south of Harry on the west side Cranbrook

Name of Property Owner: Red Oaks, Inc. (Stephen D. Russell)  
Address: 1231 Longfellow Zip Code: 67207 Phone: 681-0662  
Name of Subdivider: same Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: PEC, P.A. (Gary Wiley)  
Address: 1440 E. English Zip Code: 67211 Phone: 262-2691  
Date of Application: 7-22-83

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 23.0 Acres +
2. Number of Lots:
  - Residential 78
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
  - Total Number of Lots 78
3. Minimum Lot Frontage 60 ft.
4. Minimum Lot Area 7000 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. 35 R/W 1520 ft.
  - b. 58 R/W 1870 ft.
  - c. 64 R/W 630 ft.
  - d. 70 R/W 630 ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 4650 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 Park Meadows S.T.P.
11. Has Health Department approval been obtained (where applicable) N/A Yes \_\_\_\_\_ No \_\_\_\_\_
12. City of Wichita X Three Mile Area \_\_\_\_\_ Outside of 3-mile area \_\_\_\_\_

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: Stephen Russell

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

Received by FWJ  
Date 8/2/83  
Fee Submitted \$590.00

FORM 29-11

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
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY