

S/D No.: 87-42 Name: SUMMERFIELD III

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: Southwest corner of Maple and Maize Road
Owner: Summerfield, Inc. - Thurman W. Smith
Surveyor/Engineer: P.E.C., P.A.

1. Gross Acreage of Plat: 90.2 Ac. ±
 2. Number of Lots:
 - Residential: 198 Single Family
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 202
 3. Minimum Lot Area: 8,400 Sq. Ft.
 4. Existing Zoning: LC & R-1
 5. Proposed Zoning: LC, BB & AA - after annexation
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STAFF COMMENTS:

NOTE: Certain items depicted on this preliminary plat are based on actions that must be completed prior to submitting of the final plat. These actions include: submittal and approval of the zone change to "BB" office and "LC" light commercial shown as proposed on the preliminary plat and submittal of a Community Unit Plan establishing the building setbacks for the office and light commercial zoned areas.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the residential property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
- H. It is noted that the applicant desires to plat a 20-foot front yard building setback on all residential lots within this plat.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. If minimum building pad elevations are required for this plat, the elevations shall be noted on the face of the plat as well as in the plat's text.
- N. On the final plat the centerlines of Maple and Maize Road shall be labeled.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. It should be noted that the street names proposed for this plat, have been carefully selected so as to utilize existing street names.
- Q. Approval of lots 19 thru 22, Block 4 are subject to the applicant acquiring approval of the proposed zone changes and the required Community Unit Plan. A final plat shall not be submitted for review which involves the proposed "BB" and "LC" lots until required zone changes have been approved along with the needed Community Unit Plan.
- R. 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.
- S. 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.
- T. 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 mail box locations can be determined.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.