

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

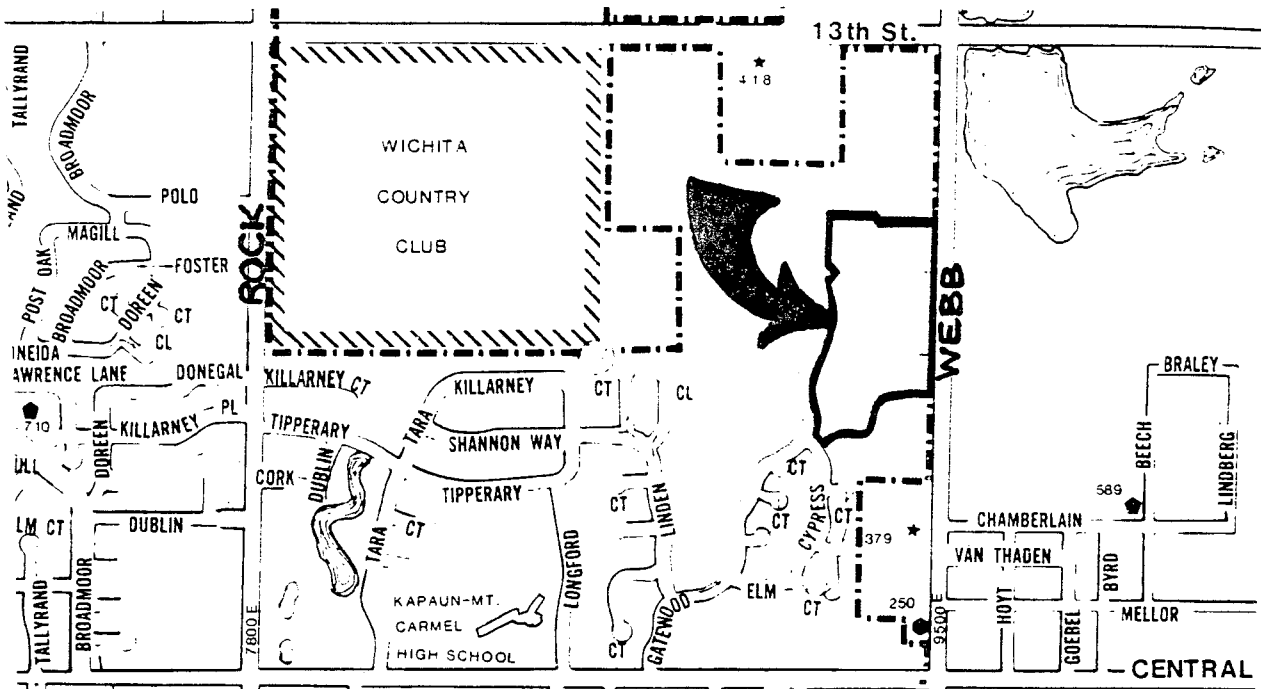
AGENDA ITEM # _____

DECEMBER 17, 1987

STAFF REPORT
(Final Plat; Overall Preliminary Approved 10/8/87)

CASE NUMBER: S/D 87-120 - CROSS CREEK
OWNER/APPLICANT: Lakepoint Company
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.
LOCATION: North of Shannon Way Circle, between Webb Road and Gatewood.
SITE SIZE: 26.15 Acres
NUMBER OF LOTS:
Residential: 36
Office:
Commercial:
Industrial:
Total: 36
MINIMUM LOT AREA: 11,850 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). The lots are being platted for development of conventional single-family homes. This plat represents the third final plat of the overall Country Walk preliminary plat approved 10/8/87. Previous finals were Bradford Place and Country Walk.

- 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- H. As noted during the review of the preliminary plat, the street indicated as Cross Creek Circle was far in excess of the allowable length for a cul-de-sac. The use of Circle on the present plat implies a cul-de-sac is definitely planned. The Circle suffix should, therefore, be dropped from this street's name.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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.
- J. 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.

- K. 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.
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- M. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. The applicant shall provide proof, by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- P. On the final plat tracing, the pipeline easement shall be dimensioned from lot corners of all involved lots. This is needed to locate where the pipeline exists on each lot.
- Q. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all lots shall not exceed $2\frac{1}{2}$ times the width thereof."
- R. On the final plat tracing, a 25-foot front yard building setback shall be shown on all lots adjacent to Shannon Way Circle. The Community Unit Plan requires a 25-foot setback on all lots along a 64-foot street right-of-way.
- S. On the final plat tracing, the westerly line of adjacent Gatewood Street shall be labeled.
- T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- U. 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 mailbox locations can be determined.

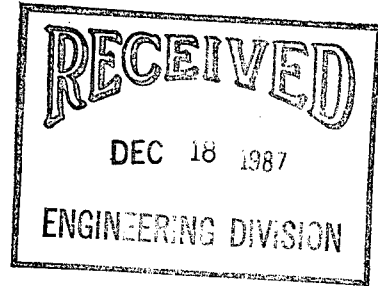
- V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering should be prepared to comment on the pavement geometric plans for the intersection of Gatewood and Cross Creek.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



December 17, 1987

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

Re: Final Plat S/D 87-120 - CROSS CREEK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 17, 1987, 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 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- G. As noted during the review of the preliminary plat, the street indicated as Cross Creek Circle was far in excess of the allowable length for a cul-de-sac. The use of Circle on the present plat implies a cul-de-sac is definitely planned. The Circle suffix should, therefore, be dropped from this street's name.

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- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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.
- I. 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.
- J. 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.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- L. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- M. The applicant shall provide proof, by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. On the final plat tracing, the pipeline easement shall be dimensioned from lot corners on Lots 23 and 24, Block 2. This is needed to locate where the pipeline exists on these lots.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all lots shall not exceed $2\frac{1}{2}$ times the width thereof."
- Q. On the final plat tracing, a 25-foot front yard building setback shall be shown on all lots adjacent to Shannon Way Circle. The Community Unit Plan requires a 25-foot setback on all lots along a 64-foot street right-of-way.
- R. On the final plat tracing, the westerly line of adjacent Gatewood Street shall be labeled.

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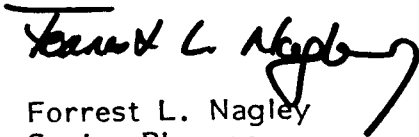
- S. The final plat tracing shall indicate the two side lot line utility easements requested by K.G.&E. that are marked on the engineer's copy of the approved plat.
- T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- U. 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 mailbox locations can be determined.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the City Council.

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 Monday, December 21, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Lakepoint Company, Attn: Jack Ritchie, 8100 E. 22nd St. N. Bldg. 500,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer