

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-47 Name Plumthicket  
Date Application Rec'd. 4-28-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-14-81

DESCRIPTION

General Location West side of Webb Road in an area north of 21st Street North

Owner Tallgrass Company  
Surveyor/Engineer Bill G. Yung Design  
Address 8225 East 35th Street Phone 682-4467

- |   |                                   |
|---|-----------------------------------|
| 1. Gross Acreage of Plat <u>15.6</u>  | 7. Lineal Feet of New Streets:    |
| 2. Number of Lots:  | a. <u>58</u> R/W <u>1,990</u> ft. |
| Residential <u>25</u>   | b. _____ R/W _____ ft.            |
| Commercial _____  | c. _____ R/W _____ ft.            |
| Industrial _____  | d. _____ R/W _____ ft.            |
| Other _____   | e. _____ R/W _____ ft.            |
| Total Number of Lots <u>25</u>  | TOTAL <u>1,990</u> ft.            |
| 3. Minimum Lot Frontage <u>60</u> ft.                                       | 8. Sidewalk adjacent to all       |
| 4. Minimum Lot Area <u>10,000</u> sq. ft.                                   | streets? <u>yes</u> <u>X</u> no   |
| 5. Existing Zoning <u>AA with C.U.P.</u>                                    |                                   |
| 6. Proposed Zoning <u>AA with C.U.P.</u>                                    |                                   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |                                   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                   |

STAFF COMMENTS:

- NOTE: Plumthicket is a replat of part of Lot 89, Block 2, Bluestem Village Addition. The replatting of this property for single family lots is provided for in the recent amendment to the Tallgrass Community Unit Plan (DP-96).
- A. It is recommended that the final plat include all of the north 1,740 feet of Lot 89, Block 2, Bluestem Village. Those two portions of the old lot west of the east 390 feet shall be platted as reserves and designated for construction of a golf course, cart paths, recreation, buffer zones and open space.
  - B. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept plat.
  - C. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
  - D. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
  - E. The applicant shall guarantee the paving of the proposed interior streets.
  - F. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - H. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit within this addition.

I. In accordance with the C.U.P., a homeowners' association shall be formed to provide for the ownership and maintenance of the reserves. The association covenants shall contain a provision which gives the City authority to maintain the reserves if the association fails to do so and assess the costs equally among all lots within Plumthicket Addition.

J. The final plat shall specify the purposes of the proposed reserves in the plat text and that they are to be owned and maintained by the homeowners' association.

K. The applicant has advised that the building setbacks on this plat which are shown as 8 feet will be 20 feet on the final plat.

L. The applicant has advised that the reserves to be platted adjacent to Webb Road will be 27 feet wide on the final plat. The east 25 feet will be platted for the pipeline easement and the west 2 feet for the proposed wall adjacent to the east line of the proposed new street. Since the current pipeline easement is approximately 33 feet wide west of Webb Road, these proposed plans will require a reduction in the existing easement. The applicant shall contact the pipeline company regarding this matter prior to submitting the final plat.

M. Any raising, lowering, relocation or encasement of the pipeline required by the platting of this property shall be without cost to the City or County.

N. As indicated on the preliminary plat, Reserve G is proposed to be developed with a guardhouse with no building setbacks from adjacent public rights-of-way. The representative from City Engineering should be prepared to comment on this and state if a minimum building setback is required. This guardhouse construction will require the approval of the pipeline company since it will be located over their easement.

O. It should be noted that a 20 foot fire lane easement is proposed in Reserve A. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Sub-division Regulations.

Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).