

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

DESCRIPTION

General Location West side of Webb Road in an area north of 21st Street North
 Owner Tallgrass Company
 Surveyor/Engineer Van Doren-Hazard-Stallings
 Address 260 N. Rock Road, Suite 250 Zip Code 67206 Phone 686-7303

1. Gross Acreage of Plat <u>15.6</u>	7. Lineal Feet of New Street
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> feet	8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no
4. Minimum Lot Area <u>10,000</u> sq. ft.	
5. Existing Zoning <u>AA with C.U.P.</u>	
6. Proposed Zoning <u>AA with C.U.P.</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:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's final drainage plan and on the plans for the proposed guard-house that were to have been submitted to Engineering at the time of filing a final plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- 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 submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit within this addition.
- H. 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.
- I. The current pipeline easement on this property is approximately 33 feet wide west of Webb Road. As was pointed out at the time of the preliminary plat, proposed development plans call for a reduction of this easement to 25 feet (to be platted as a part of Reserve A). Prior to scheduling of this plat before the Board of City Commissioners, written approval from the pipeline company shall be submitted to

(Over)

- the Planning Department which states their willingness to release the west 8 feet of the existing easement, and allow a wall and utilities in the remaining easement.
- J. Any raising, lowering, relocation or encasement of the pipe-line required by the platting of this property shall be without cost to the City or County.
- K. The dedication of abutters' rights of access that is referenced in the platator's text shall be indicated on the face of the plat.
- L. The north-south street including the northernmost and southernmost cul-de-sacs, shall be labeled Plumthicket Circle on the final plat tracing. The full name of Plumthicket Court (or Plumthicket Ct.) shall be labeled on the other 3 cul-de-sacs.
- M. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.