SUBDIVISION COMMITTEE
**METROPOLITAN AREA PLANNING COMMISSION**

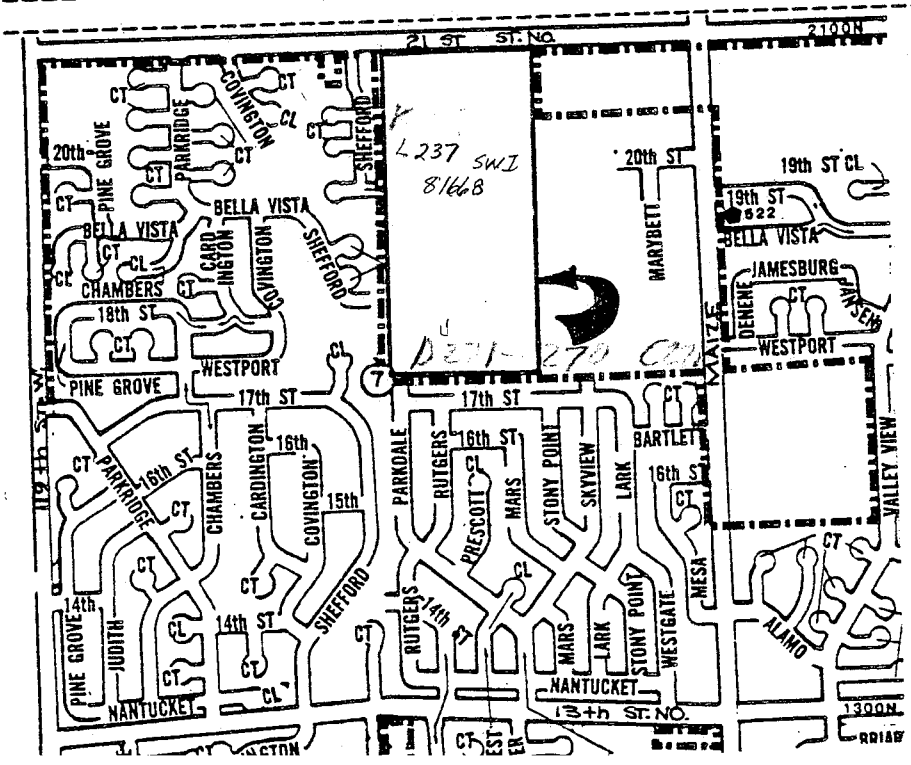
AGENDA ITEM NO. 10

November 17, 1988

STAFF REPORT
(Preliminary Plat)

| | |
|---|---|
| CASE NUMBER: | **S/D 88-99 - TIMBER RIDGE ADDITION** |
| OWNER/APPLICANT: | Matt Eck Inc., 5512 W. Central, Wichita, KS 67212 |
| SURVEYOR/ENGINEER: | Baughman Co., P.A. |
| LOCATION: | West of Maize Road on the south side of 21st Street North |
| SITE SIZE: | 81.4 Acres |
| NUMBER OF LOTS | |
| Residential: | 266 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 266 |
| MINIMUM LOT AREA: | 6,562 sq. ft. |
| CURRENT ZONING: | "R-1" (suburban residential) |
| PROPOSED ZONING: | "AA" (single family, upon annexation) |

VICINITY MAP:




468-80367-001
Lot no 2 SWI

STAFF COMMENTS:

NOTE: Although this plat is presently in the County and zoned "R-1" (Suburban Residential), annexation to Wichita has been applied for. The first reading for the annexation ordinance is scheduled for the November 8, 1988 City Council meeting. The annexation should be completed prior to completion of this plat. At that time, the zoning for this site will come under City "AA" (single-family) zoning and allow the size of lots being platted.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer 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. The Parkdale street paving petition shall provide for the construction of sidewalks on each side of this collector street. If the applicant chooses, he may propose an alternate sidewalk plan for this property rather than construct sidewalks on both sides of the collector street. If an alternate sidewalk plan is desired, the applicant shall submit 5 copies of the proposed plan prior to or at the time of submitting a final plat.

G. The Shefford street paving petition shall provide for the construction of sidewalks on both sides of the street segment west of Parkdale or between Lot 1, Block 8 and Lot 17, Block 7. This segment of collector is a continuation of the collector in the Echo Hills 2nd Addition which has guaranteed sidewalks along Shefford.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

I. Except for the street entrances, the final plat shall indicate complete access control to 21st Street North across the north line of the plat. The wording in the plattor's text regarding the dedication of access controls shall be worded so as to dedicate access controls to the appropriate governing body. Although this plat is within the City of Wichita, adjacent 21st Street North is within the unincorporated area of Sedgwick County.

J. On the final plat, building setbacks shall be indicated for all lots. A 25-foot front yard setback, and 15-foot side yard setback for corner lots, shall be indicated.

K. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

L. 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.

M. 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.

N. On the final plat, the 20-foot utility easements along the north line of the plat, adjacent to 21st Street North, shall be shown as full 20-foot wide easements up to the street right-of-way lines for the two streets entering off of 21st Street. These utility easements cannot be terminated by the apparent widening out of the wall easement in these areas.

O. On the final plat, additional dimensions, and angels or bearings shall be indicated for the boundaries of the utility easements located in the reserves.

P. On the final plat, dimensions shall be indicated for all lots.

Q. Since the street segment indicated as Timber Ridge on the preliminary ends in a cul-de-sac it must use the suffix Court. In this case, the street segment could be named Cornelisan Court.

R. On the final plat the plattor's text shall reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction."

S. If the platting of this property requires the establishing of minimum building pad elevations, the elevations shall be noted on the face of the plat, as well as in the plattor's text. Also, permanent on-site and off-site benchmarks shall be referenced on the face of the plat.

T. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout and plan to City Engineering for review and approval.

U. 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.

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

X. 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.

Y. 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.

Z. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

AA. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

BB. The representatiave from Traffic Engineering should be prepared to comment on any traffic improvements, such as medial and turn lanes on 21st Street North, that should be repaired because of this plat.

SEDGWICK COUNTY

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

November 18, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D - 88-99, TIMBER RIDGE ADDITION, West of Maize Road on the South side of 21st street North

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, 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. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer 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. The applicant shall guarantee a decel lane along 21st Street North to serve the two entrances located here.

G. Prior to submitting the final plat, the applicant shall meet with County Engineering to determine any medial improvements needed in 21st Street North because of this plat.

H. The Parkdale street paving petition shall provide for the construction of sidewalks on each side of this collector street. If the applicant chooses, he may propose an alternate sidewalk plan for this property rather than construct sidewalks on both sides of the collector street.

If an alternate sidewalk plan is desired, the applicant shal submit 5 copies of the proposed plan prior to or at the time of submitting a final plat.

I. The Shefford street paving petition shall provide for the construction of sidewalks on both sides of the street segment west of Parkdale or between Lot 1, Block 8 and Lot 17, Block 7. This segment of collector is a continuation of the collector in the Echo Hills 2nd Addition which has guaranteed sidewalks along Shefford.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

K. Except for the street entrances, the final plat shall indicate complete access control to 21st Street North across the north line of the plat. The wording in the plattor's text regarding the dedication of access controls shall be worded so as to dedicate access controls to the appropriate governing body. Although this plat is within the City of Wichita, adjacent 21st Street North is within the unincorporated area of Sedgwick County.

L. On the final plat, building setbacks shall be indicated for all lots. A 25-foot front yard setback, and 15-foot side yard setback for corner lots, shall be indicated.

M. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

N. 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.

O. 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.

P. On the final plat, the 20-foot utility easements along the north line of the plat, adjacent to 21st Street North, shall be shown as full 20-foot wide easements up to the street

right-of-way lines for the two streets entering off of 21st Street. These utility easements cannot be terminated by the apparent widening out of the wall easement in these areas.

Q. On the final plat, additional dimensions, and angels or bearings shall be indicated for the boundaries of the utility easements located in the reserves.

R. On the final plat, dimensions shall be indicated for all lots.

S. The Timber Ridge Street name has already been used in northeast Wichita and cannot be used at this location. Since the street also ends in a turnaround it must carry a circle or court suffix. The applicant shall contact the City's Fire Department to determine an appropriate name.

T. On the final plat the plattor's text shall reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction."

U. If the platting of this property requires the establishing of minimum building pad elevations, the elevations shall be noted on the face of the plat, as well as in the plattor's text. Also, permanent on-site and off-site benchmarks shall be referenced on the face of the plat.

V. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout and plan to City Engineering for review and approval.

W. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell and indicated on the enclosed, marked copy of the plat.

X. 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.

Y. 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.

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

AA. 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.

BB. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Matt Eck, Inc., 5512 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
**METROPOLITAN AREA PLANNING COMMISSION**

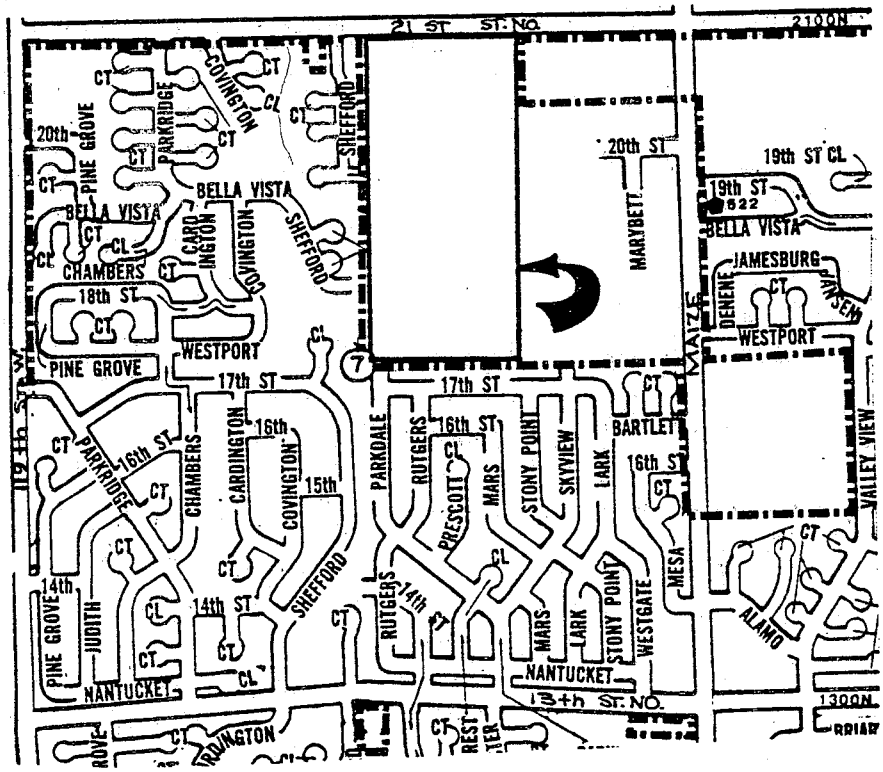
AGENDA ITEM NO. 8

February 9, 1989

## STAFF REPORT
(Final Plat; Preliminary Plat Approved 11/17/88)

| | |
|---|---|
| CASE NUMBER: | **S/D 88-99 - TIMBER RIDGE ADDITION** |
| OWNER/APPLICANT: | Matt Eck Inc., 5512 W. Central, Wichita, KS 67212 |
| SURVEYOR/ENGINEER: | Baughman Co., P.A. |
| LOCATION: | West of Maize Road on the south side of 21st Street North |
| SITE SIZE: | 81.4 Acres |
| NUMBER OF LOTS | |
| Residential: | 266 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 266 |
| MINIMUM LOT AREA: | 6,562 sq. ft. |
| CURRENT ZONING: | "AA" (Single-family) |

VICINITY MAP:



STAFF COMMENTS:

Note: This property was annexed by the City of Wichita on, November 18, 1988.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer 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. The applicant shall guarantee a decel lane along 21st Street North to serve the two entrances located here.

G. The applicant shall guarantee medial improvements for the construction of two left turn lanes to serve the entrances along 21st Street.

H. The Parkdale street paving petition shall provide for the construction of sidewalks on each side of this collector street. If the applicant chooses, he may propose an alternate sidewalk plan for this property rather than construct sidewalks on both sides of the collector street.

I. The Shefford street paving petition shall provide for the construction of sidewalks on both sides of the street segment west of Parkdale or between Lot 1, Block 8 and Lot 17, Block 7. This segment of collector is a continuation of the collector in the Echo Hills 2nd Addition which has guaranteed sidewalks along Shefford.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

K. 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.

L. 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.

M. When this plat was approved in its preliminary form it was determined that the 20-foot utility easement along the north line of this property should not terminate by the apparent widening of the wall easement at the two entrances to 21st street North. The final plat shows a triangle shaped wall easement causing the same concern, namely that a masonry wall and utility easement should not share the same area. Representatives from City Engineering and the utility companies should be prepared to comment on the acceptability of utilities running through this triangle wall easement.

N. The plattor's text shall indicate that in reserves A and B utilities are confined to easements.

O. If the platting of this property requires the establishing of minimum building pad elevations, the elevations shall be noted on the face of the plat, as well as in the plattor's text. Also, permanent on-site and off-site benchmarks shall be referenced on the face of the plat.

P. 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.

Q. 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.

R. 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.

S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

T. Recording of the plat within 30 days after approval by the City Council.

U. Representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are minimum building pads necessary and are any drainage guarantees required with the platting of this property.

V. At the time of preliminary plat review, a requirement was made for the submitting of a sanitary sewer layout plan. The City Engineer's representative should be prepared to comment on the status of the applicant's sewer layout plan. Also, will sanitary sewer be within the 20-foot utility easement adjacent to 21st Street North?

SEDGWICK COUNTY

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

February 10, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-99 TIMBER RIDGE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 9, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

Note: This property was annexed by the City of Wichita on, November 18, 1988.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer 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. The applicant shall guarantee a decel lane along 21st Street North to serve the two entrances located here.

G. The applicant shall guarantee improvements for the construction of left turn lanes to serve the entrances along 21st Street.

H. The Parkdale street paving petition shall provide for the construction of sidewalks on each side of this collector street. If the applicant chooses, he may propose an alternate sidewalk plan for this property rather than construct sidewalks on both sides of the collector street.

I. The Shefford street paving petition shall provide for the construction of sidewalks on both sides of the street segment west of Parkdale or between Lot 1, Block 8 and Lot 17, Block 7. This segment of collector is a continuation of the collector in the Echo Hills 2nd Addition which has guaranteed sidewalks along Shefford.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

K. 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.

L. 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.

M. On the final plat tracing the triangular areas indicated as wall easements and adjacent to 21st Street North, shall be indicated as Reserves. The plattor's text shall note that utilities may cross these reserves and if sanitary sewer is involved at any of these locations, a hold harmless agreement shall also be submitted for each involved location.

N. The plattor's text shall indicate that in reserves A and B utilities are confined to easements.

O. If the platting of this property requires the establishing of minimum building pad elevations, the elevations shall be noted on the face of the plat, as well as in the plattor's text. Also, permanent on-site and off-site benchmarks shall be referenced on the face of the plat.

P. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

Q. 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.

R. 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.

S. 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.

T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

U. 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 Thursday, February 16, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure
cc: Matt Eck, Inc.
5512 W. Central
Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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

February 16, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-99 TIMBER RIDGE ADDITION

Dear Gentlemen:
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Stitt Estates, c/o Leon Stitt, 2531 Greenwood, Wichita, KS 67216
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Mike Lindebak, City Engineer