

S/D No.: 87-33      Name: GATEWOOD SECOND ADDITION

Preliminary Approved: [unclear]  
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: West of Webb Road, in an area north of Central.  
Owner: Lakepoint Company, 8100 E. 22nd St. N., Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 14.69
  2. Number of Lots:
    - Residential: 32
    - Office:
    - Commercial:
    - Industrial:
    - Total: 32
  3. Minimum Lot Area: 9,620 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, the City Council signature block shall be amended to reference Robert G. Knight, Mayor.
- I. On the final plat tracing, arrows shall be provided on the face of the plat which help to more clearly identify that portion of Lots 9 through 12 which is floodway.
- J. On the final plat tracing, the intersection of Shannon Way Circle with Cypress shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- K. On the final plat tracing, the half-street right-of-way for Gatewood and Cypress Streets shall be dimensioned.
- L. On the final plat tracing, the utility easement in the northwest corner of Lot 13 shall be dimensioned.
- M. 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.
- N. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property.

- O. The applicant shall provide proof, by letter from the pipeline company or 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. Also, proof shall be provided that the dedication of street right-of-way over a portion of the pipeline easement is acceptable to the pipeline company.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Q. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- 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 mail box locations can be determined.
- S. 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.
- 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.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.