

S/D No.: 87-19 Name: HUNTINGTON PLACE SECOND ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: South of 13th Street North in an area West of Maize Road.
Owner: Huntington Corporation, 1125 S. Rock Rd., Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, 3500 N. Rock Rd.,
Wichita, KS 67226

1. Gross Acreage of Plat: 17.45
 2. Number of Lots:
 - Residential: 31
 - Office:
 - Commercial:
 - Industrial:
 - Total: 31
 3. Minimum Lot Area: 12,000 square feet
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-152). This property is planned to be developed with single-family homes.

This plat represents the second final plat of an overall preliminary plat approved on March 27, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- (B) The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City Water to serve 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. 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.
- H. 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.
- I. 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.

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- J. On the final plat tracing, the existing utility easement on this property, near the southwesterly line of Reserve A and on lots 10 and 11 of Block 1, shall be indicated. This existing utility easement shall be dimensioned and its perimeter shall be provided with distances and bearings. The subject easement is shown on the approved preliminary plat. The easements recording information shall be referenced.
- K. The final plat tracing shall more clearly label the 20-foot utility easement adjacent to the west lines of lots 1 thru 10 of Block 1. As shown on the final plat, the 10-foot utility easement labeling on lot 1, Block 1, can be misinterpreted to also apply to the 10-foot strip of ground between the west line of the lots and the west line of a 20-foot easement.
- L. At the time the preliminary plat was approved, KG&E requested certain side lot line utility easements. The final plat tracing shall indicate these easements. The easements were marked on the engineer's copy of the approved preliminary plat.
- M. Since a street easement is not being granted by this plat, the plat's text, on the final plat tracing, shall be amended to delete reference to the granting of this type of easement.
- N. 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.
- O. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 86-26 Name: HUNTINGTON PLACE ADDITION

Preliminary Approved: 3/27/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: South side of 13th Street, in an area west of Maize Road.
Owner: Anderson Investment Company, 1125 S. Rock Road, Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 35 Acres
 2. Number of Lots:
 - Residential: 83
 - Office:
 - Commercial:
 - Industrial:
 - Total: 83
 3. Minimum Lot Area: 5.227 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" under DP-152
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and the sewer line needed to allow the abandonment of the existing lift station in 13th Street to the north.
- B. The applicant shall guarantee the construction of the storm sewers and storm drain required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. As per the sidewalk plan for this property, the paving petition for the collector street (named Cambridge on the final plat) shall provide for sidewalks at the following locations:
 1. East side of the street from 13th Street to the south line of Reserve J.
 2. West side of the street from the north line of Lot 9, Block 4 to the south line of Lot 16, Block 4.
- F. As per the sidewalk plan for this property, the applicant shall guarantee the construction of the segments of sidewalk within Reserve "D", which are depicted on the sidewalk plan for this overall plat. The amount of sidewalk within Reserve "D" to be guaranteed is approximately 1,300 feet in length and requires the construction of a pedestrian bridge over the drainage way within the Reserve.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat tracing shall indicate a 10-foot wide pedestrian access easement adjacent to the south line of Lot 8, Block 4. This easement is needed in order to permit the construction of a segment of sidewalk which will connect the private sidewalk system in Reserve "D" with the public sidewalk on the collector street.
- I. 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.

- 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. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- L. Regarding Reserve "K", which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lots benefitting from the reserve.
- 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. This covenant shall also apply to the lots abutting the narrow public street.
- N. Since the street name of "Cambridge" is used elsewhere in the County (north of 55th Street, south and west of K-42), another name needs to be selected. This street is in general alignment with Parkdale to the north of 13th Street. It is staff's recommendation that "Parkdale" be used as the street name.
- O. On the final plat tracing, the street name of "Cambridge Circle" shall be omitted. The final plat tracing shall indicate this street as either being named "Ponderosa Circle" or "12th Street North Circle."
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- Q. On the final plat tracing, the differences between the face of the plat and the associated detail, for the lots abutting the narrow public street, shall be eliminated (e.g., setback and easement do not scale correctly, Reserve "K" is not indicated, etc.).
- R. On the final plat tracing, the street names included as part of the details for Reserves "E" and "H" shall be corrected to match the street names on the face of the plat. The private street label on the detail for Reserve "H" shall be eliminated.
- S. The plat's text states, "Reserves are platted for construction and maintenance of public utilities, drainage, landscaping, recreation, walks and open spaces." The applicant is advised that this phrase is interpreted to mean that all reserves within the plat are being encumbered with a blanket drainage and utility easement. Reserve "K" shall be excepted out from the general phrase as this reserve is being created for access to lots rather than for purposes of landscaping, recreation, walks and open spaces.
- I. 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 Board of City Commissioners.

- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- W. When the preliminary plat was approved, a requirement was made for the applicant to submit to City and Traffic Engineering proposed paving layout plans for the Prescott/13th Street North and Cambridge/13th Street North intersections. These plans were to have been submitted prior to filing this final plat. The representatives of City and Traffic Engineering should be prepared to comment on the acceptability of the paving layout plans.