

S/D No.: 86-34 Name: GRAY'S SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: North of MacArthur Road, in an area west of Hoover.
Owner: Billy Gray (Contract Purchaser), 204 N. Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 67.9 Acres
 2. Number of Lots:
 - Residential: 266
 - Office:
 - Commercial:
 - Industrial:
 - Total: 266
 3. Minimum Lot Area: 6,900 Sq. Ft.
 4. Existing Zoning: "R" & "R-1"
 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- H. The final plat shall indicate the recording information for the ARKLA Gas Pipeline Easement on this property.
- I. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- J. 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.
- K. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.
- L. The final plat shall name: 1) The 66-foot, north-south street as Arapaho; 2) The east-west street, south of 37th Street South, as York; 3) The east-west street north of MacArthur as 38th Street South and two culs-de-sac off of it as 38th Street Court; 4) The north-south street between MacArthur and 38th Street South as Brummett; 5) The north-south street serving Lots 18-29, Block 2 as Brummett Circle; 6) The north-south street between York and 36th Street South as Brummett; and 7) The three culs-de-sac off of 35th Street South as 35th Street South Court.

- M. Upon the recording of this plat, Arapaho and 35th Street South shall become designated residential collector streets.
- N. In order to plat lots this size, the applicant must obtain "AA" zoning. An application for a zone change from "R" and "R-1" to "AA" shall be submitted and approved prior to this plat being submitted to the City Commission for review. Approval of this preliminary plat is subject to approval of the applicant's associated zone case.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. The Arapaho and 35th Street South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- Q. The final plat shall reference, in the plat's text, the dedication of access controls to MacArthur across the south line of Lot 1, Block 12; Lots 1 thru 8, Block 1; and Lots 1 thru 5, Block 2.
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required with the platting of the property?

S/D No.: 86-34 Name: GRAY'S SECOND ADDITION

1st Preliminary Appr.: 4/24/86
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: North of MacArthur Road, in an area west of Hoover.
Owner: Billy Gray (Contract Purchaser), 204 N. Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 78.7 Acres
2. Number of Lots:
 - Residential: 299
 - Office:
 - Commercial:
 - Industrial:
 - Total: 299
3. Minimum Lot Area: 6,600 Sq. Ft.
4. Existing Zoning: "R" & "R-1"
5. Proposed Zoning: "AA" (SCZ-0565)

STAFF COMMENTS:

NOTE: This revised preliminary plat includes, within its perimeter, the 180-foot wide strip of unplatted property existing between the west line of the original preliminary plat and the property to the west. The applicant's associated zone case requesting "R" and "R-1" to "AA" has been approved by the County Commission subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The Dugan and 35th South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- H. The applicant shall submit a copy of the instrument which establishes the Arkla Gas Pipeline easement on this property.
- I. The final plat shall indicate the recording information for the Arkla Gas Pipeline easement on this property.
- J. 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.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. On the final plat, the centerline of adjacent MacArthur Road shall be labeled.
- M. On the final plat, the three culs-de-sac, north of the north line of York Street, shall be named York Court rather than York Circle.

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Revised Preliminary Plat S/D 86-34 - GRAY'S SECOND ADDITION

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- N. Upon the recording of this plat, Dugan Avenue and 35th Street South shall become designated residential collector streets.
- O. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.
- P. Prior to, or at the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- Q. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-34 Name: GRAY'S SECOND ADDITION

1st Preliminary Appr.: 4/24/86
Revised Prelim. Appr.: 11/6/86
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: North of MacArthur Road, in an area west of Hoover.
Owner: Billy Gray (Contract Purchaser), 204 N. Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 21.15 Acres
2. Number of Lots:
 - Residential: 58
 - Office:
 - Commercial:
 - Industrial:
 - Total: 58
3. Minimum Lot Area: 6,685 Sq. Ft.
4. Existing Zoning: "R" & "R-1"
5. Proposed Zoning: "AA" (SCZ-0565)

STAFF COMMENTS:

NOTE: This final plat representing the final platting of a portion of an overall preliminary plat was approved on November 6, 1986. The applicant's associated zone case requesting "R" and "R-1" to "AA" has been approved by the County Commission subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The Dugan and 35th South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- H. The applicant shall submit a copy of the instrument which establishes the Arkla Gas Pipeline easement on this property.
- I. The final plat tracing shall indicate the recording information for the Arkla Gas Pipeline easement on this property.
- J. 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.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- L. Upon the recording of this plat, Dugan Avenue shall become designated as a residential collector street.

SUBDIVISION REPORT

Final Plat S/D 86-34 - GRAY'S SECOND ADDITION

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- M. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.
- N. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- O. On the final plat tracing, the access control portion of the plat's text shall be amended to reference that the controls are granted to the "appropriate governing body" not the appropriate engineer.
- P. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- Q. On the final plat tracing, the amount of ARKLA Pipeline Easement falling within the perimeter of Reserve A shall be dimensioned.
- R. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- S. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve 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.
- T. The final plat tracing shall indicate the platting of complete access control to McArthur Road across the south line of Reserve A.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- X. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- Y. The representatives from the County Engineer's office and Traffic Engineering should be prepared to discuss the acceptability of the proposed alignment for Dugan Avenue. Dugan, at this location, is being platted as a collector street. Section 7-201(I) and Section 7-201(J) of the Subdivision Regulations state certain design standards for collector streets.