

S/D NO. 79-142 Name Pinewood Estates II
Date Application Rec'd. 12-17-79 Preliminary Approval 12-27-79
Scheduled S/D Meeting I-22-81

DESCRIPTION

General Location West side of Hydraulic in an area south of the Kansas Turnpike

Owner Tamarac Development Co., Inc.
Surveyor/Engineer Flory Engineering & Const., Inc.
Address 1406 Westfield Court, 67212 Phone 722-8656

- | | |
|-----------------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>32+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64'</u> R/W <u>1140</u> ft. |
| Residential <u>85</u> | b. <u>58'</u> R/W <u>3620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>85</u> | TOTAL <u>4760</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6,500 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G (Z-2148)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This plat was deferred at the meeting of December 11, 1980 for drainage purposes. Since that time, the sand pit area west of the proposed lots has been added to the plat.

- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan. Any drainage improvements required by the platting of this land shall be satisfactorily guaranteed by the applicant.
- B. Access to the large reserve on the west side of the plat must be provided. It is recommended that an access easement be granted across the south portion of Lot 1, Block A.
- C. The platting text shall state the purpose of all reserves and how they are to be owned and maintained. Covenants will also be required which provide for the ownership and maintenance and which give the City of Wichita authority to enter onto the reserves to perform the necessary maintenance in the event the reserves are not properly maintained.
- D. Approval of this plat shall be subject to satisfactory completion of related cases V-0987 (vacation of Ellis Street as platted in Pinewood Estates) and D-0918 (dedication of street right-of-way for a new Ellis Street north of Idlewild in Pinewood Estates). The applicant still needs to guarantee construction of this new portion of Ellis.
- E. Last March the Board of Zoning Appeals approved variances to reduce the setbacks on Sunrise from 20 feet to 15 feet; reduce the front yard setbacks on all cul-de-sacs from 20 feet to 10 feet; and reduce the minimum lot depth from 100 feet to 80 feet. The variances were approved subject to there being no curb openings to any of the lots along Sunrise and subject to a minimum driveway length of 18 feet between any carport or garage and the public right-of-way (not the curb line).

- F. The applicant shall guarantee the paving of all interior streets.
- G. The applicant shall submit a covenant for recording which assures four off-street parking spaces per dwelling unit since all lots abut a 58-foot street.
- H. The applicant shall guarantee the extension of City water to serve all lots.
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The final plat tracing shall designate definite lot line dimensions for all lots rather than the plus-or-minus dimensions now shown on some of the lots.
- L. The City Engineer's office shall be prepared to comment on the proposed right-of-way for the cul-de-sac on Greenwood Circle south of Sunrise.
- M. In accordance with the Subdivision Regulations, monuments shall be placed at all block corners, angle points and points of curve in streets prior to the plat being released for recording with the Register of Deeds. A symbol shall be added to the legend denoting the monuments.
- N. The plattor's text shall be revised to state that "the streets are hereby dedicated to the public for street purposes. Complete access control to and from Hydraulic across the east lines of Blocks A and C are hereby granted to the City of Wichita."
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D NO. 79-142 Name Pinewood Estates II
Date Application Rec'd. 12-17-79 Preliminary Approval 12-27-79
Scheduled S/D Meeting 12-11-80DESCRIPTIONGeneral Location West side of Hydraulic in an area south of the Kansas TurnpikeOwner Tamarac Development Company, Inc.Surveyor/Engineer Flory Engineering & Construction, Inc.Address 1406 Westfield Court, 67212 Phone 722-8656

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| Residential <u>85</u> | b. <u>58'</u> R/W <u>3620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>85</u> | TOTAL <u>4760</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6,500 sq</u> ft | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G (Z-2148)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
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STAFF COMMENTS:

- A. Approval of this plat shall be subject to satisfactory completion of related cases V-0987 (vacation of Ellis Street as platted in Pinewood Estates) and D-0918 (dedication of street right-of-way for a new Ellis Street north of Idlewild in Pinewood Estates). The applicant still needs to guarantee construction of this new portion of Ellis.
- B. Last March the Board of Zoning Appeals approved variances to reduce the setbacks on Sunrise from 20 feet to 15 feet; reduce the front yard setbacks on all cul-de-sacs from 20 feet to 10 feet; and reduce the minimum lot depth from 100 feet to 80 feet. The variances were approved subject to there being no curb openings to any of the lots along Sunrise and subject to a minimum driveway length of 18 feet between any carport or garage and the public right-of-way (not the curb line).
- C. Required half-street right-of-way for Hydraulic is 50 feet. This will require alteration in the width of the reserves and in the location of the Sunrise Courts.
- D. The reserves are not to be dedicated to the public. If reserve areas are to be platted, provisions must be made for their private ownership and maintenance. The applicant shall contact the Planning Department about acceptable methods for handling this situation.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan. If drainage from this site is to be detained in the old sandpit immediately to the west, then that area needs to be platted and provisions made for its ownership and maintenance. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- F. The applicant shall guarantee the paving of all interior streets.
- G. The applicant shall submit a covenant for recording which assures four off-street parking spaces per dwelling unit since all lots abut a 58-foot street.

- H. The applicant shall guarantee the extension of City water to serve all lots.
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
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- K. The final plat tracing shall designate definite lot line dimensions for all lots rather than the plus-or-minus dimensions now shown on some of the lots.
- L. The final plat tracing shall indicate below the signature lines the names of all persons who will be signing the plat.
- M. Since all utility easements on the face of the plat are designated only as 10 or 20-foot "easements", it is recommended that the plat's text include a statement that all easements, unless otherwise specified, are for construction and maintenance of public utilities.
- N. The City Engineer's office shall be prepared to comment on the proposed right-of-way for the cul-de-sac on Greenwood Circle south of Sunrise.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-142 Name Pinewood Estates II
Date Application Rec'd. 12-17-79 Preliminary Approval 12-27-79
Scheduled S/D Meeting 12-11-80

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| Residential <u>85</u> | b. <u>58'</u> R/W <u>3620</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
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| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
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| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
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STAFF COMMENTS:

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- C. Required half-street right-of-way for Hydraulic is 50 feet. This will require alteration in the width of the reserves and in the location of the Sunrise Courts.
- D. The reserves are not to be dedicated to the public. If reserve areas are to be platted, provisions must be made for their private ownership and maintenance. The applicant shall contact the Planning Department about acceptable methods for handling this situation.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan. If drainage from this site is to be detained in the old sandpit immediately to the west, then that area needs to be platted and provisions made for its ownership and maintenance. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- F. The applicant shall guarantee the paving of all interior streets.
- G. The applicant shall submit a covenant for recording which assures four off-street parking spaces per dwelling unit since all lots abut a 58-foot street.

- H. The applicant shall guarantee the extension of City water to serve all lots.
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- L. The final plat tracing shall indicate below the signature lines the names of all persons who will be signing the plat.
- M. Since all utility easements on the face of the plat are designated only as 10 or 20-foot "easements", it is recommended that the plattor's text include a statement that all easements, unless otherwise specified, are for construction and maintenance of public utilities.
- N. The City Engineer's office shall be prepared to comment on the proposed right-of-way for the cul-de-sac on Greenwood Circle south of Sunrise.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-142 Name Pinewood Estates II
Date Application Rec'd. 12-17-79 Preliminary Approval _____
Scheduled S/D Meeting 12-27-79

DESCRIPTION

General Location West side of Hydraulic in an area south of the Kansas Turnpike

Owner Tamarac Development Co., Inc.
Surveyor/Engineer Flory Engineering and Construction, Inc.
Address 1406 Westfield Ct. 67212 Phone 722-8656

- | | | |
|--------------------------|----------------------|----------------------------------------------------|
| 1. Gross Acreage of Plat | <u>32+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>76'</u> R/W <u>109</u> ft. |
| Residential | <u>87</u> | b. <u>58'</u> R/W <u>3,824</u> ft. |
| Commercial | _____ | c. <u>54'</u> R/W <u>1,110</u> ft. |
| Industrial | _____ | d. _____ R/W _____ ft. |
| Other | <u>0</u> | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>87</u> | TOTAL <u>5,043</u> ft. |
| 3. Minimum Lot Frontage | <u>80</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> no |
| 4. Minimum Lot Area | <u>6,500 sq.</u> ft. | |
| 5. Existing Zoning | <u>AA</u> | |
| 6. Proposed Zoning | <u>G(Z-2148)</u> | |

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept. Any drainage improvements required to implement the final drainage plan shall be guaranteed by the applicant.
- B. Prior to submission of a final plat, the zoning ordinance variances required by the proposed development plan shall be requested and shall be considered by the Board of Zoning Appeals. If not approved, then modifications in the plat will be necessary. The variances being proposed are:

1. Vary setback from 20 feet to 15 feet on the lots which side into the east-west street (see 28.04.135 C 3.2(c) of Zoning Ordinance).
2. Vary setback from 10' to 5' on all other side yards (see 28.04.135 C 3.2 (c) of Zoning Ordinance).
3. Vary the front yard setback on cul-de-sac lots from 20 feet to 10 feet (see 28.04.135 C 3.1(b) of Zoning Ordinance)
4. Vary the minimum lot depth from 100 feet to 82 feet (see 28.04.135 B 3.3 of Zoning Ordinance).
5. Vary the required setback between an accessory structure and another structure to 5 feet from 10 feet (for unenclosed structures) or 20 feet (for enclosed structures). See 28.04.135 C 4.2 and 26.04.120(c)).

T9-303 C. The Wichita Department of Public Works shall be prepared to recommend street names.

(Over)

- D. It is recommended that the east-west street be increased to 64 feet in right-of-way width with a paving width of 35 feet. Interior radii for all intersections should be a minimum of 25 feet. Any lesser widths and radii will not accommodate the movement of large mobile homes.
- E. The applicant shall guarantee the paving of all interior streets to City of Wichita standards.
- F. The applicant shall guarantee the extension of City water to serve all lots.
- G. The applicant shall guarantee extension of sanitary sewer service to each lot.
- H. If the approved drainage plan requires a detention pond, covenants shall be submitted which provide for the continued maintenance of the pond. The covenant shall include a clause which will assure that the City can, upon proper notice and hearing, cause necessary maintenance to be done in the pond area and the cost assessed to the persons or organizations which have failed to perform the required maintenance.
- I. A covenant shall be submitted with assures four off-street parking spaces per dwelling units for lots on 58-foot streets.
- J. If the "public area" adjacent to Hydraulic and the "Shelter house area" on Lot 1, Block A are to be maintained and owned by a homeowners' association, such an association agreement shall be submitted for recording with the plat.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).