Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-33 Name Tallgrass Commercial 2nd Addition
Date Application Rec'd. 4-15-83 Preliminary Approval 4-26-83
Scheduled S/D Meeting 6-23-83

DESCRIPTION

General Location Northeast corner of Rock Road and 21st St. North

Owner Tallgrass Company
Surveyor/Engineer Mid-Kansas Engineering Consultants
Address 240 N. Rock Rd., #130, Wichita Zip Code 67206 Phone 682-6562

1. Gross Acreage of Plat 10.7 acres
2. Number of Lots :
   Residential
   Commercial 2
   Industrial
   Other
   Total Number of Lots 2
3. Minimum Lot Frontage 222 ft.
4. Minimum Lot Area 3+ acres
5. Existing Zoning LC, BB, AA
6. Proposed Zoning LC w/C.U.P. (DP-92)
7. Lineal Feet of New Street
   a. 70' R/W 770 ft.
   b. R/W ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 770 ft.
8. Sidewalk adjacent to all streets yes X no

9. Is public water available X Yes No, Name City of Wichita
10. Is sanitary sewer available X Yes No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area Outside of 3-Mile Area
Associated zone cases Z-2395 and Z-2486

STAFF COMMENTS:

A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan for this property and state if any drainage improvements need to be guaranteed with the platting of this property.

B. The applicant shall guarantee all drainage improvements required by the platting of this property.

C. The applicant shall guarantee the paving of Peppertree and Executive, including sidewalks on both sides.

D. The applicant shall guarantee construction of appropriate accel and decel lanes on Rock Road and 21st Street adjacent to this plat and shall guarantee the left turn channelization on the arterials into Peppertree/Executive.

E. The applicant shall guarantee the paving of that portion of Tara Street being dedicated on this plat.

F. A 24-inch water main is in 21st Street. The applicant shall make satisfactory arrangements with the Water Department for extending water service to these large lots.

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

H. The Community Unit Plan for this property requires a 10-foot landscape buffer adjacent to the north and east lines of this plat. On Lot 1, Block 2, a portion of the area required for landscaping is proposed as a 10-foot utility easement. This would require the granting of an additional 10 feet of utility easement off-site by separate instrument. In order to avoid any future conflicts between the planting and maintenance of landscape materials and the construction and maintenance of utilities, it is suggested that the entire 20-foot utility easement be granted off-site. This was proposed on the approved preliminary plat.

(Over)

I. The applicant shall submit a notarized certificate stating that a sidewalk will be constructed adjacent to the west side of Tara whenever development occurs on Lot 1, Block 2.

J. The applicant shall submit an avigational easement and restrictive noise covenant on this property. The Day-Night Average Sound Level (DNL) for this property is between 65 and 70 decibels.

K. Many of the building setbacks proposed by this final plat are not in conformance with the setback provisions of the associated Community Unit Plan. In order to avoid possible future vacation cases, it is suggested that building setbacks on the plat be referenced by the note that building pads are per the associated Community Unit Plan (DP-92). This was a requirement of preliminary plat approval.

L. The reserves on the preliminary plat adjacent to 21st Street North have been deleted from the final plat. The reserves were originally platted as open space to protect the existing shelter belt and to provide for ownership and maintenance of the shelter belt. Without the reserve designation, the shelter belt area will be included in the proposed lots. Provision 12 of the C.U.P. requires that the shelter belt remain intact and the C.U.P. further protects the shelter belt from building encroachments by its required building setbacks.

M. Closure computations shall be submitted with the final plat tracing.

N. 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. 83-33 Name Tallgrass Commercial 2nd Addition
Date Application Rec'd. 4-15-83 Preliminary Approval
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location northeast corner of Rock Road and 21st St. North

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th North, Wichita, Ks. Zip Code 67226 Phone 683-5567

1. Gross Acreage of Plat 10.7 acres
2. Number of Lots :
   Residential
   Commercial 2
   Industrial
   Other
   Total Number of Lots 2
3. Minimum Lot Frontage 222 ft.
4. Minimum Lot Area 3+ acres
5. Existing Zoning LC, BB, AA
6. Proposed Zoning LC w/C.U.P. (DP-92)
7. Lineal Feet of New Street
   a. 70' R/W 770 ft.
   b. R/W ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 770 ft.
8. Sidewalk adjacent to all streets yes X no

9. Is public water available X Yes No, Name City of Wichita
10. Is sanitary sewer available X Yes No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area Outside of 3-Mile Area

Associated zone cases Z-2395 and Z-2486

STAFF COMMENTS:

NOTE: Associated zone cases Z-2395 and Z-2486, both for LC zoning, have been approved subject to platting.

A. The representative from the City Engineer's office should be prepared to comment on the status of the drainage concept for this property.

B. The applicant shall guarantee all drainage improvements required by the platting of this property.

C. The applicant shall guarantee the paving of Peppertree and Executive, including sidewalks on both sides.

D. The applicant shall guarantee construction of appropriate accel and decel lanes on Rock Road and 21st Street adjacent to this plat and shall guarantee the left turn channelization on the arterials into Peppertree Executive.

E. Since the north end of adjacent Tara Street and its cul-de-sac have never been dedicated, the applicant shall either include this street dedication in this plat or make the necessary dedication by separate instrument. A guarantee for paving this additional street right-of-way, including sidewalks, will need to be submitted.

F. A 24-inch water main is in 21st Street. The applicant shall make satisfactory arrangements with the Water Department for extending water service into these large lots.

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

H. The final plat shall distinguish between existing street right-of-way, and right-of-way being dedicated on the plat.

I. The applicant shall submit a notarized certificate stating that a sidewalk will be constructed adjacent to the west side of Tara whenever development occurs on Lot 1, Block 2.

(over)

J. The applicant shall submit an avigational easement and restrictive noise covenant on this property. The Day-Night Average Sound Level (DNL) for this property is between 65 and 70 deciebls.

K. The applicant shall obtain by separate instrument, the 20-foot utility easement indicated on this preliminary plat adjacent to the northeast line of Lot 1, Block 2.

L. As required by the associated Community Unit Plan, the applicant shall submit a covenant setting forth a lot owners Association to maintain the reserves, internal drives, parking, etc. The covenant shall specify when the Association will be established; when the reserves will be deeded to the Association; and who will own and maintain the reserves until the Association takes over.

M. The final plat shall specify the purposes of the proposed reserves and shall state who is to own and maintain them.

N. The final plat shall include the note that building setbacks are per the associated Community Unit Plan (DP-92).

O. 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.

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