

1/D NO. 80-54 Name Woodlands
Date Application Rec'd. 7-10-80 Preliminary Approval _____
Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location Northeast corner of Rock Road and 21st Street North

Owner Pebble Creek Co.
Surveyor/Engineer Bill G. Yung Design
Address 1355 N. Waco, 67211 Phone 264-0676

- 1. Gross Acreage of Plat 137+
- 2. Number of Lots:
 - Residential 5
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage NA ft.
- 4. Minimum Lot Area NA
- 5. Existing Zoning R-1
- 6. Proposed Zoning AA with C.U.P. DP-96 Village of Bluestem
- 7. Lineal Feet of New Streets:
 - a. 64 R/W 670 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 670 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name _____
- 10. Public Sanitary Sewers Yes (Yes-No), Name _____
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita _____: Three-Mile Area

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. Since the proposed lotting and street alignments do not match the parcel boundaries and roadway locations shown on the associated Community Unit Plan, the applicant shall request an administrative adjustment to the approved C.U.P. No final plat shall be filed until such time as the administrative adjustment has been granted.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee all drainage improvements required by this plat.
- E. The applicant shall guarantee the paving of Tara Court and 22nd Street Court, including a sidewalk on one side of said streets.
- F. A Homeowners' Association Agreement shall be submitted which provides for the maintenance of the reserves. The agreement shall contain a provision which gives the City of Wichita the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- G. The final plat shall indicate a 25-foot side and rear yard building setback on Lots 1, 3, 4, and 5.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).