

S/D No. 81-68 Name Woodlands East
 Date Application Rec'd. 6-24-81 Preliminary Approval _____
 Scheduled S/D Meeting 7-23-81

DESCRIPTION

General Location 3/8 mile east of Rock Road on the north side of 21st North

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

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|---|---|
| <p>1. Gross Acreage of Plat <u>10.5</u></p> <p>2. Number of Lots :
 Residential <u>44</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>44</u></p> <p>3. Minimum Lot Frontage <u>50 ft.</u></p> <p>4. Minimum Lot Area <u>5,000 sq. ft.</u></p> <p>5. Existing Zoning <u>AA w/CUP (DP-96)</u></p> <p>6. Proposed Zoning <u>AA w CUP</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street
 a. <u>54'</u> R/W <u>840</u> ft.
 b. <u>32'</u> R/W <u>1460</u> ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>2300</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
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STAFF COMMENTS:

Note: This plat proposes the platting of 5-foot side lot line maintenance easements to accommodate zero lot line development. In addition, the plat proposes to dedicate only 32 feet of right-of-way for a 29-foot paved street. A 15-foot "street, drainage and utility easement" is being platted on each side of the 32-foot street dedication. This property is subject to the general provisions of the Tallgrass Community Unit Plan (DP-96).

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The associated Community Unit Plan provides for the platting of 5,000 square foot lots for proposed zero-lot line development. With this reduced area requirement in mind, the applicant is proposing lot frontages which are less than the 60-foot minimum required by the Subdivision Regulations. Approval of this preliminary plat will require a waiver of the 60-foot minimum frontage requirement of the Subdivision Regulations.

(Over)

- H. The final plat shall specify the intended purpose of the proposed reserves in the plat's text.
- I. Since a 29-foot street pavement is proposed for this plat (paving standard of the 58-foot street), the applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.
- J. The applicant has advised that a restrictive covenant will be filed which prohibits fencing, landscaping and obstruction of the proposed "street, drainage, and utility easement" adjacent to each side of the 32-foot street dedication. A draft of this restrictive covenant shall be submitted to the Planning Department for review prior to or at the time of submission of a final plat.
- K. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of the proposed reserves. The required homeowners' association shall give the City the right to maintain the reserves in the event they are not properly maintained and assess the cost of maintenance to the property owners.
- L. This plat proposes to vacate a portion of the access easement granting during the platting of Tallgrass Clubhouse Addition to the north. Since this access easement was granted to benefit the Tallgrass Clubhouse Addition, and was not granted to the public, it cannot be vacated simply by this plat and must be accomplished by separate instrument. With these factors in mind, a condition of final plat approval will be the releasing of the conflicting portions of the access easement prior to the releasing of this plat for recording.
- M. It is recommended that the final plat assign Penstemon Court as the name for the proposed private drive.
- N. The street name "Peppertree" shall be changed to "Bainbridge." This name would be a logical extension of the existing Bainbridge located between Woodlawn and Rock Road.
- O. The applicant shall provide a covenant which provides for the perpetual ownership and maintenance of the proposed private drive.
- P. The final plat shall indicate a building setback on Lot 12, Block 2, from the private drive.
- Q. The final plat shall dimension the building setback on Lots 18, 17, 10, 8, 7 and 1, all in 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).

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 Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location 3/8 mile east of Rock Road on the north side of 21st North

Owner Tallgrass Company
 Surveyor/Engineer Van Doren-Hazards-Stallings
 Address 260 N. Rock Road, Suite 250 Zip Code 67206 Phone 686-7303

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|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>10.5</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>54'</u> R/W <u>840</u> ft. | |
| Residential | <u>44</u> | b. <u>32'</u> R/W <u>1460</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>44</u> | TOTAL | <u>2300</u> ft. |
| 3. Minimum Lot Frontage | <u>50 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area | <u>5,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA w/CHP (DP-96)</u> | | |
| 6. Proposed Zoning | <u>AA w/CHP</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- E. The applicant shall guarantee the paving of all public streets being platted (except 21st Street). The applicant shall submit a covenant which provides for the paving of the private street prior to development of Lot 10, 11 or 12, Block 2.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Subdivision Committee has recommended waiver of the 60-foot minimum lot frontage requirement and the street width standards of the Subdivision Regulations.
- H. The final plat tracing shall reference that Reserve E is platted for street, drainage and utility purposes rather than for open space.
- I. The applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.
- J. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of the proposed reserves. The required homeowners' association shall give the City the right to maintain the reserves in the event they are not properly maintained and assess the cost of maintenance to the property owners.

(Over)

- K. Tallgrass street being platted does not coincide with the access and utility easement granted at the time Tallgrass Clubhouse Addition was platted. Most of Lot 1, Block 2 and parts of Lot 2, Block 2 and Lot 24, Block 1 are within this easement. The applicant shall file the necessary documents to release these lots from the easement. This shall be accomplished prior to the plat being forwarded to the City Commission for final approval.
- L. The private street shall be platted as a reserve and designated in the plattor's text as being for private street purposes. The applicant shall submit a covenant which provides for the perpetual ownership and maintenance of this proposed private drive.
- M. The final plat shall dimension the building setback on Lots 18, 12, 10, 8 and 7, all in Block 2.
- N. On the final plat tracing the full name "Penstemon Court" shall be indicated for the street east and south of Reserve "A".
- O. The applicant or his agent shall be prepared to discuss with the Committee the restrictions which will be imposed on lot-owner use of the 15-foot street, drainage and utility easements as well as the 5-foot maintenance easements. These restrictions shall be spelled out in covenants to be filed with the plat.
- P. Since some utility easements platted in Tallgrass Clubhouse Addition are being vacated by this replat, the engineer's certificate shall state that utility easements are being vacated by virtue of K.S.A. 12-512 (6).
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.