

S/D No.: 84-23      Name: SYCAMORE VILLAGE 4TH ADDITION

Preliminary Approved: 3/1/84  
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: West of Rock Road in an area north of 24th Street North.  
Owner: Wichita Development Co., 3500 N. Rock Road, #100, Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 5.5 Acres
  2. Number of Lots:
    - Residential: 16
    - Office:
    - Commercial:
    - Industrial:
    - Total: 16
  3. Minimum Lot Area: 6,700 Sq. Ft.
  4. Existing Zoning: AA under C.U.P. (DP-73)
  5. Proposed Zoning: AA
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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Residential Community Unit Plan (DP-73).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- C. The applicant shall guarantee the extension of municipal water to serve all the lots being platted.
- D. The applicant shall guarantee the paving of the proposed private street to the public street paving standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate a hammerhead turnaround for the deadend street shown on the preliminary plat.
- G. Provisions will need to be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over these responsibilities.
- H. On the final plat tracing, the labeling of the 15-foot easement adjacent to the outside of Reserve "A" shall be corrected to read "15-foot utility, drainage and private street easement."
- I. The final plat tracing shall label the name of the proposed private street as "Rock Road Court."
- J. The applicant shall submit a covenant requiring four (4) off-street parking spaces per dwelling unit in this plat.
- K. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the 15-foot utility, drainage and private street easement adjacent to Rock Road Court. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

- L. The applicant shall submit the standard avigational easement and restrictive noise covenant for this entire property.
- M. On the final plat tracing, a 15-foot utility, drainage and private street easement shall be indicated adjacent to the north line of Lot 1, Block 1.
- N. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference that this is a replat of Lot 10, Block 4, Sycamore Village 3rd Addition, not Sycamore Village 4th Addition.
- O. On the final plat tracing, the plattor's text shall be amended to reference the platting of "complete access control" to 24th Street North across the south line of this plat.
- P. The final plat tracing shall indicate a 20-foot building setback on Lot 1, Block 2 from that lot's north line. This is needed in order to maintain at least a 5-foot separation between the future building and the drainage and private street easement. This will allow landscaping along the north wall of the future building.
- Q. Closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- S. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any improvements required to be guaranteed with this plat?

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 84-23 Name Sycamore Village 4th Addition  
Date Application Rec'd. 2-17-84 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location West of Rock Road in an area north of 24th Street North

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

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|---|--|
| 1. Gross Acreage of Plat <u>5.5 acres</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. <u>32'</u> R/W <u>595</u> ft.                           |
| Residential <u>16</u>   | b. <u>24'</u> R/W <u>170</u> ft.                           |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>16</u>  | TOTAL <u>755</u> ft.                                       |
| 3. Minimum Lot Frontage <u>45' at setback</u>                                       | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6,700 sq ft.</u>   |  |
| 5. Existing Zoning <u>AA under C.U.P. (D.P. 73)</u>                                 |  |
| 6. Proposed Zoning <u>AA</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) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

Note: This property is subject to the provisions of the Comotara Residential Community Unit Plan (DP-73).

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the extension of municipal water to serve all the lots being platted.
- E. The applicant shall guarantee the paving of the proposed private street to the public street paving standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The representative from the City Engineer's office and the Fire Department should be prepared to comment on the dimensions of the street turnaround that is required for the private street.
- H. The plattor's text shall specify the purposes of the proposed Reserves along with who is to own and maintain them.
- I. Provisions will need to be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over these responsibilities.

- J. The final plat shall provide bearings for those lot lines which are not at right angles or radial to the adjacent street line. The Reserves, on the final plat, shall be adequately dimensioned with distances and bearings.
- K. The final plat shall label the name of the proposed private street as Rock Road Court.
- L. On the final plat, the existing sanitary sewer easement on Lots 2 and 3 and Reserve B shall be adequately dimensioned with distances and bearings.
- M. The applicant is advised that his administrative adjustment to the Community Unit Plan which provides the option for zero-lot line development requires that prior to development of zero-lot line housing, a site plan be submitted to the Planning Department for review and approval.
- N. The applicant shall submit a covenant requiring 4 off-site parking spaces per dwelling unit in this plat.
- O. On the final plat, the labeling of the 15-foot easement adjacent to the outside of Reserve A shall be corrected to read "15-foot public utility easement and private street and drainage easement." The 15-foot easement in the center of Reserve A is unnecessary as all of Reserve A should be for private street, drainage and public utility purposes.
- P. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the 15-foot public utility easement and private street and drainage easement adjacent to Rock Road Court. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- Q. The applicant shall submit the usual avigational easement and restrictive noise covenant for this entire property.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).