

S/D No. 83-25 Name Summerfield 2nd Addition
Date Application Rec'd. 4-1-83 Preliminary Approval _____
Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location North of 21st Street North in an area east of Tallgrass

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th No., Wichita, Ks Zip Code 67211 Phone 683-5567

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| 1. Gross Acreage of Plat <u>1.9</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>25'</u> R/W <u>378</u> ft. |
| Residential <u>5</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>5</u> | TOTAL <u>378</u> ft. |
| 3. Minimum Lot Frontage <u>20 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>7395 sq. ft.</u> | |
| 5. Existing Zoning <u>AA with C.U.P. (DP-96)</u> | |
| 6. Proposed Zoning <u>Same</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:

NOTE: This property coincides with Parcel 12a of the Tallgrass C.U.P. (#DP-96).

- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept for this property.
- B. A private street with a 25-foot paving width is being proposed to serve these 5 lots. No easement for street, drainage or utility purposes is shown adjacent to the private street. The applicant's agent and the Subdivision Committee shall be prepared to discuss this matter and determine whether a waiver of the Subdivision Regulations should be granted.
- C. The applicant shall guarantee that construction of the private street to serve any lot will occur prior to construction on that lot.
- D. The applicant shall guarantee extension of sanitary sewer and City water to serve each lot.
- E. It is recommended that the area south and west of the entry sign on Lot 2 be platted as a reserve rather than part of Lot 2. Entry signs are permitted only in accordance with Article 28.04.139 C.2 of the Zoning Ordinance.
- F. An "easement for wall" should not be designated on the final plat as it is not being granted to the public. Restrictions can be placed on the property, as desired by the developer, to allow for this wall.
- G. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

(Over)

- I. Provisions shall be made for ownership and maintenance of the reserves. If a homeowners' association is to be responsible, the association shall be formed prior to recording the plat OR covenants shall be submitted for recording which state when the association will be formed and when the reserves will be deeded to it. The covenants shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).