

S/D No. 82-20 Name Woodlands East 2nd  
Date Application Rec'd. 3-19-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-1-82

DESCRIPTION

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

Owner Tallgrass Company  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address #250, 260 N. Rock Rd., Wichita Zip Code 67206 Phone 686-7303

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|--|-------------------------------|
| 1. Gross Acreage of Plat <u>11.5</u>   | 7. Lineal Feet of New Street  |
| 2. Number of Lots :  | a. _____ R/W _____ ft.        |
| Residential <u>44</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>44</u>   | TOTAL _____ ft.               |
| 3. Minimum Lot Frontage <u>50 ft.</u>  | 8. Sidewalk adjacent to all   |
| 4. Minimum Lot Area <u>5000 sq. ft.</u>  | streets _____ yes <u>x</u> no |
| 5. Existing Zoning <u>AA w/C.U.P. (DP-96)</u>                                      |                               |
| 6. Proposed Zoning <u>AA w/C.U.P. (DP-96)</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. As noted in the land surveyor's certificate, this plat includes all of Woodlands East plus a ten-foot strip of previously unplatted land to the west and northwest, plus a ten-foot strip of the Tallgrass Clubhouse plat. The setbacks on the lot with curved frontage have been reduced from 30 feet to 20 feet. The perimeter boundaries of Reserve A have changed. If any other changes from the original plat have been made, the applicant or his agent shall be prepared to discuss these at the meeting.
- B. Representatives of the Engineering and Water Departments and the various utility companies shall be prepared to state if any new utility extension guarantees are needed or if any utility relocations are required.
- C. The 15-foot street, drainage and utility easements shall be added to Reserve A or the entire reserve may be designated for these purposes.
- D. Covenants were filed with Woodlands East which provided for ownership and maintenance of all reserves, addressed the uses of the maintenance easements, provided for 4 off-street parking spaces per lot, and which limited the use of the street, drainage, and utility easements. The necessary document shall be filed which makes these covenants applicable to this 2nd Addition.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only.