

SUBDIVISION REPORT

S/D NO. 80-84 Name Stonehedge
Date Application Rec'd. 10-6-80 Preliminary Approval _____
Scheduled S/D Meeting 10-16-80

DESCRIPTION

General Location East of Rock Road in an area south of 35th St. North

Owner Wichita Development Company
Surveyor/Engineer Van Doran-Hazard-Stallings
Address Suite 250, 260 N. Rock Rd., 67206 Phone 686-7303

- 1. Gross Acreage of Plat 34.1
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 23
 - Other _____
- 3. Total Number of Lots 23
- 4. Minimum Lot Frontage 29 ft.
- 5. Minimum Lot Area 3375 square ft.
- 6. Existing Zoning E
- 7. Proposed Zoning E
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes-X (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita XX: Three-Mile Area _____

STAFF COMMENTS:

Note: This is a replat of Lot 1, Block 1, Comotara Business Park (recorded December 4, 1974) and supersedes Comotara Business Park Second Addition (S/D 75-39) and Comotara Industrial Park Third Addition (S/D 77-115) which were never recorded.

- A. The applicant shall guarantee the extension of City water to serve all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Access to all interior lots in Blocks 1 thru 4 is to be provided in Reserve C. At the time of development, improvements in Reserve C to at least the minimum fire lane standard will be required.
- E. More than one means of access to the interior lots for emergency equipment is desirable. It is recommended that a firelane easement be granted through Lot 4, Block 4, from 35th Street to connect with the circulation system in Reserve "C". The easement shall be labeled on the face of the plat and shall be improved to fire lane standards at the time the circulation drive is constructed in Reserve "C".
- F. The applicant shall submit documents to the Planning Department for recording which provide for the ownership and maintenance of all the reserves and the two floodways. It is recommended that Reserves A, B, C, and D and the north floodway be owned and maintained by Blocks 1, 2, 3, and 4, while Reserve E and the south floodway

should be owned and maintained by all five blocks. The documents shall give the City authority to maintain the floodways if the owners fail to do so and to charge the costs equally to all lots. The documents shall also state that the circulation drive within Reserve "C" will be constructed to provide access to any lot prior to occupancy of a building on the lot.

- G. It is noted that the temporary building setback designated on the original plat for the proposed circumferential highway is being deleted from this replat. There are four points of access to Rock Road proposed on this replat where complete access control was granted on the original plat. Planning staff will be prepared to discuss this matter in further detail at the Subdivision Committee meeting.
- H. The south line of the south floodway shall be shifted south to clear the banks of the lake.
- I. The applicant has indicated a desire to name the private drive and provide a unit numbering system for each lot. Current policy would require a Rock Road address.
- J. Requirements for a final plat (see pages 20-25, Article 5 of the MAPC Subdivision Regulations).

Preliminary plat

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 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.

8. Sidewalk adjacent to all streets? yes no

- 9. Public Water Supply Yes-X (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (Yes-No)
- 11. Health Department Approval (where applicable) _____
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- J. Requirements for a final plat (see pages 20-25, Article 5 of the MAPC Subdivision Regulations).

Preliminary plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

SUBDIVISION REPORT

S/D NO. 79-69 Name Stonehenge
Date Application Rec'd 6-4-79 Preliminary Approval _____
Scheduled S/D Meeting 6-14-79

DESCRIPTION

General Location South of 29th Street North and west of Webb Road

Owner Comotara Development Company
Surveyor/Engineer Bill G. Yung Design
Address 1355 North Waco 67203 Phone 264-0676

- 1. Gross Acreage of Plat 88+
- 2. Number of Lots:
 - Residential 53
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 53
- 3. Minimum Lot Frontage 60' @ setback ft.
- 4. Minimum Lot Area 10,000 square ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning AA with CUP (DP-96)
- 7. Lineal Feet of New Streets:
 - a. 100' R/W 190 ft.
 - b. 64' R/W 3200 ft.
 - c. 58' R/W 1240 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 4630 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita Yes: Three-Mile Area _____

STAFF COMMENTS:

- A. The City and County Public Works representatives should be prepared to discuss the status of the previously submitted site drainage plan.
- B. The applicant shall guarantee all drainage improvements required by the plat.
- C. The applicant shall guarantee the installation of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the installation of City water to serve each lot.
- E. The applicant shall submit paving guarantees for all streets.
- F. The applicant shall submit a covenant which provides for 4 off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- G. A master homeowners' association for the entire section of land shall be filed at such time as any portion of this section is final-platted. Also, individual homeowners' association agreements shall be filed for Block 3, Block 4, and Lot 20 of Block 2 in order to provide for the maintenance of the private drives, common open spaces, etc.
- H. Private street names shall not be shown on the final plat.
- I. The balance of the right-of-way for the street leading to 29th Street North shall be included in the final plat of Stonehenge or shall be dedicated by separate instrument.
- J. The City Department of Public Works shall be prepared to comment on the suitability of the proposed street names.

- K. The applicant shall obtain letters from the Cooperative Refinery Association, Kanab Pipeline Company and Kansas Gas and Electric stating that the easements shown on the final plat are sufficient and stating what building setbacks, if any, are required to be maintained from their pipelines. The applicant shall also obtain approval from the various companies for the pipeline crossings which are proposed (i.e., crossings by paved streets, paved golf cart paths, other easements, etc.).
- L. The applicant shall contact the Planning Department regarding setbacks on some of the corner lots and cul-de-sac lots.
- M. In accordance with the C.U.P., guarantees for golf cart/public street ramps or roll back curbs shall be required at the time of platting. The guarantees shall include the cost of signing these crossings.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).