

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 84-3 Name Timber Grove Lakes
Date Application Rec'd. 1-20-84

Preliminary Approval 2-2-84
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location N.W. corner of Central and Maize

Owner Floyd DeWitt
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 66.5 acres
- 2. Number of Lots :
 - Residential 1
 - Commercial 1
 - Industrial _____
 - Other Office 1
- 3. Total Number of Lots 3
- 4. Minimum Lot Frontage 910 ft.
- 5. Minimum Lot Area 39,790 sq. ft.
- 6. Existing Zoning AA and LC
- 7. Proposed Zoning AA, BB and LC (Z-2562)
- 7. Lineal Feet of New Street
 - 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. Is public water available Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes _____ No _____
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Timber Grove Lakes Community Unit Plan (DP-134). Lot 1 is proposed for shopping center facilities. Lot 2 is proposed for uses provided for in the "BB" zoning district. Lot 3 is proposed for residential uses ranging from duplexes to garden apartments.

Guarantee drainage

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are the proposed minimum building pads acceptable, is the perimeter of the floodway correct, and are any drainage improvements required to be guaranteed by this plat? As the County is responsible for maintenance of the west half of the Cowskin Creek adjacent to this property, the representative of County Public Works may also wish to comment on the adequacy of the drainage plan for this property. Minimum pad elevations shall be given in mean sea level figures. City datum elevations may also be shown in parenthesis.
- B. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve each of the proposed lots not already served.
- C. The applicant shall petition for the construction of the permanent deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances within street rights-of-way. Since the roads are not yet improved to arterial standards, temporary accel-decel lane guarantees will also be required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- E. The applicant shall contact the Park Board and obtain by separate instrument the dedication of right-of-way for the Maize Road deceleration lane that is indicated on the associated community unit plan. This additional street right-of-way is located on the west side of Maize Road to the north of Lot 2's north line.
- F. The applicant shall submit a copy of the agreement which establishes the 60-foot Phillips Pipe Line Easement on this property.
- G. On the final plat tracing, the width of the "emergency access point" between Lots 2 and 3 shall be specified. The labeling of the access point shall also be amended to read "emergency access between Lots 2 and 3."
- H. The applicant or his agent shall be prepared to discuss the "private ingress and egress easement" indicated in the northeast corner of Lot 2. It is assumed that what is labeled as the access easement is actually the easement's center line. The applicant's agent shall be prepared to state what the width of the easement will be. A draft of the private easement shall be submitted to the Planning Department for review and approval. After Planning Department approval as to form, the instrument establishing the private easement shall be recorded by the applicant. The final plat tracing shall indicate fully the private access easement along with appropriate recording information.
- I. The associated community unit plan requires the establishment of agreements for access between Lots 1 and 2 at the time of platting. Since the setting forth of specific access easements is not possible at this time because precise access points to Central and Maize are not known and building locations are not available, the applicant shall submit a draft of a blanket access agreement for Planning Department review and approval. After approval, the instrument shall be recorded and a copy submitted for the plat and community unit plan files.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
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8. Sidewalk adjacent to all streets yes no
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STAFF COMMENTS:

NOTE:

This property is subject to the provisions of the Timber Grove Lakes Community Unit Plan (DP-134). Lot 1 is proposed for shopping center facilities. Lot 2 is proposed for uses provided for in the "BB" zoning district. Lot 3 is proposed for residential uses ranging from duplexes to garden apartments.

- 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 and on the acceptability of the proposed minimum building pads and the alignment of the proposed floodway.
- B. The applicant shall guarantee the construction of drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve each of the proposed lots not already served.
- D. The applicant shall petition for the construction of the permanent deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances as well as that portion of the major entrances within street rights-of-way. Since the roads are not yet improved to arterial standards, temporary accel-decel lane guarantees will also be required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, the plattor's text shall include reference to the fact that building setbacks are per the associated community unit plan. Appropriate reference shall also be included on the face of the plat.

SS sizes on plat not correct

d 30' sewer out adj to pond on north

20' well

we accept it for disc

to central

about comp

I guarantee

calc on drawings with drainage

low

final plans R/W

- G. The final plat shall indicate the amount of existing street right-of-way as well as the amount of street right-of-way being dedicated by this plat.
- H. The applicant shall contact the Park Board and obtain by separate instrument the dedication of right-of-way for the Maize Road deceleration lane that is indicated on the associated community unit plan. This additional street right-of-way is located on the west side of Maize Road to the north of Lot 2's north line.
- I. The applicant shall submit a copy of the agreement which establishes the 60-foot Phillips Pipe Line Easement on this property. The recording information for this pipeline easement shall be indicated on the final plat.
- J. General provision #5 of the associated Community Unit Plan requires that, at the time of platting, a minimum of one emergency access point from Lot 2 to Lot 3 be established. On the final plat, the location of this emergency access point shall be identified.
- K. General provision #7 of the associated Community Unit Plan requires that, at the time of platting, private access easements or agreements be executed which provide for Lot 3 to have access to Maize Road across Lot 2 and for Lot 2 to have access to Central and/or Maize Road across Lot 1. Since Lot 3's only means of access to a public street is across Lot 2, this private access easement needs to be clearly indicated on the final plat. This access easement needs to be established by separate instrument. The applicant shall draft the easement agreement and submit it for review and approval. After approval as to form, the instrument establishing the access easement shall be recorded so the recording information may be indicated on the final plat tracing. A copy of the recorded instrument shall be submitted to the Planning Department. As for the access agreement between Lots 1 and 2, the setting forth of specific access easements may not be possible at this time since points of access to Central and Maize Road from Lot 1 are not precisely known and precise building locations are not known. A general blanket access agreement providing for Lot 2 to have access across Lot 1 is suggested. The applicant or his agent should be prepared to comment on how he proposes to handle this C.U.P. requirement.
- L. The final plat shall reference the platting of the proposed floodway in the platting's text and shall include the standard floodway language.
- M. Bearings as well as distances shall be provided for the perimeter of the proposed floodway and all lots on the final plat.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).