

S/D 96-12 - IVY CHRISTINE ADDITION

March 14, 1996

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Attempts to get a dedication of the N/2 of University have failed to date

C. All right-of-way for University between Maple Lane and Arapaho will need to be provided/acquired and a valid paving petition will also need to be provided (not just attempted). *If this is to be a requirement we will only be able to Final Plat Lots 2 and 3 on Taft*

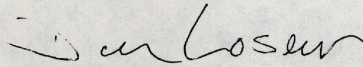
D. No access controls would normally be expected to a street like Taft and unless Traffic Engineering indicates otherwise, none need to be platted.

E. Because of narrowness of University Court's right-of-way, a street-drainage-utility easement may be required along at least one side (eastern) of this street. You should discuss this need with City Engineering.

A 15 foot street, drainage, and utility easement has been added.

Again, if you need to discuss any of the above comments with us, please contact this office to arrange a meeting. However, provided you are in agreement with these comments, you may submit a preliminary plat for review by the Subdivision Committee.

Sincerely,



Don Losew
Senior Planner

DL:rh

cc: James Johansooz, 118 S. Mars, Wichita, KS 67203
Mike Lindebak, City Engineer
Larry Osterhout, City Fire Department

NOTES: Mark Savoy

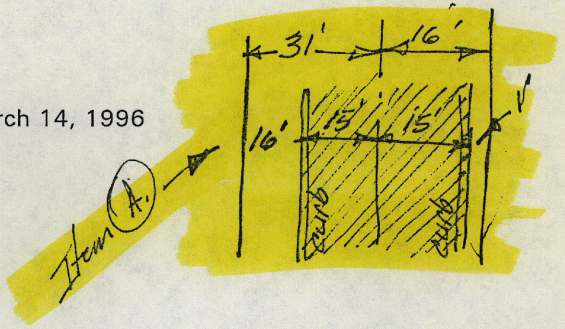
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 14, 1996



Savoy, Ruggles, & Bohm, P.A.
Attn: Mark Savoy
924 N. Main
Wichita, KS 67203

RE: Sketch Plat of the Ivy Christine Addition, S/D 96-12, located south of Maple and west of Hoover

Dear Mr. Savoy:

The following comments concern the above referenced sketch plat. Your preparation of a preliminary plat needs to address, as appropriate, the following comments. If you do not agree with any of these comments, prior to submitting the preliminary plat, you should contact this office (268-4459) to arrange a meeting to discuss any such differences.

A. While we would not normally accept a plat having a street right-of-way as limited as is being shown for this plat and further with this street creating a double frontage situation for existing platted lots, the unique situation that exists for this strip of property makes it necessary to allow for some leeway in this site's platting.

In order to buffer the existing lots west of this plat's street, the existing row of trees needs to be preserved as fully as possible. Further, because of the limited right-of-way for University Court, parking may need to be prohibited on one if not both sides of this plat. You will need to discuss with City Engineering the actual paving width for this street, and consequently whether parking can be accommodated.

B. The length of this Court is such that a more conventional, circular turnaround needs to be provided. Again, Engineering needs to review with you the possibilities. With a circular cul-de-sac, Lots 3 and 4 would need to be configured in a more typical triangular configuration as is found around such culs-de-sac.

Maple Lane is an existing platted Hammerhead terminating 1320 feet of Street

Proposed University Ct. with a Hammerhead is only 385 feet long.

NOTE: The applicant has chosen to final plat only two (2) lots of the original preliminary plat. These two lots have direct access to an existing street (Taft) while the remaining portion of the preliminary plat was dependent upon the acquisition of street right-of-way for University from other parties. While sanitary sewer appears to be available to the site, water was not indicated on the preliminary plat as being directly available from Taft.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. On the final plat tracing, the word "Deputy" should be dropped from the City Clerk's signature block.
- I. The applicant is advised that a platting binder is to be submitted with final plats. This plat will be subject to review of such a platting binder and any relevant conditions found by such a review.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

June 20, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/9/96)

CASE NUMBER: S/D 96-12 IVY CHRISTINE ADDITION

OWNER/APPLICANT: James Johansooz, 118 S. Mars, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of Maple and east of Dugan SWS

SITE SIZE: .64 Acre

NUMBER OF LOTS

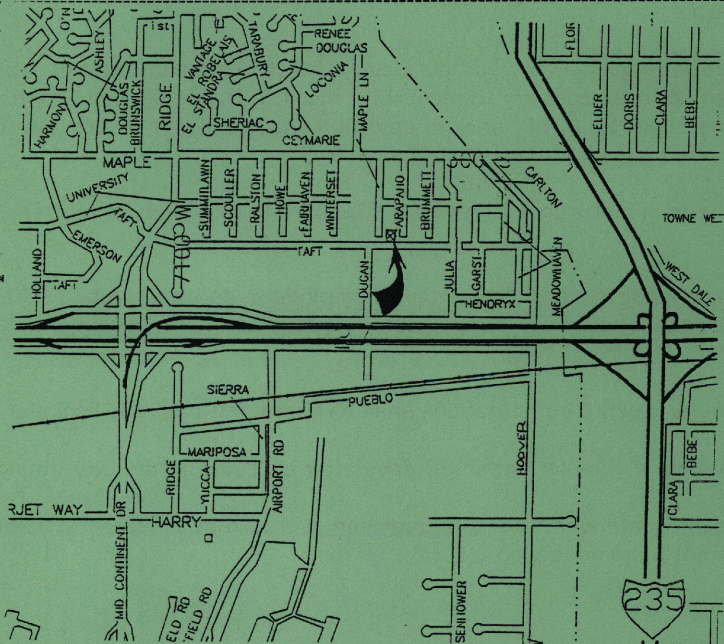
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 11,600 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



submitted to the Planning Department for recording.

- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

NOTE: Due to previous development patterns in this area, a number of relatively narrow unplatted, undeveloped strips of land have evolved with residential lots having been platted either side of these strips. In order to develop one of these areas, this plat is requesting that a non-standard street be allowed to serve the proposed residential lots. The proposed paved surface will be to the standard 29-foot width for streets involving a turnaround but right-of-way would be less than the 58-foot standard. In this case, it appears that the street would involve only 46-feet of right-of-way, but as is used for a 32-foot street, the applicant is providing on one side of the street (lots within this plat) a 15-foot street-drainage-utility easement which in effect will create a street width of 61 feet.

The "L" type turnaround shown for this plat is, however, involving a street length of over 360 feet or over twice the length considered appropriate for such streets. Even though the lots along the west side of this street do not and would not be expected to use this street for access, it is questionable that such a turnaround should or could be justified in this case. A more typical circular turnaround, would appear to be quite possible with Lots 3 and 4 also being redesigned in the typical triangular shape found around circular turnarounds.

This site's access is also through University from either Maple Lane or Arapaho. As can be noted in this plat, a segment of right-of-way for University has not been dedicated immediately north of this site. However, preliminary platting has been proposed by the owner of this area, with a dedication for University expected. At this time, it does not appear that any segment of University between Maple Lane and Arapaho has been installed. This site will, therefore, need to both obtain any missing right-of-way for University and provide a valid paving petition for the entire segment.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted, (unless **City Engineering** indicates that the site is already adequately served by existing lines).
- C. The applicant shall attempt to obtain full right-of-way for University between Maple Lane and Arapaho. If such right-of-way cannot be obtained, the applicant shall request the City to condemn the right-of-way and that the condemnation costs be included in the improvement guarantees for University and University Court.
- D. **City Staff (Engineering, Traffic, Fire Department)** need to comment on the acceptability of University Court's design. It is recommended that the final plat be redesigned so as to accommodate a "more" standard circular turnaround.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for the paving of both University and University Court, with paving to a 29- or 30-foot back to back standard.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be

May 9, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-12 IVY CHRISTINE ADDITION

OWNER/APPLICANT: James Johansooz, 118 S. Mars, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of Maple and east of Dugan

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 7,670 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:

