

S/D No.: 86-79 Name: WOODLAND ESTATES 2ND ADDITION

Preliminary Approved: 9/25/86
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: North of Central Avenue and one-half mile west of Webb Road.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 13.1 Acres
 2. Number of Lots:
 - Residential: 20
 - Office:
 - Commercial:
 - Industrial:
 - Total: 20
 3. Minimum Lot Area: 21,590 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.
- G. On the final plat, Shannon Court, adjacent to Lots 11 thru 20, shall be named Linden Circle. This street name change is needed in order to assure sufficient address numbers.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. 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 structure constructed on subject property.
- J. On the final plat tracing, the easement being platted adjacent to the west lines of Lots 3 and 4, Block 1 shall be labeled and dimensioned.
- K. On the final plat tracing, the plattor's text shall be amended to delete reference to the platting of a street easement. No such easement is being created by this plat.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and are the proposed minimum building pad elevations correct.

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DESCRIPTION

General Location: North of Central Avenue and one-half mile west of Webb Road.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Bill C. Yung Design, 4912 E. 29th N., Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 13.1 Acres
 2. Number of Lots:
 - Residential: 20
 - Office:
 - Commercial:
 - Industrial:
 - Total: 20
 3. Minimum Lot Area: 21,590 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" DP-145
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.
- G. In order to reduce pavement costs for the cul-de-sac serving Lots 11 thru 20, it is recommended that the cul-de-sac be shortened and the lot lines of Lots 14 and 15 be adjusted.
- H. The applicant is advised that the release of the K.G.&E. easement existing on proposed Lot 15, by virtue of Film 219, Pg. 453, will need to be worked out separately with the utility company.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. 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 structure constructed on subject property.
- K. On the final plat, Shannon Court, adjacent to Lots 11 thru 20, shall be named Linden Circle. This street name change is needed in order to assure sufficient address numbers.
- L. The final plat shall label the centerline of the utility easements.

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- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.