

S/D No.: 86-56 Name: WOODLAND ESTATES

1st Preliminary Approved: 6/19/86
Revised Preliminary Approved: 7/17/86
Scheduled S/D Meeting: 7/31/86

DESCRIPTION

General Location: North side of Central, in an area west of Longford.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 32.0 ± Acres
 2. Number of Lots:
 - Residential: 35
 - Office:
 - Commercial:
 - Industrial:
 - Total: 35
 3. Minimum Lot Area: 18,000 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. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, in order to preserve as many of the existing trees as possible, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- E. As per the sidewalk plan for this property, the applicant shall guarantee the construction of a sidewalk within Reserves A and C. The amount of sidewalk within the reserves to be guaranteed is approximately 725 feet in length.
- 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 submitted to the Planning Department for recording.
- H. Prior to release of this plat for recording, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. 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.
- L. 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.
- M. The final plat shall indicate on the face of the plat the minimum building pad elevations required for Lots 1 thru 6, Block 2. The minimum building pad shall be noted in both Mean Sea Level and City Datum.
- N. On the final plat tracing, the 10-foot wide K.G.&E. easements shall be relabeled as "10-foot utility easements".
- O. On the final plat tracing, a 15-foot wide "street, drainage and utility easement" shall be platted within Reserves A and B adjacent to the narrow public street right-of-way (Gatewood). These easements were included as part of the approved preliminary plat.
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plattor's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what minimum building pad is required and what drainage guarantees are needed?
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 1400, Wichita, KS 67226
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th N., Suite One,
Wichita, KS 67226

1. Gross Acreage of Plat: 32.0 ± Acres
 2. Number of Lots:
 - Residential: 35
 - Office:
 - Commercial:
 - Industrial:
 - Total: 35
 3. Minimum Lot Area: 18,000 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 Gatewood street paving petition shall provide for the construction of sidewalks on each side of this collector street; or a guarantee for a private sidewalk system in accordance with a sidewalk plan to be submitted with the final plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to release of this plat for recording, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. 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.

- K. 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.
- L. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, in order to preserve as many of the existing trees as possible, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. The final plat shall label the centerline of the utility easements.
- O. On the final plat, a dimension shall be provided for the narrowest part of Reserve B. Bearings shall be provided for the west line of Reserve A.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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Preliminary Approved:
Scheduled S/D Meeting: 6/19/86

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Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th N., Suite One,
Wichita, KS 67226

1. Gross Acreage of Plat: 32.7 Acres
2. Number of Lots:
 - Residential: 45
 - Office:
 - Commercial:
 - Industrial:
 - Total: 45
3. Minimum Lot Area: 16,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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 Gatewood street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Prior to scheduling this case before the Board of City Commissioners, the structures which encroaches into the street rights-of-way and utility easements being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. 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.
- K. 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.

- L. On the final plat, dimensions shall be provided for the utility easement stubbing into Lot 19, Block 1.
- M. The final plat shall label the centerline of the utility easements.
- N. The final plat shall indicate the following street name changes:
 - 1. Dublin Circle, where it intersects Linden, renamed Tipperary;
 - 2. Dublin Circle, adjacent to Lots 11 thru 13, Block 1, renamed either Tipperary Court or West Parkway Circle.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- R. The representative from the City Engineer's office and the Traffic Engineer should be prepared to comment on the acceptability of the proposed geometrics of the Gatewood/Central and Linden/Gatewood intersections.