

S/D No. 83-7 Name WoodspringDate Application Rec'd. 2-7-83Preliminary Approval 2-17-83Scheduled S/D Meeting 3-31-83DESCRIPTIONGeneral Location West of Webb Road, 1/2 mile north of 21st St. NorthOwner Tallgrass CompanySurveyor/Engineer Bill G. Yung DesignAddress 8225 E. 35th No., Wichita Zip Code 67226 Phone 683-5567

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| 1. Gross Acreage of Plat <u>17.8</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>32</u> R/W <u>3,680</u> ft. |
| Residential <u>31</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>31</u> | TOTAL <u>3,680</u> ft. |
| 3. Minimum Lot Frontage <u>28 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>11,250 sq. ft.</u> | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA with CUP (DP-96)</u> | |
| 6. Proposed Zoning <u>AA with CUP (DP-96)</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Blocks 4 and 5 will have to be replatted into individual lots at such time as more than one duplex is to be built in each block.
- B. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements need to be guaranteed with the plat.
- C. It is recommended that the Floodway Reserves be deleted from the plat. They include only portions of lakes or lake control structures, the balance of which are part of the golfcourse. Maintenance responsibilities can best be provided if the entire lake or structure is owned by one owner or group of owners rather than several different homeowner association.
- D. The K.G. and E. representative shall be prepared to comment on the acceptability of the proposed uses coinciding with their 50-foot east-west easement and the acceptability of the joint front yard drainage and utility easements.
- E. The preliminary plat showed a 32-foot-wide reserve for the private road system. On the final plat, the private road width has been reduced to 25 feet from approximately the west line of Blocks 4 and 5 to the east line of Lot 4, Block 3. The applicant's agent shall be prepared to discuss this matter with the Committee. The Planning staff recommends that, even though this is a private street system, the paving standards meet the requirements of the Subdivision Regulations.
- F. The applicant shall guarantee construction of the private road system to public urban road standards. The guarantee shall provide for construction of the road to serve any particular lot prior to development of that lot. Construction of Lakepoint adjacent to Lot 1, Block 3 and Lot 8, Block 2 need not occur until the balance of this C.U.P Parcel #5 is subdivided.
- G. There shall be submitted a parking covenant which requires that four off-street parking spaces be provided for each dwelling unit in Woodspring.
- H. The applicant shall guarantee extension of City water to serve each lot.

- I. The applicant shall guarantee extension of sanitary sewer to serve each lot.
- J. If petitions are submitted as guarantees for any improvements, a notarized certificate of petitions shall be submitted for recording.
- K. As requested on the preliminary plat, Reserve C (firelane easement) shall be shifted to the northwest to provide for continuation of the firelane directly west. Also the firelane easement depicted on the preliminary plat as being a continuation of Reserve J of Blue-stem Village, should be delineated and granted on this final plat. This firelane easement would be in Reserve D, south of Lot 1, Block 1.
- L. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- M. The recording data for all existing easements (KANEB, K. G. & E., etc.) shall be shown on the final plat tracing. A copy of the easements shall be submitted to the Planning Department for review.
- N. Any relocation of pipelines required by the development of this property shall be at the applicant's expense.
- O. The applicant shall either form a homeowners' association to own and maintain the reserves prior to recording the plat OR shall provide a covenant stating when the association will be formed and when the reserves will be deeded to the association. The covenant shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- P. Any existing utility or drainage easements crossing the property which are not to be retained shall be vacated by separate application prior to this plat being recorded. (Of specific note is a 20-foot drainage easement through Blocks 4 and 5 which must be shown on the final plat or must be vacated. There may be other easements which also need to be vacated.)
- Q. Any off-site easements required for the platting of this property shall be submitted with the final plat tracing for acceptance by the governing body.
- R. The following changes shall be made on the final plat:
 1. The 10-foot easements adjacent to Lakepoint as platted between Lot 1, Block 3 and Lot 8, Block 2, shall be labeled as drainage and utility easements.
 2. The 10-foot easement along the east line of Lots 1 to 4 in Block 2 shall be labeled as to type of easement.
 3. The east lines of Reserves D and E shall be shown. Do they coincide with the match line?
 4. Utility and/or drainage easements and pipeline easements shall be platted through reserves or other types of easements (E.g., the 20-foot utility easement between Lots 7 and 8, Block 1, shall extend all the way to Reserve B and not stop at the north line of the K.G. & E. easement.)
- S. Closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-7 Name Woodspring
Date Application Rec'd. 2-7-83 Preliminary Approval
Scheduled S/D Meeting 2-17-83

DESCRIPTION

General Location West of Webb Road, 1/2 mile north of 21st St. North

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th N., Wichita, Ks. Zip Code 67226 Phone 683-5567

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| 5. Existing Zoning <u>AA w/C.U.P. (DP-96)</u> | |
| 6. Proposed Zoning <u>AA w/C.U.P. (DP-96)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This property represents most of Parcel 5 of the Tallgrass Community Unit Plan (DP-96) as proposed to be amended. Uses permitted are single-family, zero lot line, or duplex. The size of the lots on this preliminary plat indicates that duplexes will be built.

- A. Prior to submission of a final plat, the applicant shall obtain approval from the KANEB Pipeline Company for re-location of a portion of their pipeline as indicated on this preliminary plat.
- B. The applicant shall provide proof, by letters from the pipeline companies or copies of the easement agreements, that all pipeline easements as shown (KANEB, Cooperative Refinery, and Cities Service) are sufficient in width and location, that no building setbacks from the easements are required, and that streets and utilities may cross the pipelines or overlap and parallel the easements, as the case may be. The width of the Cities Service easement particularly should be checked as it is only 15 feet wide west of Webb Road on this plat whereas it was 30 feet wide in Plumthicket Second Addition adjacent on the south.
- C. The applicant is proposing a private road system to serve all lots in this development. A guarantee shall be submitted which provides for construction of this road system to public, urban standards to serve any particular lot prior to development of that lot.
- D. The applicant shall guarantee extension of sanitary sewer and City water to serve all lots.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept. Any necessary minimum pad elevations shall be shown on the final plat. Any required drainage improvements shall be guaranteed by the applicant.

Any lower relocation or encroachment of the road at City

- F. The applicant shall either form a homeowners' association to own and maintain the reserves prior to recording the plat OR shall provide a covenant stating when the association will be formed and when the reserves will be deeded to the association. The covenant shall also specify who is to own and maintain the reserves prior to the association taking over these responsibilities.
- G. The 20-foot emergency fire lane (and drainage) easement adjacent to Lot 4, Block 3 does not connect with any existing fire lane easement to the south or west. The applicant's agent shall be prepared to discuss this matter at the meeting.
- H. All off-site easements required for the platting of this property shall be obtained by separate instruments and submitted to the Planning Department for processing through the City Commission with the final plat.
- I. "Complete access control" to Webb Road shall be granted except at the street intersection.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

EASEMENT

THIS EASEMENT made this 26th day of April, 19 83

by and between Tallgrass Company, a partnership of the first part and City of Wichita, Kansas of the second part.

WITNESSETH; that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their storm sewer and utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The following is a 20 foot storm drainage and utility easement parallel and adjacent to the easterly line of Lots 1 through 4 inclusive, Block 2, Woodspring, an addition to Wichita, Sedgwick County, Kansas with the centerline being more particularly described as follows:

Commencing at the northeast corner of Lot 4, Block 2, Woodspring, thence N 63° 05' 16" E, 10.00 feet to the point of beginning; thence S 26° 54' 44" E, 633.89 feet to the point of termination, said point also being on the south line of Woodspring.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their storm sewer and utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Tallgrass Company, a partnership

By: W. F. Binter, partner

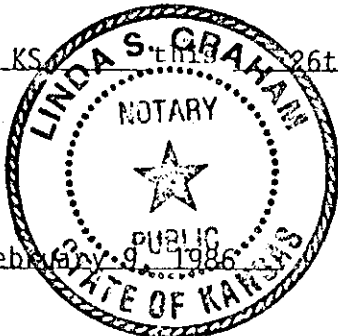
STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came W. F. BINTER to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, KS 26th day of April, 19 83



Linda S. Graham
Notary Public Linda S. Graham

My Appointment Expires: Feb 9, 1986