

S/D No.: 85-15 Name: PAWNEE MESA FOURTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: Northwest corner of Lark Lane and Pawnee.
Owner: Builders Development, Inc., 1530 S. Oliver, Suite 200, Wichita, KS 67218
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 122.5 Acres
 2. Number of Lots:
 - Residential: 296
 - Office:
 - Commercial:
 - Industrial:
 - Total: 296
 3. Minimum Lot Area: 5,000 Sq. Ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA with C.U.P. (DP-142)
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STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Pawnee Mesa Community Unit Plan (DP-142). Blocks 1 thru 5 will be developed with single-family homes. Block 6, depending on lot size, will be developed with single-family, duplexes, 1-8 units connected, townhomes or apartments. Block 7 is being platted for duplexes as are Lots 1 thru 12 of Block 8. Lot 13, Block 8 is being platted for townhomes or apartments.
- A. The final plat shall reference the name of this plat as Pawnee Mesa Fourth as there is already a Pawnee Mesa Third.
 - B. The applicant is advised that the Community Unit Plan requires that the right-of-way for the cul-de-sac terminating Grant Street (shown as part of Reserve B) shall be dedicated within six months after approval of the C.U.P. by the City Commission. The C.U.P. further requires that this cul-de-sac be guaranteed within six months. On the final plat, the right-of-way for the cul-de-sac shall be dedicated and not provided for only as a purpose of Reserve B. If the final plat dedicating this right-of-way is not recorded within six months, the applicant will need to dedicate and guarantee its paving by separate instruments.
 - C. Lot 1, Block 6, may need to be redrawn to show the platting of individual lots to accommodate the uses permitted by the Community Unit Plan. The applicant and his agent shall meet with Planning Department staff to resolve this issue prior to filing a final plat for this portion of the preliminary.
 - D. The applicant shall submit a restrictive covenant for recording with the plat which calls out restrictions for lot-owner use of the "15-foot street, drainage and utility easement" being platted as part of Block 6. This restrictive covenant shall prohibit the construction of retaining walls and change of grade within the easement. It shall also prevent fences, earth berms and mass plantings and state that any planting proposed within the easement shall be reviewed by the City Forestry Division prior to installation.
 - E. The "15-foot street, drainage and utility easement" being platted on lots 27 thru 32, Block 6, shall be labeled on the final plat.
 - F. Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities. Since the Reserves are being platted for drainage purposes, the covenant shall provide the City the authority to maintain the Reserves in the event the owner(s) fail to do so and charge the cost of such maintenance back to the owner(s).

SUBDIVISION REPORT

Final Plat

SD 85-15 - PAWNEE MESA FOURTH ADDITION

Page 2

- G. The applicant shall submit a covenant which assures that four off-street parking spaces will be provided for each dwelling unit constructed adjacent to a 58-foot street right-of-way. This requirement also applies to the lots adjacent to the narrow 32-foot street right-of-way. The required covenant shall inventory the affected lots according to lot and block numbers.
- F. The applicant shall guarantee the pavement of the proposed streets.
- G. The paving guarantees for the following streets shall provide for sidewalks at the below stated locations:
1. Jewell/Cardington (collector street) both sides of street.
 2. Blake - north side from Cardington to Fieldcrest and south side from east line of Lot 13, Block 8 to Blake Court adjacent to Lot 12, Block 8.
- H. The applicant shall guarantee the extension of municipal water to serve each lot.
- I. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- J. The applicant shall guarantee the drainage improvements required by this plat.
- K. Because this replat changes street and easement locations, numerous improvement projects associated with the original plats will no longer be applicable. The developer will be required to reimburse the City the expenditure in these projects which, as of December 31, 1984, amounted to approximately \$43,800.00. The applicant shall contact the City Engineer for the exact amount. This reimbursement will be required at the time the first replat is scheduled to be considered by the City Commission.
- L. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. The final plat shall indicate a temporary cul-de-sac for terminating Shefford Street adjacent to Lot 1, Block 1. If this temporary cul-de-sac is to be dedicated on-site by this plat, appropriate language shall be included in the plat's text.
- N. The final plat shall label the center lines of utility easements.
- 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 Community Unit Plan requires the submitting of an "hydrology study" with the platting of this property. The representative from the City Engineer's Office should be prepared to comment on the status of the hydrology study and drainage concept for this property.

S/D No.: 85-15 Name: PAWNEE MESA FOURTH ADDITION

Preliminary Approved: 3/14/85
Scheduled S/D Meeting: 4/11/85

DESCRIPTION

General Location: At the Northwest corner of Lark Lane and Pawnee.
Owner: Builders Development, Inc., 1530 S. Oliver, Ste. 200, Wichita, KS 67218
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 30.4 Acres
 2. Number of Lots:
 - Residential: 63
 - Office:
 - Commercial:
 - Industrial:
 - Total: 63
 3. Minimum Lot Area: 6,000 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" with C.U.P. (DP-142)
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STAFF COMMENTS:

NOTE: This is a portion of an overall preliminary plat approved on March 14, 1985. This property is subject to the provisions of the Pawnee Mesa Community Unit Plan (DP-142). Blocks 1, 2, 3 and 5 will be developed with single family homes. Lot 1, Block 4 is proposed for development of clustered units.

- A. The final plat shall omit the platting of building setbacks as these are established by the associated Community Unit Plan. The final plat shall reference that building setbacks are per the Pawnee Mesa Community Unit Plan (DP-142) on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The applicant shall obtain, by separate instrument, the off-site temporary cul-de-sac right-of-way that is indicated adjacent to the north line of this plat.
- C. Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities. Since the Reserves are being platted for drainage purposes, the covenant shall provide the City the authority to maintain the Reserves in the event the owner(s) fail to do so and charge the cost of such maintenance back to the owner(s).
- D. The applicant shall submit a covenant which assures that four (4) off-street parking spaces will be provided for each dwelling unit constructed adjacent to a 58-foot street right-of-way. This covenant shall inventory the affected lots by lot and block numbers.
- E. The applicant shall guarantee the pavement of the proposed streets.
- F. The paving guarantee for Jewell Street shall provide for a sidewalk on each side of this collector street.
- G. The applicant shall guarantee the extension of municipal water to serve each lot.
- H. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- I. The applicant shall guarantee the drainage improvements required by this plat.

SUBDIVISION REPORT

Final Plat

S/D NO.: 85-15 - PAWNEE MESA FOURTH ADDITION

Page 2

- J. Because this replat changes street and easement locations, numerous improvement projects associated with the original plats will no longer be applicable. The developer will be required to reimburse the City the expenditure in these projects which, as of December 31, 1984, amounted to approximately \$43,800.00. The applicant shall contact the City Engineer for the exact amount. This reimbursement will be required at the time the first replat is scheduled to be considered by the City Commission.
- K. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. The final plat tracing shall indicate drainage easements on Lot 1, Block 4, which are needed for storm sewers.
- M. On the final plat tracing, the plat's text shall be amended to reference that the drainage dedication is dedicated for drainage purposes.
- N. Closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-74 Name: PAWNEE MESA 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: In an area west of Lark, north of Pawnee.
Owner: Builders Development, Inc., 1530 S. Oliver, Suite 200,
Wichita, KS 67218
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North,
Wichita, KS 67220

1. Gross Acreage of Plat: 23.1±
2. Number of Lots:
 - Residential: 59
 - Office:
 - Commercial:
 - Industrial:
 - Total: 59
3. Minimum Lot Area: 6,100 Sq. Ft.
4. Existing Zoning: "AA" with DP-142
5. Proposed Zoning: "AA" with DP-142

STAFF COMMENTS:

NOTE: This plat supersedes the previously approved final plat of Pawnee Mesa Addition (S/D 85-15) approved by the Subdivision Committee on April 11, 1985 and by the Planning Commission on April 18, 1985. The 1985 subdivision application and file has been marked superseded and closed.

This property is subject to the provisions of the Pawnee Mesa Residential Community Unit Plan (DP-142). Blocks 3 and 4 represent the platting of Parcel 2. Development of these blocks is planned for 43 zero lot line homes, Blocks 1, 2 and 5 represent the platting of a portion of C.U.P. Parcel 1. These three blocks are being platted for development of single-family dwelling units.

- 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- F. The applicant shall guarantee the construction of the turnarounds needed for Grant Street (at the southwest corner of the plat) and for Jewell Street.
- G. The paving petition for Cardington Street (collector) shall provide for sidewalks on each side of this street.
- H. As with the old Pawnee Mesa 4th Addition replat in 1985, this replat changes street and easement locations. With these changes, numerous improvement projects associated with the original plats will no longer be applicable. The developer will need to reimburse the City for the expenditures of the outdated projects which, as of December 31, 1984, amounted to approximately \$43,800.00. Prior to, or at the time of filing a final plat, the applicant shall contact the City Engineer's Office for the amount now due. The reimbursement will be required to be made at the time the first replat is submitted for scheduling before the City Council.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

SUBDIVISION REPORT

Preliminary Plat S/D 87-74 - PAWNEE MESA 4TH ADDITION

Page 2

- K. 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.
- L. 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.
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot wide street right-of-way. 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.
- O. On the final plat, the platator's text shall reference the platting of the parking easements.
- P. Regarding the reserves being platted for private drive purposes, the platator's text on the final plat tracing shall reference, by lot and block numbers, which lots are to be provided access by the reserves.
- Q. Regarding Reserves J, K and L, which are being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- R. On the final plat, a 20-foot building setback shall be indicated from Reserve L on Lot 9, Block 4. This will provide a 5-foot landscaping strip between the dwelling unit and the 15-foot street, drainage and utility easement.
- S. The applicant shall obtain, by separate instrument, the off-site temporary cul-de-sac right-of-way needed to properly terminate Shafford Street.
- T. The platator's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- U. 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.
- V. The applicant is advised that, once this preliminary plat is approved, the superseded Pawnee Mesa 4th Addition plat file (S/D 87-15) will be marked closed.
- W. The final plat shall label the centerline of the utility easements.
- X. Since this replat is vacating previous dedications, the final plat shall make appropriate reference to K.S.A. 12-512(b) in the platator's text.
- Y. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- Z. 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.

SUBDIVISION REPORT

Preliminary Plat S/D 87-74 - PAWNEE MESA 4TH ADDITION

Page 3

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