

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-29 Name Sandalwood Village
Date Application Rec'd. May 28, 1982 Preliminary Approval
Scheduled S/D Meeting June 10, 1982

DESCRIPTION

General Location East of 119th St. between Binter and Rolling Hills

Owner Thurman Smith
Surveyor/Engineer Professional Engineering Consultants, P.A.-Gary Wiley
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>24.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> 2 </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> 2 </u> | TOTAL <u>-0-</u> New <u> </u> ft. |
| 3. Minimum Lot Frontage <u>598 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7.25 acres</u> | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA (DP-125)</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:

NOTE: This plat is subject to the conditions of the Sandalwood Village residential C.U.P. (#DP-125) which proposes a maximum of 144 dwelling units, generally clustered in groups of four.

- A. This plat represents a replat of most of Block 14, Westlink Nineteenth Addition. Street paving, storm sewers, sanitary sewers and water were guaranteed by petition with the Westlink Nineteenth plat. The applicant shall contact the City Engineering and Water Departments to determine what revisions or additional guarantees may be required due to this replat.
- B. Since Binter/Parkridge is a collector street, a sidewalk is required and shall be guaranteed with this plat.
- C. Covenants which were filed with Westlink Nineteenth provided for a homeowners' association to be formed to own and maintain the lake within the reserve. The developer's plan now calls for the reserve to be owned and maintained by the two Sandalwood Village lots. All other Westlink Nineteenth lots are to be released from their responsibility regarding the reserve. The necessary documents revising the previous covenants and providing for a new homeowners' association and covenants shall be submitted to the Planning Department for review. After approval, fully executed documents shall be submitted to the Planning Department for forwarding with the plat to the governing body.
- D. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state if any additional drainage guarantees or minimum pad elevations are required.
- E. Requirements for a final plat (see pages 20-25 of the MAPC Subdivision Regulations).

S/D No. 82-29 Name Sandalwood Village
Date Application Rec'd. May 28, 1982 Preliminary Approval June 10, 1982
Scheduled S/D Meeting July 8, 1982

DESCRIPTION

General Location East of 119th St. between Binter and Rolling Hills

Owner Thurman Smith
Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>24.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>2</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>2</u> | TOTAL <u>-0-</u> New <u> </u> ft. |
| 3. Minimum Lot Frontage <u>598 ft.</u> | 8. Sidewalk adjacent to all streets <u> </u> yes <u>x</u> no |
| 4. Minimum Lot Area <u>7.25 acres</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA (DP-125)</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> <u> </u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: This plat is subject to the conditions of the Sandalwood Village Residential Community Unit Plan (DP-125) which proposes a maximum of 144 dwelling units, generally clustered in groups of four.

- A. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and state if any drainage guarantees or a minimum building pad are required.
- B. The plat represents a replat of most of Block 14, Westlink Nineteenth Addition. Street paving, storm sewers, sanitary sewers and water were guaranteed by petition with the Westlink Nineteenth plat. The applicant shall make satisfactory arrangements with the Engineering and Water Departments regarding revisions or additional guarantees which may be required because of this replat.
- C. Since Binter/Parkridge is a collector street, a sidewalk is required and shall be guaranteed with this plat.
- D. Covenants which were filed with Westlink Nineteenth provided for a homeowners association to be formed to own and maintain the reserve. The developer's plan now calls for the reserve to be owned and maintained by the two Sandalwood Village lots. All other Westlink Nineteenth lots are to be released from their responsibility regarding the reserve. The necessary documents revising the previous covenants shall be submitted to the Planning Department for review. After approval, fully executed documents shall be submitted to the Planning Department for forwarding with the plat to the governing body.
- E. If any additional improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.

- G. Existing half-street right-of-way for all adjacent streets shall be shown on the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-13 Name Sandalwood Village
Date Application Rec'd. 3-4-83 Preliminary Approval 3-17-83
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location East of 119th St. West in an area south of Binter.

Owner Thurman W. Smith
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, KS Zip Code 67211 Phone 262-2691

- 1. Gross Acreage of Plat 32.1 acres
- 2. Number of Lots :
 - Residential 87
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 87
- 4. Minimum Lot Frontage 42.36 ft.
- 5. Minimum Lot Area 7500 sq. ft.
- 6. Existing Zoning AA
- 7. Proposed Zoning AA
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL -0- New _____ ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: Lot sizes have been increased to provide for 7,500 sq. ft. minimum per lot as required by the covenants established for the original Westlink Nineteenth Addition.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property and state what minimum building pad is required to be referenced on this plat.
- B. The applicant shall re-petition for street paving, sanitary sewer, water, storm sewer and sidewalk improvements as required for this development. A certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The necessary documents revising The Block 14, Westlink Nineteenth Addition Homeowners' Association, which provides for ownership and maintenance of Reserve A, shall be submitted to the Planning Department for review and for recording with the plat.
- D. For all lots fronting on a 58-foot street, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.
- E. When the preliminary plat for this property was considered, the Subdivision Committee recommended a waiver of the minimum 60-foot lot frontage requirement of the Subdivision Regulations. Also approved were the 20-foot and 10-foot setbacks as platted rather than the usual 25-foot and 15-foot setbacks.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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. 83-13 Name Sandalwood Village
Date Application Rec'd. 3-4-83 Preliminary Approval _____
Scheduled S/D Meeting 3-17-83

DESCRIPTION

General Location East of 119th St. West in an area south of Binter

Owner Thurman W. Smith
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

- | | | | |
|--|---|-------------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>32.1 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>102</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>102</u> | TOTAL <u>-0-</u> New _____ ft. | |
| 3. Minimum Lot Frontage | <u>50 ft. at setback</u> | 8. Sidewalk adjacent to all streets | <u>yes X no</u> |
| 4. Minimum Lot Area | <u>6000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</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 plat is a replat of part of Blocks 14 and 24, Westlink 19th Addition. It supersedes S/D 82-29, Sandalwood Village. The streets and reserve remain as originally platted. The number of lots is being increased from 72 to 102. Many proposed lots have less than 60 feet of frontage.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property and state if any drainage guarantees or a minimum pad are required.
- B. Street paving, storm sewers, sanitary sewers and water were guaranteed by petition for this property when Westlink 19th Addition was platted. The applicant shall make satisfactory arrangements with City Engineering and the Water Department regarding revisions or additional guarantees which may be required because of this plat.
- C. Since Binter is part of the residential collector street system in this area, a sidewalk is required on both sides. A guarantee shall be submitted for construction of a sidewalk on the south and westerly sides adjacent to this plat. (A sidewalk acknowledgment was filed with the Westlink 19th plat).
- D. When Westlink 19th Addition was platted, a covenant was filed which assigned ownership and maintenance responsibilities of Reserve "A" to The Block 14 Westlink 19th Addition Homeowners Association. The applicant or his agent should be prepared to advise who is to now own and maintain Reserve A. The necessary documents revising the previous covenants shall be submitted to the Planning Department for review. After approval, fully executed documents shall be submitted to the Planning Department for forwarding with the plat to the governing body.
- E. As numerous platted utility easements are proposed for vacation by this replat, appropriate reference shall be made to K.S.A. 12-512(b) on the final plat.

(Over)

- F. For all lots fronting on a 58-foot street, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.
- G. The final plat shall indicate "complete access control" to 119th Street West across the west line of the plat.
- H. Approval of this preliminary plat will require a waiver of the minimum 60-foot lot frontage requirement of the Subdivision Regulations.
- I. It should be noted that the applicant is proposing to plat a front yard setback of only 20 feet. The "AA" zoning district requires a 25-foot front yard setback. Also, 10-foot side yard setbacks are proposed for most corner lots, whereas the typical standard is a 15-foot side yard setback. The applicant's agent and the Subdivision Committee should be prepared to discuss this matter.
- J. If petitions are submitted as guarantees for any required improvements, a certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).