

S/D NO. 79-16 Name NW 1/4 Section 5 - Applewood  
Date Application Rec'd. 2-12-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location East of Rock Road in an area south of 29th St. North

Owner Wichita Development Company  
Surveyor/Engineer Van Doren-Hazard-Stallings, 260 N. Rock Road, Suite 250, 67206  
Address Bill G. Yung, Design, 1355 N. Waco, 67203 Phone (1) 686-7303  
(2) 264-0676

- |   |                                 |                                |                                |
|---|---------------------------------|--------------------------------|--------------------------------|
| 1. Gross Acreage of Plat                          | <u>91.23</u>                    | 7. Lineal Feet of New Streets: |                                |
| 2. Number of Lots:                                |                                 | a. <u>58'</u> R/W              | <u>2,250</u> ft.               |
| Residential                                       | <u>67</u>                       | b. <u>64'</u> R/W              | <u>2,600</u> ft.               |
| Commercial  | _____                           | c. _____ R/W                   | _____ ft.                      |
| Industrial  | _____                           | d. _____ R/W                   | _____ ft.                      |
| Other   | _____                           | e. _____ R/W                   | _____ ft.                      |
| Total Number of Lots                              | <u>67</u>                       | TOTAL                          | <u>4,850</u> ft.               |
| 3. Minimum Lot Frontage                           | <u>65' setback</u>              | 8. Sidewalk adjacent to all    | streets? <u>x</u> yes _____ no |
| 4. Minimum Lot Area                               | <u>8,400</u> ft.                |                                |                                |
| 5. Existing Zoning                                | <u>AA</u>                       |                                |                                |
| 6. Proposed Zoning                                | <u>AA with CUP</u>              |                                |                                |
| 9. Public Water Supply                            | <u>yes</u> (Yes-No), Name _____ |                                |                                |
| 10. Public Sanitary Sewers                        | <u>yes</u> (Yes-No), Name _____ |                                |                                |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No)             |                                |                                |
| 12. City of Wichita                               | _____ : Three-Mile Area _____   |                                |                                |

STAFF COMMENTS: *Back lots into Paige & geometrics on Toccoa & Colasayan*

- A. Approval of this plat in final form will be subject to the annexation of the property and approval of the associated residential community unit plan, DP-96. No final plat shall be submitted until the C.U.P. has been approved by the Planning Commission.
- B. Since the lots in the southeast corner of this preliminary plat are only a small portion of Parcel 9 of the C.U.P., and since they have no access until the balance of the streets in that parcel are dedicated, it is recommended that Blocks 3 and 4 not be final platted until the balance of Parcel 9 is platted.
- C. The applicant shall contact K.G. and E. regarding the proposed locations for streets to cross the K. G. and E. easement. A copy of a letter from K. G. and E. approving the street crossing locations shall be submitted to the Planning Department.
- D. The 20 foot sanitary sewer easement on the north side of Block 2 needs to be relocated out of the KANEB easement.
- E. The applicant shall obtain a letter from KANEB Pipeline Company stating the minimum building setback required from their pipeline. Such a setback shall be shown on the final plat.
- F. Provisions shall be made for the maintenance of the 50 foot buffer between Rock Road and Paige. It is recommended that it be included in the golf course property.
- G. The applicant or his representative shall be prepared to explain the proposed use and ownership of that portion of the K.G. and E. easement which is on the south side of Lots 1 thru 4, Block 1.
- H. Four off-street parking spaces will be required on each lot which abuts a 58 foot street. This requirement shall be included in

the restrictive covenants which are proposed to be filed as part of this plat.

- I. The applicant shall guarantee the extension of water and sanitary sewer to all lots and shall guarantee the paving of all interior streets being platted except for the street in the northeast corner of the plat.
- J. Sidewalks will be required adjacent to both sides of all interior streets unless the applicant submits a sidewalk plan for review and approval with submission of the final plat.
- K. The applicant shall guarantee all drainage improvements required by the platting of this property. No final plat shall be submitted for review until the drainage plan has been approved.
- L. The golf course and open space areas shall be platted as a reserve and some type of provision made for their maintenance (either a private ownership or homeowners' association with covenants for maintenance).
- 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).

WICHITA—SEDDWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

(316) 266-4561

February 23, 1979

Bill G. Yung Design  
1355 N. Waco  
Wichita, Kansas 67203

Re: S/D 79-16 - Preliminary plat of NW 1/4 Section 5 - Applewood

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 22, 1979, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

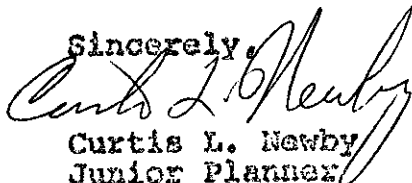
- A. A new name shall be chosen for the plat.
- B. Additional easements, as indicated on the marked copy of the preliminary plat furnished to the applicant's engineer, shall be indicated on the final plat.
- C. The applicant shall contact the Department of Public Works relative to proper street names to be indicated on the final plat.
- D. The applicant shall contact the City Traffic Engineer relative to proper marking and signing of the golf cart crossing the public streets. The applicant's legal counsel should be prepared to give a legal opinion on the crossing of and use of public streets by non-licensed vehicles (golf carts).
- E. Approval of this plat in final form will be subject to the annexation of the property and approval of the associated residential community unit plan, BP-96. No final plat shall be submitted until the C.U.P. has been approved by the Planning Commission.
- F. Since the lots in the southeast corner of this preliminary plat are only a small portion of Parcel 9 of the C.U.P., and since they have no access until the balance of the streets in that parcel are dedicated, it is recommended that Blocks 3 and 4 not be final platted until the balance of Parcel 9 is platted.

- G. The applicant shall contact K. G. and E., regarding the proposed locations for streets to cross the K.G. and E. easement. A copy of a letter from K. G. and E. approving the street crossing locations shall be submitted to the Planning Department.
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- I. The applicant shall obtain a letter from KANEB Pipeline Company stating the minimum building setback required from their pipeline. Such a setback shall be shown on the final plat.
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- K. Four off-street parking spaces will be required on each lot which abuts a 58 foot street. This requirement shall be included in the restrictive covenants which are proposed to be filed as part of this plat.
- L. The applicant shall guarantee the extension of water and sanitary sewer to all lots and shall guarantee the paving of all interior streets being platted except for the street in the northeast corner of the plat.
- M. Sidewalks will be required adjacent to both sides of all interior streets unless the applicant submits a sidewalk plan for review and approval with submission of the final plat.
- N. The applicant shall guarantee all drainage improvements required by the platting of this property. No final plat shall be submitted for review until the drainage plan has been approved.
- O. The golf course and open space areas shall be platted as a reserve and some type of provision made for their maintenance (either as a private ownership or homeowners' association with covenants for maintenance).
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby  
Junior Planner  
CLN:bh

Bill G. Yung Design

2-29-79

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cc: Wichita Dev. Co., 2225 Hathway Circle, 67226  
Comotara Properties, Inc. 2225 Hathway Circle, 67226  
Van Doren-Hazard-Stallings, 260 N. Rock Rd, Suite 250, 67206  
Dean Sellers, Assistant City Engineer

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