

SUBDIVISION REPORT

S/D NO. 79-10 Name MALLARD COVE
Date Application Rec'd. 1-25-79 Preliminary Approval _____
Scheduled S/D Meeting 2-8-79

DESCRIPTION

General Location North of I-235, on the east side of North Meridian

Owner Miles Sand, Inc.
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st St., Wichita, Ks. 67203 Phone 832-0213

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|--|---|
| 1. Gross Acreage of Plat <u>23.6</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>66</u> R/W <u>2,000</u> ft. |
| Residential <u>1</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>1</u> | TOTAL <u>2,000</u> ft. |
| 3. Minimum Lot Frontage <u>800</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>20 acres</u> xxx | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"R-5" (Z-2096 and DP-94)</u> | |
| 9. Public Water Supply <u>yes</u> (Yes- No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes- No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : <u>Three-Mile Area</u> | |

STAFF COMMENTS:

- A. *agreed* Since there will be only a few points of access to Mallard Drive and 41st Street from the proposed plat and no access to the streets from the south or west, it is possible for these collectors to be designed with 54 feet of right-of-way which would allow for two moving lanes, but no parking lanes. The applicant and the Department of Public Works shall be prepared to comment on this at the Subdivision Committee meeting.
- B. The dedication of 41st Street east to Amidon will be discussed at the Subdivision-Committee meeting.
- C. A drainage plan shall be submitted to the City Engineer's office for review and approval prior to submission of the final plat. The applicant and the Department of Public Works shall be prepared to comment on the existing drainage through this property and how that is proposed to be preserved or altered.
- D. As required on the C.U.P., the applicant shall guarantee the construction of a ^{permanent} temporary deceleration lane on Meridian south of 42nd Street North.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the site including the construction of a pump station and force main as referenced in Note #1 on the face of the plat.
- F. The applicants shall establish a Homeowners Association which provides for the maintenance of the lake and other common open space. The covenants shall contain a provision which will assure that the governing body can, upon proper notice and hearing,

cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.

- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 79-10 Name: MALLARD COVE

Preliminary Approved: 2/22/79
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: North of I-235 on the east side of North Meridian.
Owner: Miles Sand, Inc.
Surveyor/Engineer: Poe & Associates

1. Gross Acreage of Plat: 23.6 Acres
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 20 Acres
4. Existing Zoning: AA
5. Proposed Zoning: R-5

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2096) requesting "AA" to "R-5" zoning has been approved subject to platting. This property is subject to the provision of Community Unit Plan (DP-94).

- A. At the time this plat was approved in preliminary form in 1979, a requirement was established for the pavement of 41st street/Meridian Drive to the narrow residential collector standard of 54 feet of right-of-way with 25 feet of pavement. Since the proposed lot will have direct access to this street and it will also serve commercial property to the east and south, the final plat tracing shall indicate the dedication of 66 feet of right-of-way for this street and the applicant shall guarantee the paving of the street to the normal pavement width for a street serving multi-family development (37 feet of pavement). This guarantee shall provide for a sidewalk on the north and east sides of the street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve this plat. At the time of preliminary plat review, the applicant was required to submit a sanitary sewer service plan to City Engineering. The City Engineer's representative should be prepared to comment on this plan.
- C. As required at the time of preliminary plat approval, the applicant shall dedicate, by separate instrument, 41st Street from the east line of this plat to Amidon.
- D. As required by the applicant's Community Unit Plan, the applicant shall guarantee the construction of both a temporary and permanent decel lane for Meridian adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the north/south street shall be named Meridian Drive.
- G. On the final plat tracing, the existing water line easement on this property shall be dimensioned and appropriate recording information shown.
- H. On the final plat tracing, one of the proposed reserves shall be relabeled Reserve "B". Appropriate changes shall be made in the plat's text.

- I. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the proposed reserves.
- J. Provisions shall be made for ownership and maintenance of the 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 reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- K. The final plat shall reference, on the plattor's text as well as the face of the plat, that building setbacks are per the Mallard Cove Community Unit Plan (DP-94). Building setbacks should not be platted.
- L. On the final plat tracing, the Metropolitan Area Planning Commission signature block shall be corrected to read: "JAMES C. WILSON - Chairman."
- M. The representative from the City Engineer's Office should be prepared to comment on the applicant's drainage plan for this property. Specifically, are any drainage guarantees required?
- 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.