

S/D No. 82-21 Name Pepperwood Village
Date Application Rec'd. 4-2-82 Preliminary Approval _____
Scheduled S/D Meeting 4-15-82

DESCRIPTION

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

Owner Hartman Homes, Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd., #250, Wichita Zip Code 67208 Phone 686-7303

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>21.1</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>66</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>66</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>45 ft.</u> | 8. Sidewalk adjacent to all streets _____ yes _____ no |
| 4. Minimum Lot Area <u>4,100 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 _____ | |

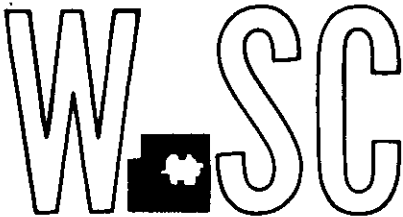
STAFF COMMENTS:

- Note: An amendment to the residential community unit plat is scheduled for M.A.P.C. review on April 8, 1982. Their action will be pointed out at the meeting. The amendment would provide for zero lot line development in Block 1 and conventional single family detached units in Block 2.
- A. With the reduction in lot sizes from the previous platted lots, several lots are now without access to sanitary sewer and water. The applicant shall guarantee the necessary sewer and water extensions.
 - B. The applicant shall make satisfactory arrangements with the Water Department for revisions in the water service lines.
 - C. Five-foot maintenance easements shall be added to Lots 7, 8, 26, and 29 in Block 1. The plat's text shall state what the maintenance easements are for and who is to benefit from them.
 - D. It is recommended that the reserves be designated as Reserves A, B, C and D for easy reference. The plat's text should state who is to own and maintain these reserves.
 - E. A homeowners' association was formed and restrictive covenants were filed with the plat of Pepperwood Addition. Since some of those covenants are not applicable to this development, new covenants will be necessary. The two covenants required by the City are the one relating to off-street parking spaces per dwelling unit on 58-foot streets and the one giving the City the right to maintain the reserves if not property maintained by the owners.
 - F. It is recommended that the large "Floodway Reserve" in Pepperwood Addition be included in this replat so that the ownership and maintenance responsibilities for it can be easily assigned to the new homeowners' association.
 - G. Approval of this plat will require a waiver of the 60-foot minimum lot width design requirement.

- H. The quarter section of land in which this plat is located shall be referenced in the engineer's text.
- I. Where utility easements are bisected by lot lines, the center lines of the utility easements shall be noted.
- J. Additional easements shall be shown and adequately dimensioned on Lot 14, Block 2 to cover the existing sanitary sewer line.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 16, 1982

Van Doren-Hazard-Stallings
260 N. Rock Rd., #250
Wichita, Ks. 67206

Re: S/D 82-21 - Final plat of Pepperwood Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 15, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. With the reduction in lot sizes from the previous platted lots, several lots are now without access to sanitary sewer and water. The applicant shall guarantee the necessary sewer and water extensions. *#13500 LC guarantee*
- B. The applicant shall make satisfactory arrangements with the Water Department for revisions in the water service lines.
- C. Five-foot maintenance easements shall be added to Lots 7, 8, 26, and 29 in Block 1. The plat's text shall state what the maintenance easements are for and who is to benefit from them.
- D. On the final plat tracing, the reserves shall be designated as Reserves A, B, C and D for easy reference. The plat's text shall state who is to own and maintain these reserves.
- E. A homeowners' association was formed and restrictive covenants were filed with the plat of Pepperwood Addition. Since some of those covenants are not applicable to this development, new covenants will be necessary. The two covenants required by the City are the one relating to off-street parking spaces per dwelling unit on 58-foot streets and the one giving the City the right to maintain the reserves if not property maintained by the owners.

In order to assure that the "Floodway Reserve" to the north of this property, a part of the plat being replatted by this plat, will be maintained, the applicant shall provide a letter from the owner of the "Floodway Reserve" stating that it will be maintained the proposed multi-family development to the east.

Van Doren-Hazard-Stallings

4-16-82

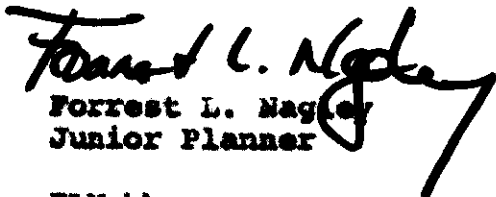
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- G. Approval of this plat will require a waiver of the 60-foot minimum lot width design requirement.
- H. The quarter section of land in which this plat is located shall be referenced in the engineer's text.
- I. Where utility easements are bisected by lot lines, the center lines of the utility easements shall be noted.
- J. Additional easements shall be shown and adequately dimensioned on Lot 14, Block 2 to cover the existing sanitary sewer line.
- K. A 10-foot utility easement shall be indicated adjacent to the south line of the pipeline easement along the north line of this plat.
- L. The applicant shall provide computations to City Engineering which gives the percentage of the replatted lots in the new lots.
- M. The applicant shall meet with City Engineering regarding the required minimum building pad to be referenced on this plat.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on April 22, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLM:hh

cc: Hartman Homes, Inc. 6200 E. Central, 67208
Mike Lindebak, City Engineering



**Van Doren
Hazard
Stallings**

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 6/10/82 JOB NO. 81-229-A0

PROJECT Pepperwood Village

COPIES TO

TO Mike Lindebak

FROM Michael D. Harding

REFERENCE _____

LOT AREAS FOR
PEPPERWOOD VILLAGE

Lot No.	Block No.	Area (acre)	Lot No.	Block No.	Area (acre)
1	1	.16	1	2	.31
2	"	.12	2	"	.28
3	"	.12	3	"	.33
4	"	.12	4	"	.30
5	"	.17	5	"	.37
6	"	.10	6	"	.23
7	"	.19	7	"	.20
8	"	.22	8	"	.35
9	"	.12	9	"	.29
10	"	.12	10	"	.20
11	"	.12	11	"	.19
12	"	.12	12	"	.16
13	"	.16	13	"	.18
14	"	.16	14	"	.23
15	"	.12	15	"	.25
16	"	.12	16	"	.22
17	"	.11	17	"	.17
18	"	.10	18	"	.28
19	"	.15	19	"	.22
20	"	.20	20	"	.26
21	"	.13	21	"	.18
22	"	.13	22	"	.19
23	"	.19	23	"	.19
24	"	.17	24	"	.17
25	"	.12	25	"	.18
26	"	.11	26	"	.33
27	"	.10	27	"	.22
28	"	.15	28	"	.24
29	"	.18	29	"	.15
30	"	.12			
31	"	.12			
32	"	.12			
33	"	.20			
34	"	.13			
35	"	.13			
36	"	.13			
37	"	.14			

WICHITA-SEDGWICK COUNTY

January 27, 1983 ^{DATE}

METROPOLITAN AREA PLANNING DEPARTMENT

TO Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

FROM

SUBJECT Release of letter of credit associated with
Pepperwood Village Addition (Credit Number 957)

Mike Lindebak of the City Engineer's office has advised that the above-referenced letter of credit may be released. The original guarantee should be returned to the bank with their copy of this memorandum.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

COPY

cc: Hartman Homes, Inc., Attention: Willis Hartman
6200 E. Central, 67208
Fourth National Bank, Attention: Anna R. Anderson,
P.O. Box 1090, 67201
X Mike Lindebak, Project Development Engineer, City
Engineering

RECEIVED
JAN 28 1983
Dept. Of Engineering

ML



250 Rockborough Building
 260 North Rock Road
 Wichita, Kansas 67206
 316/686-7303

DATE 6/10/82 JOB NO. 81-229-A0
 PROJECT Pepperwood Village
 TO Mike Lindebak
 FROM Michael D. Harding
 REFERENCE _____

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27	"	.10	27	"	.22
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30	"	.12			
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35	"	.13			
36	"	.13			
37	"	.14			

