

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-36 Name Peppertree 2nd
Date Application Rec'd. 6-25-82 Preliminary Approval
Scheduled S/D Meeting 7-8-82

DESCRIPTION

General Location North of 21st in an area west of Webb Road

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th North, Wichita, Ks. Zip Code 67226 Phone 683-5567

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|---|--|
| 1. Gross Acreage of Plat <u>9.0+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>32'</u> R/W <u>575</u> ft. |
| Residential <u>20</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>20</u> | TOTAL <u>575</u> ft. |
| 3. Minimum Lot Frontage <u>62' for single unit</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8240 S.F. for single unit</u> | |
| 5. Existing Zoning <u>AA w/CUP</u> | |
| 6. Proposed Zoning <u>Same</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

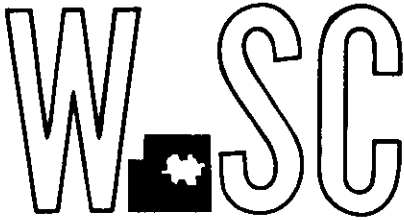
- A. According to the dimensions shown on this preliminary plat, about 20 feet of Reserve C in Bluestem Village and a portion of Reserve A in Plumthicket Second are being included in this replat along with part of Lot 89, Block 2, Bluestem Village. Also, several existing platted utility easements are being vacated by this replat and granted in slightly revised locations. The utility companies shall be prepared to comment on the acceptability of these easement relocations.
- B. The applicant shall obtain from the adjacent property owner the off-site utility easement as shown adjacent to proposed Reserve B and Lots 12 thru 19.
- C. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and state if any drainage improvements are required by the platting of this property.
- D. The applicant shall guarantee the extension of City water to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- F. The applicant shall guarantee the paving of Peppertree Circle.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since Reserves A and B are of no benefit to any lots but 11, 12 and 20, it is recommended that these areas be platted as part of these lots. Setback lines can be established on the plat and covenants can be filed of record which provide protection for the trees and the pipeline. If left as "reserves", provisions will have to be made for their ownership and maintenance.
- I. Regarding the setback note shown on proposed Lots 12 and 20, the applicant should be advised that the Community Unit Plan requires a 6-foot sideyard to be observed if either a duplex

(Over)

or single-family home is constructed on either of the two lots. If the reserves are included as part of these lots, there will be no need for this zero setback request.

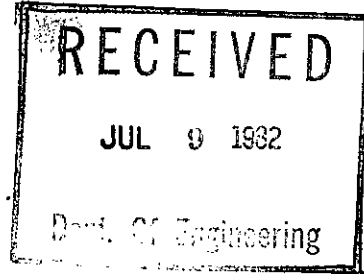
- J. Regarding the "entry monument easements," the applicant is hereby advised that subdivision entry monuments are allowed only after approval by the Director of Planning and the Superintendent of Central Inspection as provided for in Article 28.04.139 C.2 of the Zoning Ordinance. It is recommended that this approval be obtained before entry monument easements are shown on the final plat.
- K. The applicant shall provide proof from the Cities Service Gas Company that the pipeline easement shown within Reserve "B" is acceptable. It should be noted that this preliminary plat shows a portion of a firelane and utility easement within the pipeline easement. Approval from the pipeline company for platting such an easement within their easement is also required. It is also noted that the width of the pipeline easement and the location of the firelane easement do not match the width and location platted in Plumthicket Second.
- L. Regarding the 15-foot street, drainage and utility easements, the applicant shall submit restrictive covenants which call 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 plantings proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- M. Approval of this preliminary plat will require a waiver of the street width standard of the Subdivision Regulations.
- N. Since the proposed street is to have a pavement width of only 29 feet, the applicant shall submit a restrictive covenant which requires four off-street parking spaces per dwelling unit.
- O. On the final plat, the utility easements on Lots 8, 9, 16, 17, 18 and 19 shall be properly dimensioned. Where a 20-foot utility easement is centered on a common lot line, the centerline of the easement shall be indicated.
- P. The necessary revisions shall be made to existing covenants and homeowner associations with regard to those portions of existing reserves which are being included in this replat.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 9, 1982

Bill G. Yung Design
8225 E. 35th North
Wichita, Kansas 67226

Re: S/D 82-36 - Preliminary plat of Peppertree 2nd

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 8, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. The applicant shall obtain from the adjacent property owner the off-site utility easement as shown adjacent to proposed Reserve B and Lots 12 thru 19.
- B. A sanitary sewer layout and a storm sewer layout shall be submitted to City Engineering for review prior to submission of the final plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served.
- D. The applicant shall guarantee the paving of Peppertree Circle.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. It is recommended that the triangular portion of Lot 89, Block 2, Bluestem Village located northwest of proposed Lot 1 be indicated in this plat as a reserve.
- G. Covenants shall be submitted which provide for ownership and maintenance of the reserves.
- H. Regarding the setback shown on proposed Lots 12 and 20, the applicant should be advised that the Community Unit Plan and the zoning ordinance require a 6-foot sideyard to be observed. If the applicant desires a lesser setback, he should meet with the Planning staff to discuss this matter prior to submitting a final plat.

- I. Regarding the "entry monument easements," the applicant is hereby advised that subdivision entry monuments are allowed only after approval by the Director of Planning and the Superintendent of Central Inspection as provided for in Article 28.04.139 C.2 of the Zoning Ordinance. It is recommended that this approval be obtained before entry monument easements are shown on the final plat.
 - J. The applicant shall provide proof from the Cities Service Gas Company that the pipeline easement shown within Reserve "B" is acceptable. It should be noted that this preliminary plat shows a portion of a firelane and utility easement within the pipeline easement. Approval from the pipeline company for platting such an easement within their easement is also required. It is also noted that the width of the pipeline easement and the location of the firelane easement do not match the width and location platted in Plumthicket Second.
 - K. Regarding the 15-foot street, drainage and utility easements, the applicant shall submit restrictive covenants which call 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 proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
 - L. The Subdivision Committee recommends a waiver of the street right-of-way width requirements of the Subdivision Regulations.
 - M. Ten-foot utility easements shall be granted between the following lots: 5 and 6, 10 and 11, 12 and 13, 16 and 17.
 - N. Since the proposed street is to have a pavement width of only 29 feet, the applicant shall submit a restrictive covenant which requires four off-street parking spaces per dwelling unit.
 - O. On the final plat, the utility easements on Lots 8, 9, 16, 17, 18 and 19 shall be properly dimensioned. Where a 20-foot utility easement is centered on a common lot line, the centerline of the easement shall be indicated.
 - P. The necessary revisions shall be made to existing covenants and homeowner associations with regard to those portions of existing reserves which are being included in this replat.
 - Q. 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.
 - R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
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Bill G. Yung Design
July 9, 1982
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The enclosed "marked" copy of the plat is for your files.
If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Company, P.O. Box 4048, 67204
Ken Bengtson, Mid-Kansas Engineering Consultants, 260 N. Rock Rd.,
Suite 245, 67206
✓ Mike Lindebak, City Engineering