

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-56 Name TAPESTRY MEADOWS SECOND
Date Application Rec'd. 6-21-75 Preliminary Approval N/A
Scheduled S/D Meeting 7-3-75

DESCRIPTION

General Location N side of U. S. 54 Hwy. in an area W of 151st St. W

Owner James E. & Sharon Kay Goolsby
Surveyor/Engineer Baughman Co.
Address 330 Laura Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>23.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>23</u> | b. <u>35</u> R/W <u>567</u> ft. |
| Commercial <u> </u> | c. <u>80</u> R/W <u>437</u> ft. |
| Industrial <u> </u> | d. <u>70</u> R/W <u>1607</u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>23</u> | TOTAL <u>167,295 sq. ft.</u> |
| 3. Minimum Lot Frontage <u>122.53</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u> </u> ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u> </u> | |
| 9. Public Water Supply <u>NO</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>NO</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. It shall be noted that the preliminary plat for subject property was approved by the S/D Commission three years ago on June 1, 1972.
- B. It is recommended that the lot sizes be adjusted to provide at least 40,000 square feet per lot in order to conform to the recently adopted County Sanitation Code.
- C. The applicant shall guarantee the improvement of Lynndale Street, Chelsea Street and Woodbine Lane. The County Engineer shall be contacted regarding this matter.
- D. A 150' building setback shall be indicated from the centerline of U. S. 54 Highway on Lot 7 Block 2 and Lots 1, 2, 3, & 4, Block 4 if it effects this plat.
- E. Recording of the plat ...

SUBDIVISION REPORT

S/D NO. 75-56 Name Tapestry Meadows Second Addition
 Date Application Rec'd. 6-21-75 Preliminary Approval 8-7-75
 Scheduled S/D Meeting 1-11-79

DESCRIPTION

General Location North side of U.S. 54 Highway in an area west of 151st St. West

Owner James E. Goolsby

Surveyor/Engineer Baughman Company

Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>22.24 acres</u></p> <p>2. Number of Lots:
 Residential <u>18</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>18</u></p> <p>3. Minimum Lot Frontage <u>120</u> ft.</p> <p>4. Minimum Lot Area <u>40,000 square</u> ft.</p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>R-1</u></p> <p>9. Public Water Supply <u>No</u> (Yes-No), Name _____</p> <p>10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____</p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita _____: Three-Mile Area <u>X</u></p> | <p>7. Lineal Feet of New Streets:
 a. <u>70</u> R/W <u>1600</u> ft.
 b. <u>80</u> R/W <u>460</u> ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no</p> |
|---|--|

STAFF COMMENTS:

- A. This plat is a revised final consisting of 18 residential lots having minimum lot areas of 40,000 square feet, whereas the original final plat approved by the Subdivision Committee in August, 1975, had 23 lots and minimum lot areas of 20,000 square feet.
- B. The plat has been revised since the original 20,000 square foot lot sizes were approved subject to the property being served by a municipal water system, and the applicant has been unable to secure a water supply for the property.
- C. The applicant shall obtain a letter from the Environmental Health Division of the Department of Community Health stating that the use of private water wells is approved for subject lots. A copy of said letter shall be submitted to the Planning Department.
- D. The arrow pointing to the legal tie reference point at the northeast corner of the plat is in the wrong location. It shall be changed to reference the northeast corner of Lot 2, Block 1 as being the same as the ...

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-56 Name Tapestry Meadows Second Addition
Date Application Rec'd. 12-24-80 Preliminary Approval _____
Scheduled S/D Meeting 1-8-81

DESCRIPTION

General Location North side of U.S. 54 Highway in an area west of
151st St. West

Owner James E. Goolsby

Surveyor/Engineer Baughman Company

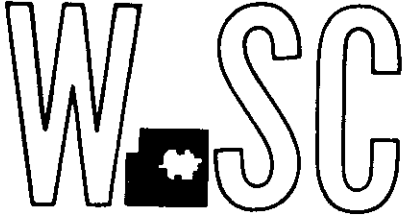
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 18+
- 2. Number of Lots:
 - Residential 14
 - Commercial _____
 - Industrial _____
 - Other _____
- Total Number of Lots 14
- 3. Minimum Lot Frontage 151 ft.
- 4. Minimum Lot Area 40,000 square ft.
- 5. Existing Zoning R-1
- 6. Proposed Zoning R-1
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. 70 R/W 2070 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 2070 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply No (Yes-No), Name _____
- 10. Public Sanitary Sewers NO (Yes-No), Name _____
- 11. Health Department Approval (where applicable) Yes (Yes-No)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. The latest revised final plat differs from the previous approved plat in that the four lots north of Lynndale have been deleted because of drainage problems.
- B. The applicant or his representative and the County Public Works' representative shall be prepared to comment on the status of the road improvements. If the roads are not already built to County standards, they shall be guaranteed as a condition of plat approval.
- C. The applicant or his representative shall be prepared to state whether the driveway from Lot 5, Block 2 has been permanently closed. If not, then a monetary guarantee shall be submitted for the closure since complete access control is being granted.
- D. The block numbers shall be changed to Blocks 1, 2, and 3.
- E. The Health Department has previously approved the use of water wells and septic tanks for this subdivision. If any additional Health Department _____

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-2600
January 12, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-56 - Final Plat (Revised) - Tapestry Meadows
Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 11, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As there is an existing Chelsea Street in another part of town, the street name on this plat shall be changed. The applicant has proposed "Jama Street".
- B. The applicant shall guarantee to the County, the closing of the existing openings to U.S. 54 on Lot 5, Block 2.
- C. A temporary cul-de-sac or hammerhead turnaround for Grassmere Lane shall be indicated at the west end of Lot 1, Block 1.
- D. The County Public Works Department advised that no building permits can be issued on Lots 1 and 2 in Block 1 until Grassmere Lane is opened. The applicant shall submit a restrictive covenant which states that no building permits will be allowed until Grassmere is opened by the County.
- E. The applicant's surveyor shall work with the City Engineer's office regarding the alignment of Jama Street at Lot 5, Block 2.
- F. The applicant shall obtain a letter from the Environmental Health Division of the Department of Community Health stating that the use of private water wells is approved for subject lots. A copy of said letter shall be submitted to the Planning Department.

Baughman Company
Page 2
1-12-78

- G. The arrow pointing to the legal tie reference point at the northeast corner of the plat is in the wrong location. It shall be changed to reference the northeast corner of Lot 2, Block 1 as being the same as the northwest corner of Lot 9, Block 1, Tapestry Meadows.
- H. Additional utility easements as shown on the marked "Engineer's Copy" of the plat shall be shown on the final plat tracing.
- I. The applicant shall guarantee the improvement of Lynndale, Jama and Woodbine Lane to suburban standards. The County Public Works Department shall be contacted regarding this matter.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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 Thursday, January 18, 1979, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

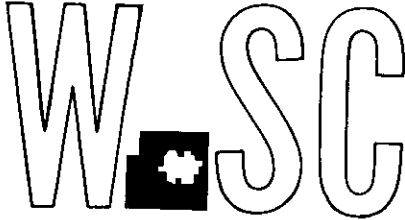


Louise Olivarez
Junior Planner

LO:bh

cc: James E. Goolsby, 15414 W. Harry, 67209
✓ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Baughman Company
330 Laura
Wichita, Kansas 67211

August 8, 1975

Re: S/D 75-56 - Final plat of
TAPESTRY MEADOWS SECOND
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this plat is subject to providing a minimum lot area of 20,000 square feet as well as providing subject property with public water from the City of Goddard. A letter from the City of Goddard shall be submitted to the Planning Department stating that appropriate arrangements have been made to serve subject property with city water.
- B. Easements as shown on the engineer's "markd copy" of the plat shall be indicated on the final plat.
- C. The applicant shall guarantee the improvement of Lynndale Street, Chelsea Street and Woodbine Lane. The County Engineer shall be contacted regarding this matter.
- D. A 150-foot building setback shall be indicated from the centerline of U. S. 54 Highway on Lot 7, Block 2 and Lots 1, 2, 3, and 4, Block 4, if it affects this plat.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

S/D 75-56
August 8, 1975
Page 2

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 Thursday, August 14, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

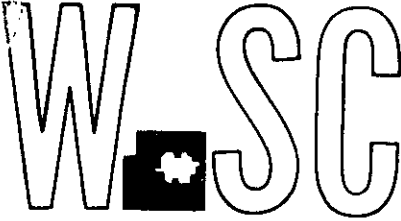
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: James E. Goolsby, 15414 W. Harry, Goddard, Kansas, 67052
✓ Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

August 13, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-56 - Final Plat of
TAPESTRY MEADOWS SECOND
ADDITION

Gentlemen:

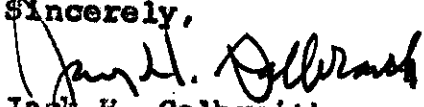
At the regular meeting of the Metropolitan Area Planning Commission on August 14, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of August 8, 1975.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

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

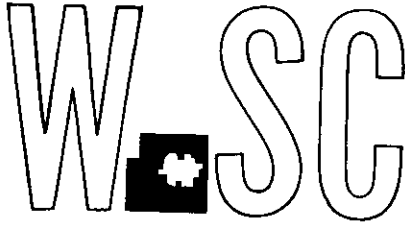
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: James E. Goolsby, 15414 West Harry, Goddard, Kansas 67052
X Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 21, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-56 - Final plat of
TAPESTRY MEADOWS SECOND
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 17, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred for three weeks at the applicant's request.

This matter will be rescheduled for the August 7, 1975 Subdivision Committee meeting. If you should have any questions concerning this matter, please call.

Sincerely,

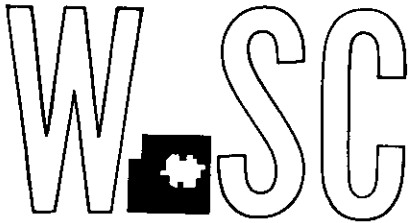
Curtis L. Newby
Junior Planner

CLN:rme

cc: James E. Goolsby
15414 West Harry
Goddard, Kansas 67052

Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 8, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 75-56 - Final plat
of Tapestry Meadows
Second Addition

Gentlemen:

On July 3, 1975 the above referred to plat was considered by the Subdivision Committee of the Metropolitan Area Planning Commission. The action of the Committee was to defer the plat until the next meeting on July 17, 1975.

The reason for the deferral was to give the applicant an opportunity to meet with the Environmental Health Division of the Health Department regarding the new lot area requirements which became effective since the original overall preliminary plat was filed on this area.

This plat will be rescheduled for the Subdivision Committee meeting of July 17, 1975 and if you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN: mrb
cc: James E. Goolsby
15414 W. Harry
Goddard, KS