

S/D No. 84-21 Name Townhomes of Greenbrook
Date Application Rec'd. 2-17-84 Preliminary Approval 3-1-84
Scheduled S/D Meeting 3-29-84

DESCRIPTION

General Location North side of 32nd Street North approximately 1/2 mile west of Rock Road

Owner Woodlawn Development Company, c/o Elton Parsons

Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.

Address: 240 N. Rock Rd., # 130, Wichita, Ks. Zip Code 67206 Phone 682-6561

- | | | | |
|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>11.31</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots: | | a. _____ R/W _____ 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>0</u> ft. |
| 3. Minimum Lot Frontage | <u>776 ft.</u> | 8. Sidewalk adjacent to all streets | <u>Yes</u> <u>X</u> No |
| 4. Minimum Lot Area | <u>10± acres</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>A (Z-2391 and DP-113)</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: This final plat is a portion of a preliminary plat approved by the Subdivision Committee on March 1, 1984.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property and state what drainage improvement guarantees are needed and whether a minimum pad elevation is required.
- B. On the final plat tracing, the platlor's text shall be amended to reference who is to own and maintain Reserve A.
- C. As recommended at the preliminary plat hearing, the balance of Reserve A north of Lot I which was included in the C.U.P. parcel shall be platted at this time, with the possible exception of the future highway right-of-way.
- D. In accordance with the C.U.P., a homeowners' association shall be submitted with the plat to provide for ownership and maintenance of the reserve as well as other common areas, drives, etc.
- E. The applicant shall guarantee extension of sanitary sewer to serve this lot.
- F. Since 32nd Street between Gouverneur and Longfellow is a collector and sidewalks are required by ordinance on both sides of collector streets, the applicant shall submit a certificate acknowledging this sidewalk requirement and stating that a sidewalk will be constructed on the north side of 32nd Street when the lots are developed.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 84-21 Name Townhomes of Greenbrook

Date Application Rec'd. 2-17-84

Preliminary Approval _____

Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location North side of 32nd St. North in an area west of Rock Road

Owner Woodlawn Development Co., c/o Elton Parsons

Surveyor/Engineer Bill G. Yung Design

Address 8225 E. 35th North, Wichita, Ks Zip Code 67226 Phone 683-5567

- | | | | |
|--|----------------------------------|------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>21.3+</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>2</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>2</u> | TOTAL | <u>0</u> ft. |
| 3. Minimum Lot Frontage | <u>N/A</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>N/A</u> | streets | <u>yes</u> <u>x</u> no |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>A (Z-2391 and DP 113)</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 | _____ |

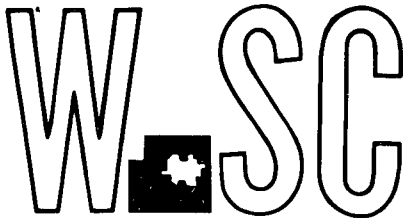
STAFF COMMENTS:

NOTE: Development of this property will be governed by the provisions of DP-113.

- A. Although a table of setbacks is shown on the C.U.P., there is no street right-of-way and paving width in the table to match the existing conditions on 32nd Street. Therefore, it is recommended that a 20-foot setback be platted from the south line of the plat.
- B. Parcel 8 of the associated C.U.P. includes several more acres than is being platted. It is recommended that at least the balance of the drainage easement shown on Parcel 8 be included as part of platted Reserve A. The applicant may leave out of the plat the N.E. Circumferential right-of-way.
- C. In accordance with the C.U.P., a homeowners' association shall be submitted with the plat to provide for ownership and maintenance of the reserve as well as other common areas, drives, etc.
- D. The applicant shall guarantee extension of sanitary sewer to serve these lots.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with this plat. It is noted that a storm sewer is proposed to be constructed through Lot 2 where a drainage ditch now exists. The easement for the storm sewer should be granted and shown on the final plat. If the location is to be different from the existing drainage easement, reference to K.S.A. 12-512(b) shall be made in the engineer's text on the final plat.
- F. Since 32nd Street between Gouverneur and Longfellow is a collector and sidewalks are required by ordinance on both sides of collector streets, the applicant shall submit a certificate acknowledging this sidewalk requirement and stating that a sidewalk will be constructed on the north side of 32nd Street west of Longfellow when the lots are developed.

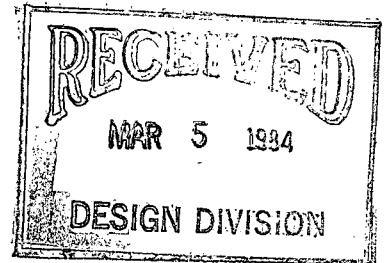
*Examiner
grading in flooding area
& extend SWS*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 2, 1984

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

Re: S/D 84-21 - Preliminary plat of Townehomes of Greenbrook

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 1, 1984, 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. Although a table of setbacks is shown on the C.U.P., there is no street right-of-way and paving width in the table to match the existing conditions on 32nd Street. Therefore, the final plat shall indicate a 15-foot setback from the south line of the plat.
- B. Parcel 8 of the associated C.U.P. includes several more acres than is being platted. It is recommended that at least the balance of the drainage easement shown on Parcel 8 be included as part of platted Reserve A. The applicant may leave out of the plat the N.E. Circumferential right-of-way.
- C. In accordance with the C.U.P., a homeowners' association shall be submitted with the plat to provide for ownership and maintenance of the reserve as well as other common areas, drives, etc.
- D. The applicant shall guarantee extension of sanitary sewer to serve these lots.
- E. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's office for review and approval. It is noted that a storm sewer is proposed to be constructed through Lot 2 where a drainage ditch now exists. The easement for the storm sewer should be granted and shown on the final plat. If the location is to be different from

the existing drainage easement, reference to K.S.A. 12-512(b) shall be made in the engineer's text on the final plat. The applicant shall guarantee the storm sewer extension and ditch grading required by the approved drainage concept.

- F. Since 32nd Street between Gouverneur and Longfellow is a collector and sidewalks are required by ordinance on both sides of collector streets, the applicant shall submit a certificate acknowledging this sidewalk requirement and stating that a sidewalk will be constructed on the north side of 32nd Street west of Longfellow when the lots are developed.
- 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).

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.

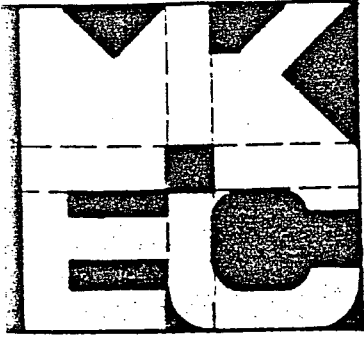
Sincerely,



Forrest L. Nagley
Junior Planner

FLN:bh

cc: Woodlawn Dev. Co., 3500 N. Rock Rd., #100, 67226
Mike Lindebak, City Engineer



MID-KANSAS ENGINEERING CONSULTANTS
240 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT Townehomes of Greenbrook

PROJECT NO. _____ DATE 3-20-84

TO Mr. Mike Lindebak, P.E.

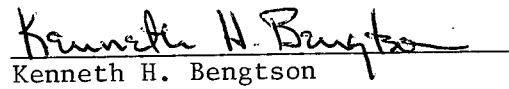
City Engineer

455 North Main - 7th Floor

Wichita, Kansas 67202

The west portion of the preliminary plat of this planned development is being finalized at this time. Sanitary sewer laterals must be petitioned for and extended from the Willowood Addition which is to the north and west. All other utilities are available at the site.

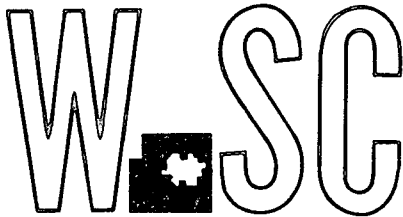
Storm runoff is to the north and west. A swale which now exists will be improved along the north and west line of the plat (a portion of which is in the platted reserve) to accommodate runoff from the east of Rock Road and north of Cottonwood Village Fifth Addition.


Kenneth H. Bengtson

KHB/dg

cc: Louise Olivarez
Bill Otten
Elton Parsons

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 30, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, #130
Wichita, Kansas 67206

Re: S/D 84-21 - Final plat of Townhomes of Greenbrook.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. All of the area north of Lot 1 which is needed to provide for drainage of this lot shall be included as part of Reserve A.
- B. The applicant shall guarantee construction of the drainage ditch within Reserve A as specified on the approved drainage plan.
- C. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain Reserve A.
- D. In accordance with the C.U.P., a homeowners' association shall be submitted with the plat to provide for ownership and maintenance of the reserve as well as other common areas, drives, etc.
- E. The applicant shall guarantee extension of sanitary sewer to serve this lot.
- F. Since 32nd Street between Gouverneur and Longfellow is a collector and sidewalks are required by ordinance on both sides of collector streets, the applicant shall submit a certificate acknowledging this sidewalk requirement and stating that a sidewalk will be constructed on the north side of 32nd Street when the lot is developed.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.



Mid-Kansas Engineering Consultants, P.A.
March 30, 1984
Page 2

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. The certificate will be required if petitions are submitted. 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, April 5, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Development, c/o Landmark Communities, 3500 N. Rock Rd.,
Suite 100, 67226
Equity Developers, Inc., 333 S. Broadway, 67202
✶ Mike Lindebak, City Engineer