

August 28, 1987

Mr. Roger Turner, MAI
1633 East 2nd Street
Wichita, Kansas 67214

Subject: East Hampton Floodplain

Dear Mr. Turner:

The floodway and Reserve "C" designated on the East Hampton plat is the only portion of the addition that is in the Floodplain.

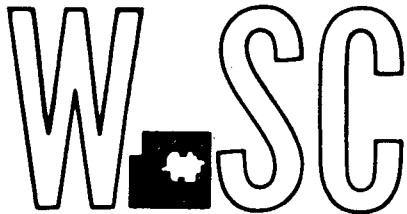
The floodway was designated as a ponding area to accommodate on-site and off-site drainage.

Yours truly,


Michael E. Lindebak, P.E.
City Engineer

MEL:gr

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 21, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-47 - Final Plat of East Hampton Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 20, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- B. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- C. The applicant shall guarantee the storm sewers required by the platting of this property.
- D. The applicant shall guarantee the pavement of the proposed public streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. For those lots which abut a 58-foot street right-of-way or which are served by a reserve being platted for private drive purposes, a covenant shall be submitted which requires the providing of four (4) off-street parking spaces per dwelling unit constructed on these lots. The covenant shall inventory, by lot and block number, the affected lots and shall state that the covenant is binding on all future owners and runs with the land.
- G. Provision shall be made for ownership and maintenance of the proposed 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

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- H. Regarding proposed Reserves D thru I, preliminary discussions with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves. A draft of this language shall be submitted for staff review. The wording issues, regarding Reserves D thru I, shall be resolved prior to submitting this plat for scheduling before the Board of City Commissioners.
- I. At the request of K.G. & E., the final plat tracing shall indicate the following utility easements:
 - 1. West 5 feet of Lot 1, Block 1.
 - 2. 10-foot utility easement centered on the lot lines common to Lots 2 and 3, Block 2; Lots 14 and 15, Block 2; and Lots 19 and 20, Block 3.
- J. The applicant shall obtain, by separate instrument, the 10-foot off-site utility easement required adjacent to the west line of the plat.
- K. The applicant shall obtain, by separate instrument, the storm sewer and drainage easements required to the south of the plat.
- L. On the final plat tracing, Reserves H and D shall be dimensioned.
- M. On the final plat tracing, the platting of "complete access control" to Woodlawn, across the east line of this plat, shall be referenced in the plat's text.
- 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.

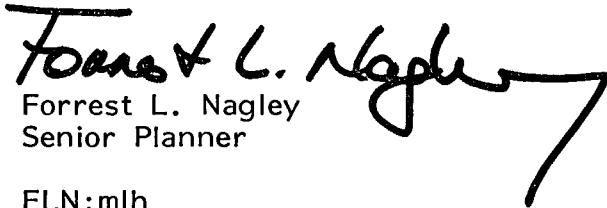
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

Mid-Kansas Engineering Consultants, P.A.
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 27, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Woodlawn Land Company, 434 North Oliver, Suite 108, Wichita, KS 67208
Bill G. Yung Design, 8225 East 35th Street North, Wichita, KS 67226
✓ Mike Lindebak, City Engineer

2-01-25

EAST HAMPTON
GENERAL PROVISIONS

1. This project is proposed to contain 58.9 gross acres.
2. The proposed development as illustrated, contains single family and patio home uses. The maximum number of units permitted under the illustrated uses are:

152	Single Family
63	Patio Homes
<u>215</u>	Total Permitted by Illustrated Uses

Using the illustrated uses, the maximum gross density for the project would be 3.65DU/acre.

3. Optional housing types are allowable for each parcel as listed in the chart under general provision number 17.

If the maximum units permitted for each parcel are used, the total number of dwelling units would be 387 and the maximum gross density would be 6.57 DU/acre.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the city of Wichita.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, lakes, drainage channels, swales, etc., if necessary. Two or more of the homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain these non-public areas, and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owner.
8. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplex (single family attached) shall be 7,500 sq. ft.
9. The proposed drainage facilities, lakes, drainage ways, swales, etc. in parcel 5 shall be owned and maintained by a homeowners association and shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.
10. Final determination of street right-of-way and pavement width will be resolved at the time of platting.

SETBACK CHART

LAND USE	MINIMUM FRONT YARD DIMENSION FROM ROW LINE				SECONDARY STREET SIDE OF CORNER LOT	MIN. REAR YARD	INTERIOR SIDE YARD (MINIMUM)	MINIMUM SB GARAGE FACE ALL STREET ROW
	MINIMUM FRONT YARD DIMENSION FROM ROW LINE							
	29' ROW 29' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB				
SINGLE FAMILY	20'	20'	20'	25'	15'	20'	5'	20'
PATIO HOMES	20'	20'	20'	25'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	15'	20'	0' ¹ &12' ²	20'
2-PLEX	20'	20'	20'	25'	15'	20'	6'	20'
1-8 PLEX	20'	20'	20'	25'	15'	20'	6'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25' on parcels 3 and 5.

- 1 On streets having a 29' or 32' ROW with 29' BB pavement, there shall also be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees approved by the city forester.
- 2 Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.
- 3 20' rear yard setback can be reduced to 10' when rear yard is adjacent to platted open space, reserve, or city park property.

11. Should an alternate land use, permitted under general provision number 17, be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
12. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes as required by the fire chief.
13. Off street parking: 2/DU for all housing types unless an on-street parking restriction requires 4/DU. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at platting.

Note: Half of the required parking may occur in front of setback lines on residential uses.

14. Within each parcel there are several land use options as indicated below under parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:
 - A. Convert gross acreage of parcel to square feet.
 - B. Determine percent of each land use within the mix.
 - C. Convert those percentage figures into square feet of the total parcel.
 - D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

LAND USE	SITE ALLOTMENT	DUs/AC
Single Family	10,890 sq. ft.	4
Zero Lot Line	8,712 sq. ft.	5
Patio Homes	8,712 sq. ft.	5
Duplex	7,260 sq. ft.	6
1-8 Connected	3,512 sq. ft.	12.4

Example of Land Use Mix:

A. Land area 6.7 acres multiplied by 43,560 sq. ft./acre=291,852 sq. ft.

Assuming the following criteria:

B. 20% Zero Lot Line; 20% Duplex; 60% Single Family

C. $291,852 \times \% (20, 20, \& 60) =$ 58,370 sq. ft. Zero Lot Line
 58,370 sq. ft. Duplex
 175,111 sq. ft. Single Family

D. 58,370 sq. ft.

EAST HAMPTON
GENERAL PROVISIONS
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D. $\frac{58,370 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 6 \text{ Zero Lot Line Units}$

$\frac{58,370 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 8 \text{ Duplex Units}$

$\frac{175,111 \text{ sq. ft.}}{10,890 \text{ sq. ft./DU}} = 16 \text{ Single Family Units}$

30 Total Units Permitted Using This Mix

15. The existing hedge row along the south property line shall remain intact and shall be maintained in good condition as determined by the Director of Planning and the Superintendent of Central Inspection.
16. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and their lessees unless amended.

17.

PARCEL	PROPOSED USES & MAX. UNITS/PARCEL				GROSS ACRES	PARCEL DENSITIES				BLDG. HT.
	S.F.	P.H.	Z.L.L.	D.P.		1-8 DU	S.F.	P.H.	Z.L.L.	
1	106	132	132	160	26.5	4.0	5.0	5.0	6.0	35'
2	46	58	58	70	11.7	4.0	5.0	5.0	6.0	35'
3	21	27	27	32	5.4	4.0	5.0	5.0	6.0	35'
4	29	36	36	44	7.3	4.0	5.0	5.0	6.0	35'
5	Open Space				8.0					
TOTAL					58.9					

Gross Residential Acres - 58.9
 Maximum Units Permitted - 387
 Maximum Density - 6.57 DU/AC

☐ Represents the use illustrated, however, the plan view may not necessarily reflect the total number of units permitted by this chart.

S.F. - Single Family Units
 P.H. - Patio Home Units
 Z.L.L. - Zero Lot Line Units
 D.P. - Duplex
 1-8 DU - 1-8 DU Connected Units
 Patio Home Units - Single Family units on small lots with reduced setback requirements.

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE March 25, 1985

TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, City Engineer

SUBJECT East Hampton CUP

We have reviewed the subject CUP and have the following comments:

1. The western one-third of this land is not in the benefit district of the sewer main along Woodlawn. There should be a sewer connection fee for this area.
2. In order to drain the western portion of this site, off-site drainage easement will be required from the Board of Park Commissioners' properties to the south and west.
3. We do not favor the narrow stub streets proposed in this CUP. They do not meet the standard street design and it will be difficult to arrange for water, sewer, access and other utilities with this layout.

Mike Lindebak
City Engineer

ML:hgr

S/D No.: 85-47 Name: EAST HAMPTON ADDITION

Preliminary Approved: 6/6/85
Scheduled S/D Meeting: 6/20/85

DESCRIPTION

- General Location: On the west side of Woodlawn in an area north of 32nd Street North.
- Owner: Woodlawn Land Company, 434 North Oliver, Suite 108, Wichita, KS 67208
- Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.
1. Gross Acreage of Plat: 58.8 Acres
 2. Number of Lots:
 - Residential: 174
 - Office:
 - Commercial:
 - Industrial:
 - Total: 174
 3. Minimum Lot Area: 6,000 Sq. Ft.
 4. Existing Zoning: "AA" (DP-143)
 5. Proposed Zoning: "AA" (DP-143)
-

STAFF COMMENTS:

NOTE: This final plat represents the final platting of a portion of an overall preliminary plat approved at the June 6, 1985 Subdivision Committee Meeting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- B. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- C. The applicant shall guarantee the storm sewers required by the platting of this property.
- D. The applicant shall guarantee the pavement of the proposed public streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. For those lots which abut a 58-foot street right-of-way or which are served by a reserve being platted for private drive purposes, a covenant shall be submitted which requires the providing of four (4) off-street parking spaces per dwelling unit constructed on these lots. The covenant shall inventory, by lot and block number, the affected lots and shall state that the covenant is binding on all future owners and runs with the land.
- G. Provision shall be made for ownership and maintenance of the proposed 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. Regarding proposed Reserves D thru I, preliminary discussions with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves. A draft of this language shall be submitted for staff review. The wording issues, regarding Reserves D thru I, shall be resolved prior to submitting this plat for scheduling before the Board of City Commissioners.
- I. The applicant shall obtain, by separate instrument, any off-site drainage easements required by the drainage plan.
- J. On the final plat tracing, Reserves H and D shall be dimensioned.

- K. On the final plat tracing, the platting of "complete access control" to Woodlawn, across the east line of this plat, shall be referenced in the platting's text.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are all needed drainage easements indicated, are any off-site easements needed, is the boundary of the floodway with Reserve C acceptable, and are the proposed minimum building pad elevations correct?

- J. The final plat shall reference, in the plat's text as well as on the face of the plat, that building setbacks are per the provisions of the East Hampton Community Unit Plan (DP-143). Building setbacks should not be platted.
- K. Provision shall be made for ownership and maintenance of the proposed 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The final plat shall state, in the plat's text, the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. Regarding proposed reserves D thru M, preliminary discussions with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- N. For those easements being centered on lot lines, the centerline of the easement shall be labeled on the final plat.
- O. On the final plat, the drainage easement proposed across the backs of Lots 49 thru 52, Block 1 shall be dimensioned.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representatives from the utility companies and the City Engineer's office should be prepared to comment on the acceptability of labeling the 15-foot public drainage and utility easement adjacent to Reserves D thru M also as a private drive easement.
- S. The representatives from the Post Office and Fire Department should be prepared to comment on the acceptability of the proposed street names.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage improvements required to be guaranteed?

	AREA	AREA ACCUM.	C	T _c	I ₂	I ₁₀₀	Q ₂	Q ₁₀₀	PIPE SIZE	SLOPE	STREET SLOPE
I	2.7		0.6	18	3.78	8.37	6.12*	13.56	15" 18"	0.86% 0.32%	0.4%
II	2.4		0.6	15	4.06	8.98	5.85	12.93			1.0%
		5.1	"	18	3.78	8.37	11.57	25.61*	24" 30"	1.3% 0.38%	
III	3.0		0.6	15	4.06	8.98	7.31	16.16			0.4%
IV	2.5		0.6	15	4.06	8.98	6.09	13.47			0.4%
V	6.5		0.6	15	4.06	8.98	15.83*	35.02	21" 24"	0.96% 0.46%	0.4%
VI	3.4		0.6	18	3.78	8.37	7.71	17.07			0.04%
		9.9	0.6	18	3.78	8.37	22.45*	49.72	24" 27" 30"	0.96% 0.52% 0.29%	
VII	1.6		0.6	15	4.06	8.98	3.90	8.62			1.0%
		15.4	0.6	18	3.78	8.37	34.98*	77.34	30" 33" 36"	0.72% 0.42% 0.26%	
VII	3.5		0.6	22	3.49	7.74	7.33	16.25			0.4%
IX	2.3		0.6	15	4.06	8.98	5.60	12.39			0.8%
X	4.7		0.6	18	3.78	8.37	10.66	23.60			0.4%
		9.4	0.6	22	3.49	7.74	19.68*	43.65	24" 27"	0.72% 0.38%	
XI	1.2		0.6	15	4.06	8.98	2.92	6.47			0.8%
XII	2.5		0.6	15	4.06	8.98	6.09	13.47			0.8%
		14.2	0.6	22	3.49	7.74	29.73	65.94*	42"	0.42%	
XII	0.9		0.6	15	4.06	8.98	2.19	4.85*	15"	0.54%	1.0%
XV	3.3		0.6	18	3.78	8.37	7.48	16.57			0.6%
XVI	1.7		0.6	15	4.06	8.98	4.14*	9.16	15"	0.38%	0.6%
		5.0	0.6	18	3.78	8.37	11.34*	25.11	21" 24"	0.46% 0.24%	
XIV	3.9		0.6	18	3.78	8.37	8.85	19.59*	24"	0.76%	0.6%
XVII	2.5		0.6	15	4.06	8.98	6.09	13.47			0.6%
		7.5	0.6	18	3.78	8.37	17.01	37.67*	33" 36"	0.48% 0.30%	