

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE March 11, 1986

TO Forrest Nagley, Senior Planner

FROM Carl Gipson, Civil Engineer III

SUBJECT March 18 City Commission Meeting - Planning Agenda

The following petitions have been received in association with platting requirements:

Eastminster Addition ✓

Drainage (Storm Water Drain No. 70)	100%
Sanitary Sewer (Lateral 1, Main 24, WIS)	100%
Water	100%
Paving (19th Street North)	100%

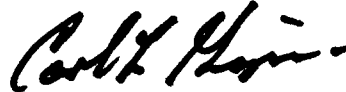
P.C. Industrial Addition

Sanitary Sewer (Lateral 25, Main 2, Southwest Interceptor)	100%
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Davidson and Fray Addition

Sanitary Sewer (Lateral 4, District Y, Sanitary Sewer No. 20)	100%
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In addition, Mid-Kansas Engineering Consultants has provided a satisfactory drainage plan for Eastminster Addition.



Carl Gipson
Civil Engineer III

CG:mgr

Beech Aircraft Corporation
P O Box 85
Wichita KS 67201-0085 USA

316 681 7111
Telex 71 203603

File: Eastminster Plot Folder

Beechcraft
A Raytheon Company

April 27, 1987

Mr. Frank B. Nelson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, Kansas 67226


Dear Frank:

For the past six weeks we have been in communication regarding your firms engineering work on properties located north of the half mile line of Section 9 T27-2E. Of concern is the existing drainage through these properties and the Beech lake system. The Eastminster Presbyterian Church is becoming a reality and the drawing we discussed indicates ponds to the east of the building. It has also been announced that Tall Grass is expanding at the northeast corner of 21st and Webb Road with extensive home sites and I would assume some decorative lakes or ponds.

Your letter of March 18 summarized our meeting and your statements on the water flow. Now would be an appropriate time and I request your response as to the impact for our property with what is now being developed and will be in the near future. It has been our experience that sometimes existing property owners are faced with making alterations which do not enhance or improve theirs for the benefit of others. Please reply to these concerns before proceeding on any surveys or assumptions as to existing conditions.

Yours truly,

BEECH AIRCRAFT CORPORATION


James E. Beckett
Manager - Plant Engineering

d1

cc: Glenn Ehling
Doug Pringle

MIKE: FYI

CPS

7/1

Carl/Orchi

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: February 4, 1986

TO: ✓ Mike Lindebak, City Engineer & Interim Planning Director
Bill McKinley, City Traffic Engineer

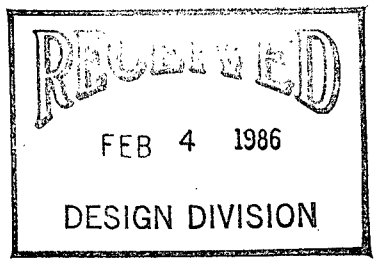
FROM: Louise Olivarez, Senior Planner, Current Plans Division

SUBJECT: DP-154 - Hanley/Eastminster Residential C.U.P.

Attached for your review is a copy of the above-referenced 64-acre C.U.P. on property which was annexed into the City on January 31, 1986. The C.U.P. and associated zone change requests are tentatively scheduled for MAPC review on March 6, 1986. I would appreciate any comments you may have on utility services, drainage, traffic circulation, etc.

Louise
Louise Olivarez
Senior Planner

LO:blw
Attachments



HANLEY C.U.P.
GENERAL PROVISIONS

PRELIMINARY

1-30-86

1. This project is proposed to contain 64.2 gross acres.
2. The proposed development is to contain a mixture of housing types. The number of dwelling units listed for each type on the chart under general provision number 21 shows the maximum number of dwelling units for each use. These maximums do not necessarily reflect what is shown on the plan view.

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision 3 below.

3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated (475), the overall density of the site would be 7.40 DY/acre. If the site is developed with the maximum number of dwelling units permitted (646), the overall density would be 10.06 DU/acre. (See G.P. 18 for proposed zone change to permit these densities.)
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 Code of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
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, drainage channels, swales, etc. 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 the private streets or open drainage systems, 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 5,500 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 7,500 sq. ft.
9. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcels 1, 2, 4, 5 & 8 shall be owned and maintained by a homeowners association or joint homeowners association and shall be designed in accordance with a 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

MINIMUM FRONT YARD
DIMENSION FROM ROW LINE

	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE	SECONDARY STREET SIDE OF CORNER LOT	MIN. ³ REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	25'	20'	15'	20'	6'	20'
CLUSTER S.F.	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' ²	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
4-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25'. For parcels 1 & 4, see general provision #15. The arterial setback for parcel 8 shall be 65'.

¹Streets having a 32' ROW with 29' BB pavement may be constructed either publicly or privately. If constructed privately, they will be platted as a reserve. There shall also be platted a 15' street, drainage and utility easement on either side of ROW line or reserve where parking shall be permitted but landscaping limited to turf and street trees approved by city forester.

²Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.

³Rear yard setbacks may be reduced to 10' when adjacent to a platted open space or reserve.

$$\frac{36,590 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 4 \text{ Zero Lot Line Units}$$

$$\frac{36,590 \text{ sq. ft.}}{7,260 \text{ sq. ft./DU}} = 4 \text{ Two-Plex Units}$$

$$\frac{109,771 \text{ sq. ft.}}{3,485 \text{ sq. ft./DU}} = \underline{31} \text{ Townhouse Units}$$

39 Total Units Permitted

15. Special conditions for parcels 1 & 4 only. (Townhouses and apartment uses only).
- A. Front, rear and side yard setbacks illustrated on chart in general provision number 4 above apply to only habitable space or actual dwelling units.
- B. Setback requirements for garages shall be as follows:
1. Setback from Webb Road, 21st Street North and Shadybrook shall be 5'.
 2. Setbacks on major entrances into each parcel shall be 10' back of curb if constructed as a private street.
- C. Setbacks as written above are authorized only if the following additional conditions are met, otherwise setbacks as established in general provision number 4 shall apply.
1. Garage structures shall be integral with a continuous masonry wall not less than 5' nor more than 8' in height for all street frontages affected.
 2. Masonry wall and garage placement shall be designed to provide a modulation of spaces allowing for landscaping to occur both inside and outside of wall.
 3. Garages built on the reduced setback line shall not be constructed for more than 35% of the total street frontage affected. On the balance of the frontage, only masonry wall will be allowed.
 4. No garage window or door openings shall be allowed to face onto Webb Road or 21st Street North or the major entrances into each parcel.
 5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the ground line.
 6. Architectural detailing shall be provided in the form of gable end sections, rafter detail and roof overhang, however, roof overhang may not extend more than 12" beyond setback lines established.
 7. Masonry wall shall be either brick or brick textured concrete, painted to eliminate natural concrete appearance. Wrought iron panels can be used to provide views into project area if they do not exceed 10% of the total wall length.

8. A more extensive landscape treatment shall be provided in front of the wall and garages and in spaces where wall modulation occurs. This treatment shall provide for trees (8-10' in height or taller), shrubs and grass areas. All landscaped areas outside of wall shall be maintained by the homeowners association and shall be constructed with an automatic irrigation system.
9. All surfaces of proposed walls and garages shall be maintained by the homeowners association.
10. Prior to the issuance of building permits for walls and garages, construction and landscape plans shall be submitted to the Director of Planning for review and approval to insure that all conditions herein contained are met.
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 assigns and their lessees unless amended.
17. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 21st Street North and Webb Road where determined to be necessary.
18. Parcels 1, 2, 3, 4, ⁵ & 7 are to be rezoned A Residential while parcels ~~5~~ and 8 shall remain AA zoning. ^A
19. Parcel 6 is to be rezoned B multi-family and shall permit a licensed nursing home with related facilities. The maximum number of beds shall not exceed 60 and the maximum building coverage shall not be more than 35% of the parcel or 28,967 sq. ft. The parking ratio is described in general provision number 13 above. Parking lots for this facility will not require the masonry screening as specified under the City of Wichita zoning ordinance under B zoning. (See note on general provision #21.)
20. Parcel 7 is to permit the construction of a 120 unit elderly housing project with related facilities in addition to individual housing units. Single units to duplexes and four plexes shall be permitted, however, the maximum density shall not exceed 12.5 DU/acre or 156 units for the entire parcel if the elderly housing project is developed. However, if the parcel is developed with apartments, the maximum units permitted would be 250. Parking for this parcel is described in general provision number 13 above. (See note on general provision #21.)

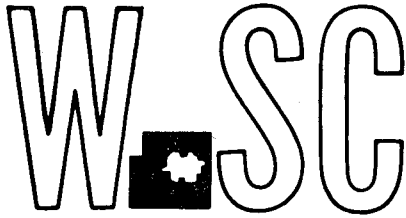
21.	PROPOSED USES & MAX. DWELLING UNITS/PARCEL										PARCEL DENSITIES						
	PARCEL	S.F.	Z.L.L.	C.S.F.	D.P.	F.P.	T.H.	APT.	GROSS ACRES	S.F.	Z.L.L.	C.S.F.	D.P.	F.P.	T.H.	APT.	MAX. BLDG. HT.
1		28	28	28	32	44	69	110	5.5		5	5	6	8	12.5	20	35'
2		19	24	24	28	36			4.8	4	5	5	6	8			35'
3		17	21	21	24	32	52		4.2	4	5	5	6	8	12.5		35'
4		44	54	54	66	88	136		10.9	4	5	5	6	8	12.5		35'
5		16	20	20	24				4.0	4	5	5	6				35'
6 (1)		8	9	9	10	16	24	38	1.9	4	5	5	6	8	12.5	20	45'*
7 (2)		50	62	62	74	100	156	156/250	12.5	4	5	5	6	8	12.5	12.5/20	45'*
8	Church								20.4								45'
Illus. Totals			21		52		136	266	64.2								

Total Units Illustrated - 475
 Illustrated Density - 7.40

Maximum Units Permitted - 646
 Maximum Density - 10.06

- (1) Parcel No. 6 is illustrated as a 60 bed licensed nursing center (see general provision 19). In the event the nursing center is not developed, the above land uses and densities shall apply.
- (2) Parcel No. 7 is illustrated as a retirement community with a maximum density of 12.5 DU/acre or 156 dwelling units. In the event the retirement community is not developed, the above land uses and densities shall apply with the exception of the apartment use which may increase to 20 dwelling units per acre or 250 units.
- * If the retirement community and nursing center are not developed, the maximum building height shall be reduced to 35'.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 20, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 86-6 - Final Plat of Eastminster Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 14, 1986.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

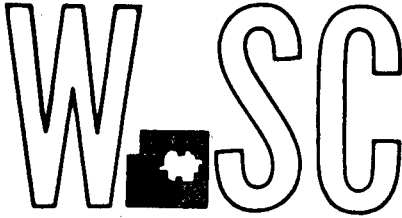
BRB:mlh

cc: Eastminster Presbyterian Church, 7202 East 9th Street, Wichita,
KS 67206
Bill C. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
~~Mike~~ Lindebak, City Engineer
Jim Weber, County Engineering



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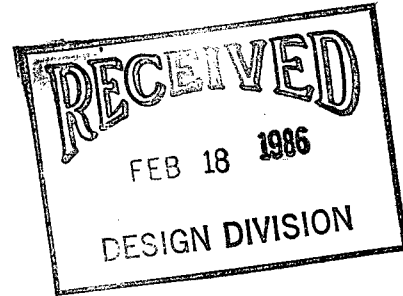
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
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February 14, 1986



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 86-6 - Final Plat of Eastminster Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 1986, 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 the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of 19th Street North, including a temporary turnaround.
- D. The applicant shall guarantee the construction of storm drains and a reinforced concrete box culvert required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain, by separate instrument, an off-site, temporary street dedication for the proper termination of 19th Street North. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of 19th Street North. The final plat tracing shall indicate the perimeter of the temporary cul-de-sac with a dashed line and the note: "Granted by Separate Instrument."
- G. Provisions 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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Mid-Kansas Engineering Consultants, P.A.
Re: S/D 86-6 - Final Plat of Eastminster Addition.
February 14, 1986
Page 2

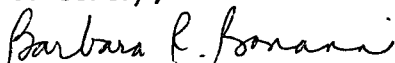
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. Prior to this plat being scheduled for City Commission approval, the applicant shall file a down-zoning request for that part of Lot 1, Block 2 which is zoned "E" (light industrial). The down-zoning request shall be for "E" to "AA".
- J. As requested by City Engineering, the final plat tracing shall indicate a 10-foot drainage easement along the south line of the plat, directly north of the 30-foot sewer easement.
- K. Prior to scheduling this plat for City Commission, the applicant shall submit a revised drainage plan to City Engineering for review and approval.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 20, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


for Forrest L. Nagley
Senior Planner

FLN:mlh

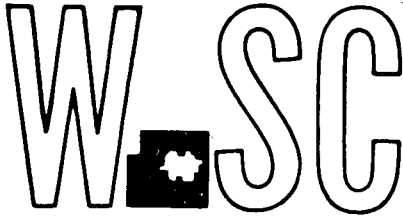
Enclosure

cc: Eastminster Presbyterian Church, 7202 East 9th Street, Wichita,
KS 67206
Bill G. Yung Design, 8225 E. 35th St. North, Wichita, KS 67226
Mike Lindebak, City Engineer
Jim Weber, County Engineering

Sub-Division Jan. 16, 85

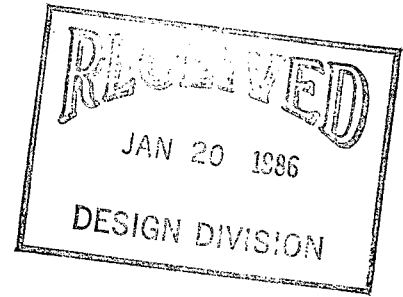
1. Donald H. Groves. Platted Access Control Vacation. No water problem.
2. IFR Inc., Vacation of Complete Access Control. No water problem.
3. MAPD. Vacation Alley R/W. No water problem.
4. Bluestem Village Second Addition. Final Plat. Item B., mains to be extended. No water problem. Pipe siting to be reviewed before plans completed.
5. Eastminister Addition. Item B., mains to be extended, no water problem.
6. Air Products Addition. Prelim. Plat. Item A, wells, no water problem.
7. Vulcan - North Addition. Prelim. Plat. Item A, wells, no water problem.
8. Dept. of Transportation 1st Addition. Final Plat. Area now served, no water problem.
9. Gospel Addition. Final Plat. No water problem, area now served.
10. Davis Moore 4th Addition. Final Plat. No water problem, area now served.
11. Maurice & Allie Caster. Street R/W Dedication. 75th St. N. No water problem.
12. O. L. C. Properties. Granting Utility Esmt. No water problem.
13. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 17, 1986

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

Re: S/D 86-6 - Preliminary Plat of Eastminister Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 1986, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of 19th Street North, including construction of a temporary turnaround.
- D. The final plat shall indicate the 30-foot utility easement being platted as a thirty-foot sewer easement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of 19th Street North. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of 19th Street North. If the platator chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platator's text and the temporary cul-de-sac is indicated on the face of the plat.

C
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Bill G. Yung Design

Re: S/D 86-6 - Preliminary Plat of Eastminister Addition

January 17, 1986

Page 2

- G. Approval of this preliminary plat, with lot sizes which are less than 20,000 square feet, is subject to approval of the applicant's annexation request.
- H. 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.
- I. Provisions 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. Prior to the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering. This layout plan shall address how the property to the east of this property will be served. The platting of an east-west utility easement may be necessary.
- L. Prior to submitting a final plat, the applicant shall submit a proposed paving layout plan for the intersection of Webb and 19th Street North.
- M. Prior to this plat being scheduled for City Commission approval, the applicant shall file a down-zoning request for that part of Lot 1, Block 2, which is zoned "E" (light industrial). The down-zoning request shall be for "E" to "AA".
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. On the final plat, distances and bearings shall be provided for the perimeter of the 30-foot wide sewer easement which is being platted as part of Lot 1, Block 2.
- 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.

Bill G. Yung Design

Re: S/D 86-6 - Preliminary Plat of Eastminister Addition

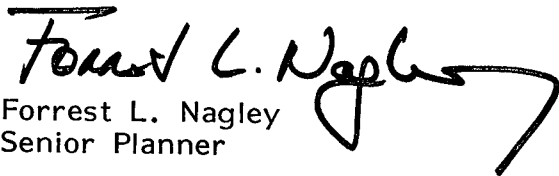
January 17, 1986

Page 3

Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Eastminister Presbyterian Church, 7202 East 9th Street, Wichita,
KS 67206
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, #800
Wichita, KS 67226
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering

S/D No.: 86-6 Name: EASTMINISTER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: East side of Webb Road in an area south of 21st Street North.
Owner: Eastminister Presbyterian Church, 7202 E. 9th St., Wichita, KS 67206
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 22.5 Acres
 2. Number of Lots:
 - Residential: 5
 - Office:
 - Commercial:
 - Industrial:
 - Other 1 (Church)
 - Total: 6
 3. Minimum Lot Area: 13,325 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (After annexation)
-

STAFF COMMENTS:

NOTE: This property is included within a tract of land for which annexation into the City of Wichita is requested. The annexation request will be considered by the Board of City Commissioners on January 21, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of 19th Street North, including a temporary turnaround.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of 19th Street North. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of 19th Street North. If the platator chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platator's text and the temporary cul-de-sac is indicated on the face of the plat.
- G. Approval of this preliminary plat, with lot sizes which are less than 20,000 square feet, is subject to approval of the applicant's annexation request.
- H. The final plat shall state in the platator's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. Provisions 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage re-serves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. On the final plat, distances and bearings shall be provided for the perimeter of the 30-foot wide utility easement which is being platted as part of Lot 1, Block 2.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from the City Engineer's office and the Traffic Engineer should be prepared to comment on the acceptability of the proposed alignment of the 19th Street North/Webb Road intersection.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-6 Name: EASTMINSTER ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: East side of Webb Road in an area south of 21st Street North.
Owner: Eastminster Presbyterian Church, 7202 E. 9th St., Wichita, KS 67206
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 22.5 Acres
2. Number of Lots:
 - Residential: 5
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 6
3. Minimum Lot Area: 13,325 Sq. Ft.
4. Existing Zoning: "AA" & "E"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This property has recently been annexed by the City of Wichita.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of 19th Street North, including a temporary turnaround.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, an off-site, temporary street dedication for the proper termination of 19th Street North. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of 19th Street North. The final plat tracing shall indicate the perimeter of the temporary cul-de-sac with a dashed line and the note: "Granted by Separate Instrument."
- F. Provisions 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.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. Prior to this plat being scheduled for City Commission approval, the applicant shall file a down-zoning request for that part of Lot 1, Block 2 which is zoned "E" (light industrial). The down-zoning request shall be for "E" to "AA".
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

K. When the preliminary plat was approved, a requirement for the submitting of a sanitary sewer layout plan was established. This layout plan is to address how the property to the east of this plat will be served in the future by sanitary sewer, and if east/west utility easements are required on this plat. The representative from the City Engineer's office should be prepared to comment on the status of the sanitary sewer layout plan.

J (L) When the preliminary plat was approved, a requirement was made for the submitting of a paving layout plan for the intersection of 19th Street North and Webb Road. The purpose of this plan is to show that proposed street pavement will fit the geometrics of the intersection being platted. The representatives from City and Traffic Engineering should be prepared to comment on the status of the pavement layout plan.

M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat, is the perimeter of the floodway correct and is the platting of a minimum building pad elevation required?