

S/D No.: 86-83 Name: COBBLESTONE 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: North of 13th Street North and west of 127th Street East.
Owner: Edward J. Nazar, 331 E. Douglas, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 16.52 Acres
 2. Number of Lots:
 - Residential: 30
 - Office:
 - Commercial:
 - Industrial:
 - Total: 30
 3. Minimum Lot Area: 10,275 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lots 7 and 8, Block 1 and Lot 1, Block 2.
- C. The applicant shall guarantee the pavement of Crestview plant expansion fees made necessary by the development of this property. In this regard, the applicant shall work with the County Bureau of Public Services. A final plat shall not be submitted until arrangements have been worked out with the County regarding the Crestview sewage treatment facility.
- D. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- E. When the original Cobblestone Addition was completed, a revised outside-the-City water service application was obtained. Since an outside-the-City water service application, which contains revised language regarding annexation, is already on file for this property, the filing of another application is not required by this replat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a signed subdivision application.
- I. When this property was platted as Cobblestone Addition in 1984, a Notice of Restriction was filed which provided that no sewer or building permit would be issued for certain lots. The lots included as part of this current replat which are restricted from development are Lots 1 thru 8 of Block 1. The Notice of Restriction also restricted development of Block 3, of the original Cobblestone plat, to 29 dwelling units. For the current plat, this restriction affects proposed Lots 1 thru 22, Block 2.

The Notice of Restriction, filed on Film 653, Pg. 386, provides that the "restrictions shall remain in full force and effect until such time as the Sedgwick County Engineer files an affidavit with the Register of Deeds stating that there is sufficient sewer capacity to allow for development of the restricted lots." The representative from County Engineering should be prepared to address the sewer capacity question that surrounds this replat.

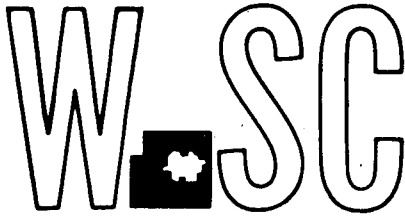
SUBDIVISION REPORT

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- J. Since this property is a replat of a portion of Cobblestone Addition, which was a replat of Bridgewood, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- K. Lots 1 thru 8, Block 1, were a part of a Conditional Use application (CU-266) which was approved for duplex construction. Since the lots now being platted are for development of single family units, a restrictive covenant shall be filed with this plat which provides that the new lots will only be developed with single family homes and that they are removed from the approved area for the old conditional use case.
- L. Lots 1 thru 22, Block 2, were a part of a Conditional Use application (CU-267) which was approved for development of 32 clustered single-family homes. Since the lots now being platted are for development of traditional single-family units, a restrictive covenant shall be filed with this plat which provides that each new lot will only be developed with one single-family home and that the new lots are removed from the approved area for the old conditional use case.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 10, 1986

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 86-83 - COBBLESTONE 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 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 either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lots 7 and 8, Block 1 and Lot 1, Block 2.
- C. The applicant shall guarantee the payment of Crestview plant expansion fees made necessary by the development of this property. In this regard, the applicant shall work with the County Bureau of Public Services. A final plat shall not be submitted until arrangements have been worked out with the County regarding the Crestview sewage treatment facility.
- D. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- E. When the original Cobblestone Addition was completed, a revised outside-the-City water service application was obtained. Since an outside-the-City water service application, which contains revised language regarding annexation, is already on file for this property, the filing of another application is not required by this replat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.

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- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a signed subdivision application.
- I. When this property was platted as Cobblestone Addition in 1984, a Notice of Restriction was filed which provided that no sewer or building permit would be issued for certain lots. The lots included as part of this current replat which are restricted from development are Lots 1 thru 8 of Block 1. The Notice of Restriction also restricted development of Block 3, of the original Cobblestone plat, to 29 dwelling units. For the current plat, this restriction affects proposed Lots 1 thru 22, Block 2.

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- J. Since this property is a replat of a portion of Cobblestone Addition, which was a replat of Bridgewood, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- K. Lots 1 thru 8, Block 1, were a part of a Conditional Use application (CU-266) which was approved for duplex construction. Since the lots now being platted are for development of single family units, a restrictive covenant shall be filed with this plat which provides that the new lots will only be developed with single family homes and that they are removed from the approved area for the old conditional use case.
- L. Lots 1 thru 22, Block 2, were a part of a Conditional Use application (CU-267) which was approved for development of 32 clustered single-family homes. Since the lots now being platted are for development of traditional single-family units, a restrictive covenant shall be filed with this plat which provides that each new lot will only be developed with one single-family home and that the new lots are removed from the approved area for the old conditional use case.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- N. 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.

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O. 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,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Edward J. Nazar, Attorney, 331 E. Douglas, Wichita, KS 67202
Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Steven K. Miller. Vacation of platted Utility Easement. No water problem.
2. Woodland Estates 2nd Addition. Final Plat. Item B, mains to be extended. Main in Linden / Shannon Way must be extended before plot will have access to city water.
3. Jeff & Jay Third Addition. Final Plat. Existing water in 29th St. How will Lot 4 have access to 29th? How will Lot 4 get water? No other water problems.
4. Chiltons 600 S. Washington Addition. City Land Inventory Case. Preliminary Plat. End of 8" water main at SW corner of Washington and Orme. As Orme St. R/W going West from Washington, Access to lot 3 for water may require main extension. In Ida, a 20" main on the east side of Ida, continues to the north, and if necessary could be tapped for service. An extension of the 6" main in Ida could be considered to serve lot 3 if cost effective. No water problems.
5. Gentry 5th Addition Final Plat. Existing 8" and 16" water mains along the south side of Central. No water problem, main to provide fire hydrants or service to the northerly part of lot 1 may be extended across Central if necessary.
6. Spring Hollow 3rd Addition. Final plat. Item B, mains to be extended. Plans have been submitted however project number cannot be changed at this time. (88146) Petitions to be amended or set up, etc. Otherwise, no water problem.
7. Cobblestone 2nd Addition. Preliminary Plat. Existing mains now serve the area. Services will need to be relocated because of the shifting of the lot lines. Developer's Engineer shall submit a plat showing existing services to the Water Dept. for service relocation or removal. New service shall be installed as requested by the Developer as needed. No water problem.

8. Ayesh Addition. Final plat. Area now served, no water problem.
9. AIC, Inc. Dedicates street & W. No water problem.
10. Haven Homes. Dedicate Utility Esmt. No water problem.