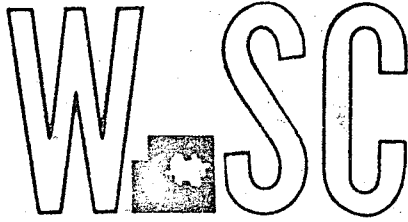
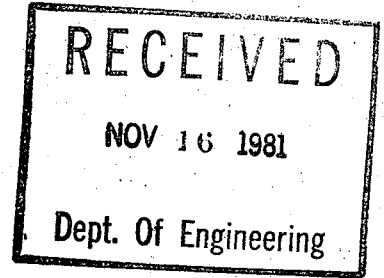


WICHITA - SEDGWICK COUNTY



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



November 13, 1981

Van Doren-Hazard-Stallings
260 N. Rock Rd., Suite #250
Wichita, Kansas 67206

Re: S/D 81-107 - Final plat of East Ridge Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 12, 1981, 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 and City water to serve all lots and shall guarantee the paving of all interior streets being platted, including the cul-de-sac on 31st St. North Circle.
- B. The word "Circle" shall be added to the street name "31st St. North." Longfellow Circle shall be changed to Longfellow Court.
- C. Lots 6-14 in Block 2 are approved for duplex zoning. On a 58-foot street, 8 off-street parking spaces per lot would be required for a duplex. The applicant should consider increasing the street width to 64 feet if duplexes are being proposed for these lots. If the 58-foot right-of-way remains, a covenant which provides for 4 off-street parking spaces per dwelling unit will be required.
- D. Complete access control to 31st St. North Circle from Lot 1, Block 3, shall be shown on the final plat tracing and referenced in the plat's text.
- E. Since the number of access points from Lot 1, Block 4 to Rock Road and to 29th Street North is dependent upon construction of decel lanes or major entrances, it is recommended that, in lieu of showing "access control except 3 openings," a note be added to the face of the plat which reads: "Access to Rock Road and to 29th St. North from Block 4 shall be in accordance with the associated Community Unit Plan DP-109 on file in the Metropolitan Area Planning Department."

- F. In accordance with DP-109, the applicant shall submit a guarantee for construction of a major entrance (including related decel lane) into Block 4 from 29th Street as well as one from Rock Road. If the major entrances cannot be specified prior to recording the plat, the extra right-of-way needed for their construction will have to be granted by separate instrument prior to the issuance of any building permits on the lot.
- G. The amount of additional right-of-way being dedicated for Rock Road shall be dimensioned on the final plat tracing. Existing amounts of right-of-way for 29th St. North shall also be labeled on the final plat tracing.
- H. The applicant shall guarantee storm sewers for use in conveying drainage through Block 4. The final plat shall indicate a smaller drainage easement.
- I. The right-of-way width for 30th St. North shall be increased to 66 feet.
- J. Sidewalks shall be guaranteed adjacent to both sides of Longfellow and the south side of 30th. It is recommended that the requirement for a sidewalk on the north side of 30th adjacent to Lot 1, Block 3 be waived.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted.
- L. The applicant shall submit by separate instrument a 10-foot utility easement adjacent to the north and west lines of Block 1.
- M. Closure computations shall be submitted with the final plat tracing.
- N. 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 November 19, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

Van Doren-Hazard-Stallings
11-13-81
Page 3

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Woodlawn Dev. Co., Inc. 4111 E. 37th St. North, 67220
Landmark, 2471 Hathway Circle, 67226
X Mike Lindebak, City Engineering


on the final plat. The applicant shall guarantee any drainage improvements required for development of this subdivision.

- H. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- I. The applicant shall guarantee extension of City water to serve all lots.
- J. The applicant shall guarantee the paving of all interior streets to the applicable urban standards.
- K. The right-of-way for 30th Street east of Longfellow shall be increased to 66 feet.
- L. Sidewalks shall be guaranteed adjacent to both sides of Longfellow, the south side of 30th and the north side of 30th adjacent to Block 3.
- M. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted.
- N. The easement on the west side of Rock Road shall be labeled on the final plat.
- O. A 20-foot utility easement shall be platted on the west side of Block 1 or an additional 10 feet obtained by separate instrument.
- P. Complete access control to 29th Street from Lots 11 and 12, Block 1, shall be indicated on the final plat.
- Q. 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.
- R. 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 have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

cc: Woodlawn Dev. Co., Inc., 4111 E.
37th St. North, 67220
Mike Lindebak, City Engineering

LO:bh

S/D No. 81-107 Name East Ridge
Date Application Rec'd. 10-2-81 Preliminary Approval _____
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location North of 29th St. North, west of Rock Road

Owner Woodlawn Development Company, Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd, #250, Wichita Zip Code 67206 Phone 686-7303

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>32.7</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>760</u> R/W <u>58</u> ft. |
| Residential <u>30</u> | b. <u>884</u> R/W <u>64</u> ft. |
| Commercial <u>1</u> | c. <u>1104</u> R/W <u>70</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>31</u> | TOTAL <u>2748</u> ft. |
| 3. Minimum Lot Frontage <u>42.80 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>9,350 sq. ft.</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>AA, A, R-6, LC (Z-2103, Z-2326, DP-109)</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. Proposed Blocks 1 and 2 have been approved for "A" zoning (Z-2103); Block 3 except for a 64-foot strip through the center has been approved for "R-6" zoning (Z-2103); Block 4 has been approved for "LC" zoning subject to DP-109. The applicant shall file a request for "R-6" zoning on the 64-foot strip of "AA" within proposed Block 3.
- B. In accordance with the requirements of DP-109, the applicant shall submit a guarantee for construction of a major entrance (including related accel-decel lanes) into Block 4 from 29th Street as well as one from Rock Road. If the locations of these entrances cannot be specified prior to recording the plat, the extra right-of-way needed for their construction will have to be granted by separate instrument prior to the issuance of any building permits on the lot.
- C. The final plat shall reference that access and setbacks for Block 4 shall be in accordance with DP-109.
- D. It has been suggested to the applicant's agent that Block 2 be redesigned to eliminate Hathway. If this is not done, an appropriate radius for the street curve connecting 31st and Hathway shall be shown on the final plat. The applicant's agent shall contact City Engineering regarding this matter.
- E. Additional right-of-way for Rock Road just north of 29th shall be shown on the final plat to provide for the usual arterial intersection right-of-way.
- F. The amount of right-of-way for 29th Street shall be labeled on the final plat adjacent to each surveying iron on Block 4.
- G. 25-foot setbacks shall be shown on Block 3 from all adjacent streets.
- H. The City Engineer's office shall be prepared to comment on the drainage concept for this plat and state what drainage improvements will need to be guaranteed.

- I. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- J. The applicant shall guarantee extension of City water to serve all lots.
- K. The applicant shall guarantee the paving of all interior streets to the applicable urban standards.
- L. The right-of-way for Hathway and 30th Street between Hathway and Longfellow shall be increased to 66 feet.
- M. Sidewalks shall be guaranteed adjacent to both sides of Longfellow, the south side of 30th, the north side of 30th adjacent to Block 3, and the east side of Hathway.
- N. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted.
- O. The easement on the west side of Rock Road shall be labeled on the final plat.
- P. A 20-foot utility easement shall be platted on the west side of Block 1 or an additional 10 feet obtained by separate instrument.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-107 Name East Ridge Addition
Date Application Rec'd. 10-2-81 Preliminary Approval 10-15-81
Scheduled S/D Meeting 11-12-81

DESCRIPTION

General Location North of 29th St. North, west of Rock Road

Owner Woodlawn Development Co., Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Road, Suite 250 Zip Code 67206 Phone 686-7303

- | | | | |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>32.7</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>760</u> R/W <u>58</u> ft. | |
| Residential | <u>30</u> | b. <u>884</u> R/W <u>64</u> ft. | |
| Commercial | <u>1</u> | c. <u>1104</u> R/W <u>70</u> ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>31</u> | TOTAL | <u>2748</u> ft. |
| 3. Minimum Lot Frontage | <u>42.80 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area | <u>9,350 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA and LC</u> | | |
| 6. Proposed Zoning | <u>AA, A, R-6, LC (Z-2103, Z-2326 and DP-109)</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) | <u>Yes</u> _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots and shall guarantee the paving of all interior streets being platted, including the cul-de-sac on 31st St. North Circle.
- B. The word "Circle" shall be added to the street name "31st St. North." Longfellow Circle shall be changed to Longfellow Court.
- C. Lots 6-14 in Block 2 are approved for duplex zoning. On a 58-foot street, 8 off-street parking spaces per lot would be required for a duplex. The applicant should consider increasing the street width to 64 feet if duplexes are being proposed for these lots. If the 58-foot right-of-way remains, a covenant which provides for 4 off-street parking spaces per dwelling unit will be required.
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- E. Since the number of access points from Lot 1, Block 4 to Rock Road and to 29th Street North is dependent upon construction of decel lanes or major entrances, it is recommended that, in lieu of showing "access control except 3 openings," a note be added to the face of the plat which reads: "Access to Rock Road and to 29th St. North from Block 4 shall be in accordance with the associated Community Unit Plan DP-109 on file in the Metropolitan Area Planning Department."
- F. In accordance with DP-109, the applicant shall submit a guarantee for construction of a major entrance (including related decel lane) into Block 4 from 29th Street as well as one from Rock Road. If the major entrances cannot be specified prior to recording the plat, the extra right-of-way needed for their construction will have to be granted by separate instrument prior to the issuance of any building permits on the lot.
- G. The amount of additional right-of-way being dedicated for Rock Road shall be dimensioned on the final plat tracing.

Existing amounts of right-of-way for 29th St. North shall also be labeled on the final plat tracing.

- H. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage improvement guarantees will be needed. It is recommended that the drainage through Block 4 be handled in underground storm sewers rather than open ditch and that the applicant guarantee the storm sewer with this plat.
- I. The right-of-way width for 30th St. North shall be increased to 66 feet.
- J. Sidewalks shall be guaranteed adjacent to both sides of Longfellow and the south side of 30th. It is recommended that the requirement for a sidewalk on the north side of 30th adjacent to Lot 1, Block 3 be waived.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted.
- L. The applicant shall submit by separate instrument a 10-foot utility easement adjacent to the north and west lines of Block 1.
- M. Closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.