

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-138 Name Independence Commons  
Date Application Rec'd. 12-8-78 Preliminary Approval 1-11-79  
Scheduled S/D Meeting 5-3-79

DESCRIPTION

General Location North of 21st Street in an area east of Rock Road  
Owner Wichita Development Company  
Surveyor/Engineer Poe and Associates of Kansas, Inc.  
Address 1720 E. Morris, Wichita, Ks. 67211 Phone 262-1497  
1. Gross Acreage of Plat 3.92  
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other 1  
Total Number of Lots 1  
3. Minimum Lot Frontage 745.16 ft.  
4. Minimum Lot Area 134,794.42 squareft.  
5. Existing Zoning LC and AA  
6. Proposed Zoning BB  
7. Lineal Feet of New Streets:  
a. 64 R/W 409.52 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL \_\_\_\_\_ ft.  
8. Sidewalk adjacent to all streets? yes no  
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewer Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
12. City of Wichita X: Three-Mile Area \_\_\_\_\_ (Yes-No)

STAFF COMMENTS:

NOTE: This plat corresponds with Parcel 1 of the Independence Commons C.U.P. which proposes general office uses and which has been approved for "BB" zoning subject to platting.

- A. The City Engineer's representative shall be prepared to comment on the acceptability of the applicant's drainage plan (an overall drainage plan for the entire quarter section was to have been submitted and approved prior to final platting). Any drainage guarantees required by an approved drainage plan shall be submitted by the applicant.
- B. The applicant shall guarantee the construction of the decel lane on 21st Street.
- C. The applicant shall guarantee the paving of Tara.
- D. The applicant shall guarantee the extension of City water to serve the site.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the site.
- F. An Owners' Association to provide for the maintenance of open space, internal drives, parking areas, etc., shall be submitted for recording with the plat.
- G. The applicant shall submit an acknowledgement stating that a sidewalk will be required on the west side of Tara whenever a building permit is requested.
- H. The applicant shall be advised that the report prepared for this property by the Soil Conservation Service indicates severe limitations for dwellings, small commercial buildings, and roads due to the high shrink-swell and low strength of the soils.
- I. Recording of the plat within 30 after approval by the Board of City Commissioners.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Wichita Development Company

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point being 30 feet north and 50 feet east of the southwest corner of Section 5, T 27 S, R 2 E of the 6th P.M.; thence northerly along said east right of way line of Rock Road bearing N 1° 01' 02" W; 319.95 feet; thence S 15° 03' 12" E, 103.08 feet; thence S 1° 01' 02" E, 220.00 feet to the north right of way line of Twenty- First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 25.00 feet to the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 26th day of September, 1979.

Robert R. Fox

Robert R. Fox

Attorney in Fact For

Wichita Development Company

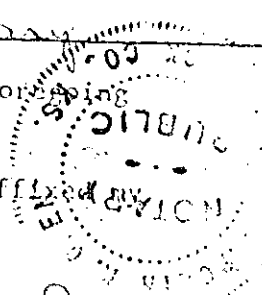
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 26th day of September, 1979, before me a Notary Public in and for the said County and State came

Robert R. Fox, Attorney-in-Fact  
for Wichita Development Company

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Carolyn R. [Name]  
Notary Public

My Appointment Expires May 17, 1981

My Commission expires