

S/D No. 33-14 Name Renaissance  
Date Application Rec'd. 3-4-83 Preliminary Approval 3-17-83  
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location East of Rock Road in an area north of 29th St. North

Owner Woodlawn Development Company  
Surveyor/Engineer Mid-Kansas Engineering Consultants  
Address 240 N. Rock Rd., #130 Wichita, KS Zip Code 67206 Phone 632-6561

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>54.9</u>   | 7. Lineal Feet of New Street   |
| 2. Number of Lots :  | a. <u>      </u> R/W <u>      </u> ft.                                 |
| Residential <u>2</u>   | b. <u>      </u> R/W <u>      </u> ft.                                 |
| Commercial <u>1</u>  | c. <u>      </u> R/W <u>      </u> ft.                                 |
| Industrial <u>      </u>   | d. <u>      </u> R/W <u>      </u> ft.                                 |
| Other <u>Office</u> <u>1</u>   | e. <u>      </u> R/W <u>      </u> ft.                                 |
| Total Number of Lots <u>4</u>  | TOTAL <u>      </u> ft.  |
| 3. Minimum Lot Frontage <u>255 ft.</u>   | 8. Sidewalk adjacent to all streets <u>      </u> yes <u>      </u> no |
| 4. Minimum Lot Area <u>5.8 acres</u>   |  |
| 5. Existing Zoning <u>AA and LC</u>  |  |
| 6. Proposed Zoning <u>A, BB &amp; LC (Z-2349, Z-2350, Z-2408, DP-111, DP-112)</u>                            |  |
| 9. Is public water available <u>X</u> Yes <u>      </u> No, Name <u>City of Wichita</u>                      |  |
| 10. Is sanitary sewer available <u>X</u> Yes <u>      </u> No, Name <u>City of Wichita</u>                   |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>N/A</u> Yes <u>      </u> No <u>      </u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>      </u> Outside of 3-Mile Area <u>      </u>                  |  |

STAFF COMMENTS:

Note: When approved as a preliminary plat in March, this property was known as Northridge 2nd Addition.

- A. The applicant shall guarantee the paving of 31st Street North and Fenstemon, including sidewalks on both sides.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots. Any necessary off-site sewer easements shall be obtained by separate instrument.
- C. The applicant shall guarantee extension of City water to serve all lots.
- D. As required by the associated C.U.P.s, a continuous decel lane on Rock Road and a decel lane on 29th Street into Fenstemon shall be guaranteed at the time of platting.
- E. For Lot 3, Block 1 and Lot 1, Block 2, the applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property. These lots are within the McConnell A. F. B. compatible use district #13 which has an average day/night sound level of 65 to 70 decibels.
- F. The City Engineering representative shall be prepared to comment on the final drainage plan and state whether any off-site drainage easements are required. Any drainage improvements required by the drainage plan shall be guaranteed by the applicant.
- G. The right-of-way for Rock Road shall be indicated on the final plat tracing as approved on the preliminary plat. I.e., the 60 feet of right-of-way

shall increase to 65 feet as Rock Road approaches the proposed K-96 right-of-way. This additional five feet may be dedicated outright or may be dedicated contingent upon its need for Rock Road/K-96 intersection or interchange improvements. If dedicated contingently, the proper dedication language shall be included in the plat's text.

- H. The applicant or his agent shall provide the Planning Department with a copy of the Cooperative Refinery Association easement as it affects this property. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant or his agent shall contact Larry Henry of the Soil Conservation Service to determine what needs to be done to eliminate the terracing on this property.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 83-14 Name Northridge 2nd Addition  
 Date Application Rec'd. 3-4-83 Preliminary Approval  
 Scheduled S/D Meeting 3-17-83

DESCRIPTION

General Location East of Rock Road in an area north of 29th St. North

Owner Woodlawn Development Company  
 Surveyor/Engineer Bill G. Yung Design  
 Address 8225 E. 35th North, Wichita, Ks Zip Code 67226 Phone 683-5567

- |  |  |                                     |                        |
|--|--|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat                                       | <u>54.9</u>  | 7. Lineal Feet of New Street        |                        |
| 2. Number of Lots :  |  | a. <u>70'</u> R/W <u>2590</u> ft.   |                        |
| Residential  | <u>2</u>   | b. <u>66'</u> R/W <u>660</u> ft.    |                        |
| Commercial   | <u>1</u>   | c. _____ R/W _____ ft.              |                        |
| Industrial   | _____  | d. _____ R/W _____ ft.              |                        |
| Other  | <u>Office 1</u>  | e. _____ R/W _____ ft.              |                        |
| Total Number of Lots   | <u>4</u>   | TOTAL                               | <u>3250</u> ft.        |
| 3. Minimum Lot Frontage  | <u>255 ft.</u>   | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>no</u>   |
| 4. Minimum Lot Area  | <u>5.8 acres</u>   |                                     |                        |
| 5. Existing Zoning   | <u>AA and LC</u>   |                                     |                        |
| 6. Proposed Zoning   | <u>A, BB &amp; LC (Z-2349, Z-2350, Z-2408, DP-111, DP-112)</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>N/A</u> Yes _____ No _____                                  |                                     |                        |
| 12. City of Wichita  | <u>X</u> 3-Mile Area _____                                     | Outside of 3-Mile Area              | _____                  |

STAFF COMMENTS:

Note: Although these prints are labeled "Northridge", the final plat will be submitted as Northridge 2nd because there is a recorded Northridge plat already. Lot 2, Block 1 was included in community unit plan DP-111; Lot 3, Block 1 and Lot 1, Block 2 were included in DP-112.

- A. The applicant shall guarantee the paving of 31st Street North and Penstemon. Sidewalks are required on both sides.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee extension of City water to serve all lots.
- D. As required by the associated C.U.P.s, a continuous decel lane on Rock Road and a decel lane on 29th Street into Penstemon shall be guaranteed at the time of platting.
- E. For Lot 3, Block 1 and Lot 1, Block 2, the applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property. These lots are within the McConnell A.F.B. compatible use district #13 which has an average day/night sound level of 65 to 70 decibels.
- F. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage concept. Any drainage improvements required for development of this property shall be guaranteed by the applicant.
- G. The applicant's agent shall be prepared to discuss the proposed lake, a part of which is in Lot 1, Block 2. Provisions will need to be made for continual ownership and maintenance of this lake.

(Over)

- H. Right-of-way on Rock Road is shown at 60 feet with a gradual widening to 65 feet as Rock Road approaches the proposed K-96 right-of-way. This additional five feet may be dedicated contingent upon its need for Rock Road/K-96 intersection or interchange improvements.
- I. The applicant or his agent shall provide the Planning Department with a copy of the Cooperative Refinery Association easement as it affects this property. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).