

S/D No.: 87-38 Name: WOODBRIDGE 5TH ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: South of 21st Street North and east of 119th Street West.
Owner: Inland Investment Company, Inc., 10300 W. Central, Wichita, Ks. 67212
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, Ks. 67211

1. Gross Acreage of Plat: 19.5
 2. Number of Lots:
 - Residential: 78
 - Office:
 - Commercial:
 - Industrial:
 - Total: 78
 3. Minimum Lot Area: 6,490 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- NOTE: A final plat was approved for this property on May 2, 1987. This revised final plat proposed 5 additional lots near the Cardington/Parkridge intersection (lots 1 thru 5, Block 1). This plat represents the third final plat for an overall preliminary plat approved on February 13, 1986 (Woodbridge 3rd).
- 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 the proposed interior streets.
 - D. The applicant shall guarantee construction of the storm sewers required by this plat.
 - E. The applicant shall submit the information necessary to redefine any special assessments that have been spread to areas being replatted.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
 - H. As was indicated on the overall preliminary plat, this plat proposed the establishment of 20-foot building setbacks on the majority of the lots. This is in character with past final plats in the Woodbridge area.
 - I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns..
 - J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

SUBDIVISION REPORT

Final Plat S/D 87-38 - WOODBRIDGE 5TH ADDITION

Page 2

- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- 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 City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-38 Name: WOODBRIDGE 5TH ADDITION

Preliminary Approved: ~~approved~~
Scheduled S/D Meeting: 5/21/87

DESCRIPTION

General Location: South of 21st Street North and east of 119th Street West.
Owner: Inland Investment Company, Inc., 10300 W. Central, Wichita, KS 67212
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 18.31
2. Number of Lots:
 - Residential: 72
 - Office:
 - Commercial:
 - Industrial:
 - Total: 72
3. Minimum Lot Area: 6,490 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This plat represents the third final plat for an overall preliminary plat approved on February 13, 1986 (Woodbridge 3rd).

- 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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- H. As was indicated on the overall preliminary plat, this plat proposes the establishment of 20-foot building setbacks on the majority of the lots. This is in character with past final plats in the Woodbridge area.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. On the final plat tracing, dashed lines rather than a heavy solid line shall be used to indicate the east line of 18th Street and the south line of Pine Grove. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- K. On the final plat tracing, Bella Vista Street, from the east line of Lot 59, Block 2 to Lot 47, Block 2, shall be named Bella Vista Circle.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

SUBDIVISION REPORT

Final Plat S/D 87-38 - WOODBRIDGE 5TH ADDITION

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- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.