

S/D No.: 84-66

Name: 37th-Rock Addition

Preliminary Approved:

Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: Southwest corner of 37th Street North and Rock Road.

Owner: Woodland Development Company

Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 16.42
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 16.42
  4. Existing Zoning: A under C.U.P. D.P.121
  5. Proposed Zoning: A under C.U.P. D.P.121
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STAFF COMMENTS:

NOTE: Lot 1 corresponds with Parcel 1 of DP-115 which is proposed for garden apartments (352 maximum number of units). Associated zone case Z-2380 (AA to A) has been approved subject to platting.

- A. The right-of-way for Inwood west of Lot 1 shall be increased to 66 feet as it is a street serving multi-family development. All streets being platted with this addition shall be guaranteed to be paved 37 feet in width (back to back). The transitions on 36th and 34th Streets from the 41-foot paving width as required in Comotara Office Center to the 37-foot width shall be gradual. Sidewalks are required on both sides of all streets.
- B. The applicant shall guarantee extension of sanitary sewer to serve Lot 1.
- C. The applicant shall guarantee extension of City water in 36th Street from the east line of the lot to the west line of the lot.
- D. The City Engineer's representative shall be prepared to comment on the drainage plan for this property and state whether any drainage improvements or off-site drainage easements are required for development of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 84-66 Name 37TH - ROCK ADDITION  
Date Application Rec'd. 6-8-84 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-5-84

DESCRIPTION

General Location At the southwest corner of 37th Street North and Rock Road.

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

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|---|--|
| 1. Gross Acreage of Plat <u>19.06</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. <u>66'</u> R/W <u>1835</u> ft.                          |
| Residential <u>1</u>  | b. <u>64'</u> R/W <u>950</u> ft.                           |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>1</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>N/A</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>16.42 acres</u>  |  |
| 5. Existing Zoning <u>"A" under C.U.P. (DP-115)</u>                                 |  |
| 6. Proposed Zoning <u>"A" under C.U.P. (DP-115)</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>" "</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. All streets being platted with this addition shall be guaranteed to be paved 37 feet in width (back to back). The transitions on 36th and 34th Streets from the 41-foot paving width as required in Comotara Office Center to the 37-foot width shall be gradual. Sidewalks are required on both sides of all streets.
- B. The applicant shall guarantee extension of sanitary sewer to serve Lot 1.
- C. The applicant shall guarantee extension of City water in 36th Street from the east line of the lot to the west line of the lot.
- D. The applicant shall obtain by separate instrument the dedication of that part of Inwood Street shown on the preliminary plat which is not to be included in the final plat. A guarantee for paving this portion of street right-of-way, including sidewalks on each side, shall be submitted.
- E. The applicant shall obtain those off-site drainage easements required by the drainage plan for this property. These instruments shall first be submitted to the City Engineer's Office for review and approval, and then, submitted to the Planning Department for recording with the plat.
- F. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed by this plat?
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, the wording in the plattor's text shall be corrected to reference that 2 openings to 37th Street are being provided.
- I. Closure computations shall be submitted with the final plat tracing.

- J. On the final plat tracing, the north line of Inwood Street shall be indicated with a dashed line as opposed to a solid line. A dashed line shall also be indicated across the east end of 36th Street North.
- K. On the final plat tracing, reference to the building setbacks required by the associated community unit plan shall be corrected to reference DP-115 rather than DP-121.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.