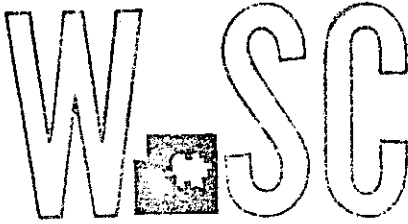


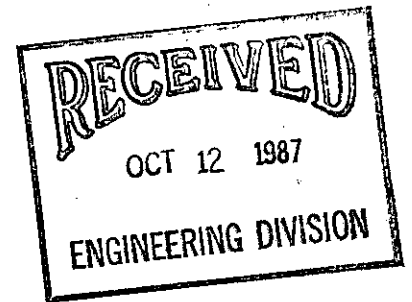
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 9, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-102 - WOODBRIDGE FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1987, 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 to serve the lots being platted.
- B. The applicant shall guarantee the decel lanes for 21st Street North and 119th Street West that are needed to serve this commercial property. Also, the applicant shall petition for a westbound left turn lane for 21st Street North to serve Lot 4's access to this major street. This petition should be held until 21st Street is improved to a 4-lane arterial standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. The final plat tracing shall label the centerline of adjacent 119th Street West.
- F. On the final plat tracing, the recording information for the drainage easement at the southeast corner of Lot 4 shall be shown.

WICHITA — SEDGWICK COUNTY

Final Plat S/D 87-102 - WOODBRIDGE FOURTH ADDITION
Page 2

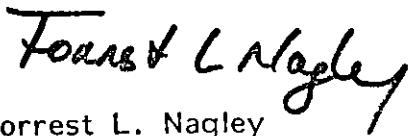
- G. The final plat tracing shall indicate a 10-foot utility easement adjacent to the west line of Lot 2.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.

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 Thursday, October 15, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



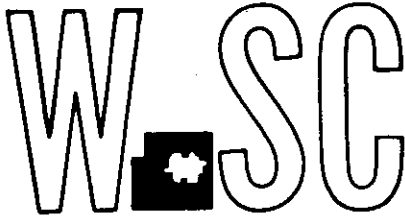
Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Inland Investment Co., Inc., 104 S. Broadway, Wichita, KS 67202
Bill Yung, 4912 E. 29th St. N., Suite One, Wichita, KS 67220
Mike Lindebak, City Engineer

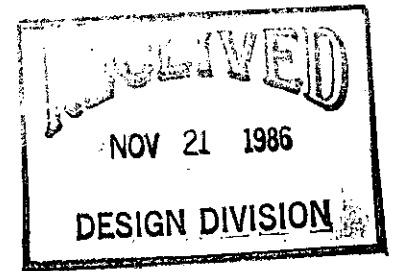
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 20, 1986



Bill G. Yung Design
4912 E. 29th N., Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-102 - WOODBRIDGE FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 20, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

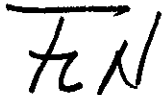
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the decel lanes for 21st Street North and 119th Street West that are needed to serve this commercial property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. The final plat shall label the centerlines of adjacent 21st Street North and 119th Street West.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

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Y

- G. Prior to filing the final plat, the applicant shall meet with the Traffic Engineer to work out the extent of the decel lanes that need to be guaranteed for adjacent 21st Street North and 119th Street West.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Inland Investment Co., Inc., 104 S. Broadway, Wichita, KS 67202
Professional Engineering Consultants, 1440 E. English,
Wichita, KS 67211
X Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering

Prc-Sub 11-20-86

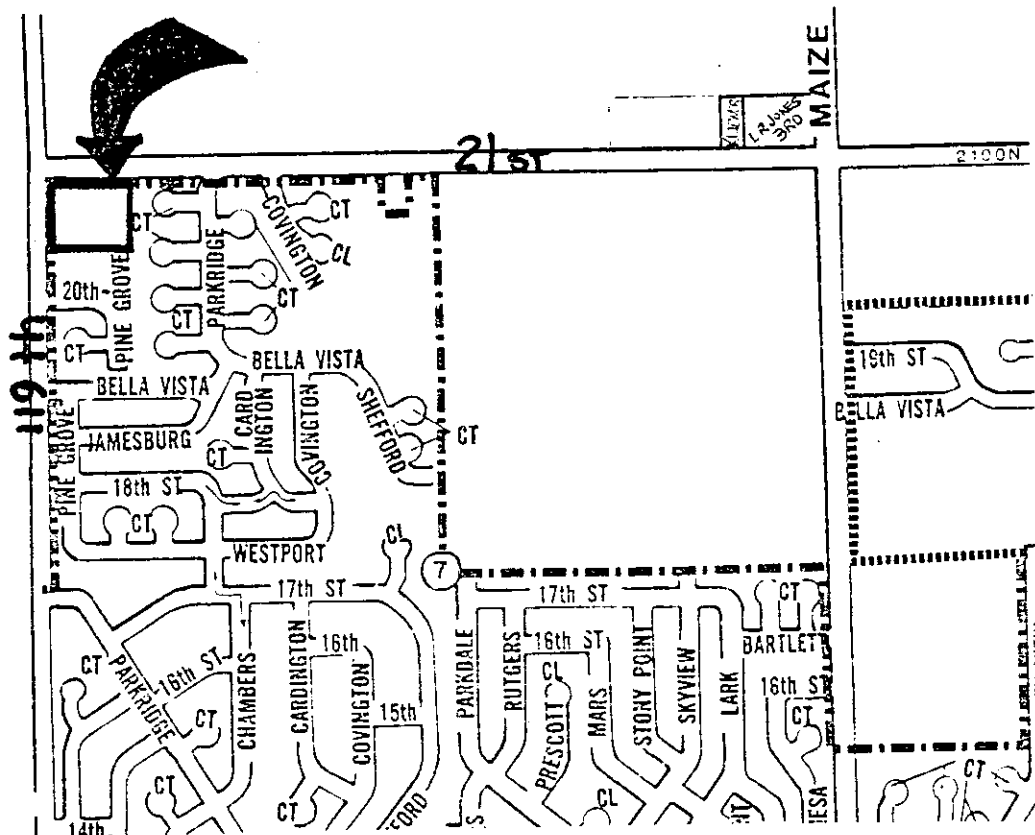
1. Andeel and Andeel Company. Vacation of Building setback.
No water problem.
2. Woodcrest Addition. Final Plat. Existing main in 13th
Street to be topped, mains to be extended, item B. No water
problem.
3. Tallgrass East Addition. Final Plat. Item B, mains to be
extended. No water problem.
4. Woodbridge 4th Addition. Preliminary Plat. Area now
served by existing 12" main in 119th W. and in 21st St N.
No water problem.
5. Penstemon Fourth Addition. Preliminary Plat. Item B, mains
to be extended. Suggest tying project to Oxford to provide
second feed, as Greenbriar Court is adjacent to Oxford.
6. L. N. Lies Addition. Final Plat. Existing main is Young. Area
now served. No water problem.
7. Lot Split Appeal. Lot split is to E. & W., both halves adjacent
to Anna. No water problem.
8. Gene Miles. Grant Utility Esmt. No water problem.
9. Michael J. Sterling. Grant Utility Esmt. No water problem.
10. Other matters.

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 11/20/86)

CASE NUMBER: S/D 86-102 - WOODBRIDGE FOURTH ADDITION
OWNER/APPLICANT: Inland Investment Company, Inc.
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.
LOCATION: 21st Street North and 119th Street West.
SITE SIZE: 8.15 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial: 4
Industrial:
Total: 4
MINIMUM LOT AREA: 24,750 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "LC" (Z-2807) - DP-160

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Woodbridge Commercial Community Unit Plan (DP-160). This property will be developed with commercial uses as provided for in the "Parcel Descriptions" section of the approved Community Unit Plan. The applicant's associated zone case (Z-2807) requesting "AA" to "LC" has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the decel lanes for 21st Street North and 119th Street West that are needed to serve this commercial property. Also, the applicant shall guarantee a westbound left turn lane for 21st Street North to serve Lot 4's access to this major street.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. The final plat tracing shall label the centerline of adjacent 119th Street West.
- F. On the final plat tracing, the recording information for the drainage easement at the southeast corner of Lot 4 shall be shown.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.