

S/D No.: 86-102 Name: WOODBRIDGE FOURTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/20/86

DESCRIPTION

General Location: 21st Street North and 119th Street West.
Owner: Inland Investment Co., Inc., 104 S. Broadway, Wichita, KS 67202
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th No., Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 8.15
 2. Number of Lots:
Residential:
Office:
Commercial: 4
Industrial:
Total: 4
 3. Minimum Lot Area: 24,750 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC" (Z-2807) - DP-160
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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 any drainage improvements required by the platting of this 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.
 - 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
 - J. General Provision #7 of the associated Community Unit Plan provides that the need for decel lanes on 21st Street and 119th Street will be determined at the time of platting. The representative from Traffic Engineering should be prepared to state if decel lanes should be required with this plat.
 - K. The representative from the City Engineer's Office should be prepared to comment on the effect the construction of a wall will have on the 20x20-foot drainage and utility easement being platted adjacent to the east line of this plat. That is, what utility improvements will utilize the stub easement and should special provisions be made in the wall's design to accomodate the planned utilities?

6459 1 SE
(COLWICH)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

97°30'
37°45'

633000m. E.

635

27'30" 636

4178000m. N.

T. 26 S.

R. 27 S.

4177

4176

4175

42'30"

4174

4173

6459 11 NE
(GODDARD)

