

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-103 Name Willowood
 Date Application Rec'd. 11-10-83 Preliminary Approval 11-21-83
 Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location East of Woodlawn, approximately 1/3 mile south of 37th St. North

Owner Woodlawn Development Company
 Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
 Address 240 N. Rock Rd., #130, Wichita, Ks Zip Code 67206 Phone 682-6561

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>18+</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>66'</u> R/W | <u>3,500</u> ft. |
| Residential | <u>53</u> | b. <u>58'</u> R/W | <u>1,935</u> ft. |
| Commercial | | c. _____ R/W | _____ ft. |
| Industrial | | d. _____ R/W | _____ ft. |
| Other | | e. _____ R/W | _____ ft. |
| Total Number of Lots | <u>53</u> | TOTAL | <u>5,435</u> ft. |
| 3. Minimum Lot Frontage | <u>45 feet</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>8,250 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>A w/C.U.P. (Z-2391 and DP-113)</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) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all streets being platted, including sidewalks on the north side of 34th Street North and the east side of Willowood/Rushwood. These two streets are collectors and sidewalks will be required on the other sides when development occurs there.
- E. The applicant shall submit a covenant stating that four off-street parking spaces per dwelling unit will be provided for all lots which front on a 58-foot street.
- F. At the time of preliminary plat approval, the applicant was asked to contact the Fire Department and the Planning Department regarding new names for the proposed east/west street north of Rushwood Court and for the entrance road east of Woodlawn. Marlo has been changed to Willow Way and Willowood has remained the same. There are already at least nine streets with "Willow" as part of the name. There is a Willow Way in Oaklawn which completely rules out that street name in this plat. The applicant shall be prepared to offer alternate names for these streets at the Subdivision Committee meeting.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. The K.G. and E. representative shall be prepared to state whether or not he still needs the 10-foot utility easement which was requested at the preliminary hearing to be located between Lots 8 and 9, Block 2.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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S/D No. 83-103 Name Willowood
Date Application Rec'd. 11-10-83 Preliminary Approval _____
Scheduled S/D Meeting 11-21-83

DESCRIPTION

General Location East of Woodlawn, approximately 1/3 mile south of 37th St. North

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

- | | |
|------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>18+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>66'</u> R/W <u>3,500</u> ft. |
| Residential <u>53</u> | b. <u>58'</u> R/W <u>1,935</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>53</u> | TOTAL <u>5,435</u> ft. |
| 3. Minimum Lot Frontage <u>45 feet</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>8,250 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>A w/C.U.P. (Z-2391 and DP-113)</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) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This plat represents Parcel 6 of the associated Community Unit Plan (DP-113). Single-family development is proposed. Willowood, a collector street, is being platted with this Addition to provide a direct means of access into the Addition.

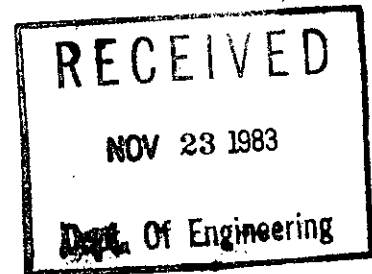
- A. The City Engineer's representative shall be prepared to comment on the drainage plan for this property. Any required drainage improvements shall be guaranteed by the applicant.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all streets being platted, including sidewalks on both sides of the collector streets (34th Street North and Willowood/Rushwood).
- E. The applicant shall submit a covenant stating that four off-street parking spaces per dwelling unit will be provided for all lots which front on a 58-foot street.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



November 22, 1983

Mr. Bill G. Yung
Bill G. Yung Design
8225 E. 35th St. North
Wichita, Kansas 67226

Re: S/D 83-103 - Preliminary plat of Willowood

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 21, 1983, 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. Changes in the applicant's drainage concept as recommended by City Engineering shall be incorporated in the final drainage plan with appropriate drainage and/or storm sewer easement being shown on the final plat.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all streets being platted, including sidewalks on the north side of 34th Street North and the east side of Rushwood.
- E. The applicant shall submit a covenant stating that four off-street parking spaces per dwelling unit will be provided for all lots which front on a 58-foot street.
- F. Side-lot utility easements as marked on the engineer's copy of the preliminary plat shall be shown on the final plat.
- G. Prior to filing a final plat, the applicant's agent shall meet with the Fire Department and the Planning Department to discuss changing the street names Marlo and Willowood.

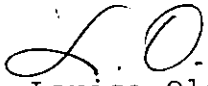
Bill G. Yung
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- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

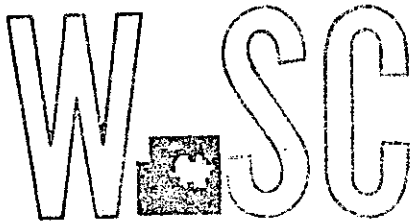
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Development Co., P.O. Box 8128, 67208
Mid-Kansas Engineering Consultants, P.A., 240
N. Rock Rd., Suite 130, 67206
✓Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY

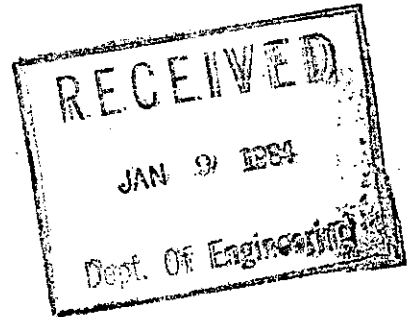


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 6, 1984

Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Rd., #130
Wichita, Ks. 67206



Re: S/D 83-103 - Final plat of Willowood

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission January 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's drainage plan has been approved subject to submitting guarantees for the storm sewers and box culverts and subject to submitting an off-site drainage easement and a letter of credit guaranteeing construction of a drainage ditch within the off-site easement.
- B. The applicant shall guarantee extension of City water to serve all lots.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of all streets being platted, including sidewalks on the north side of 34th Street North and the east side of Willowood/Rushwood. These two streets are collectors and sidewalks will be required on the other sides when development occurs there.
- E. The applicant shall submit a covenant stating that four off-street parking spaces per dwelling unit will be provided for all lots which front on a 58-foot street.
- F. Prior to petitions being made for street improvements, the applicant's agent shall meet with the Fire Department and Planning Department to determine a new street name for Willow Way.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

WICHITA - SEDGWICK COUNTY

Mid-Kansas Engineering Consultants, P.A.
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- H. Closure computations shall be submitted with the final plat tracing.
- I. A 10-foot utility easement shall be added between Lots 8 and 9, Block 2 and along the north line of Lots 1 thru 9, Block 2. The 10-foot utility easement paralleling the K.G. and E. easement shall be increased to 20 feet. All easements which are to contain sanitary sewers shall be a minimum of 20 feet wide.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 January 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Woodlawn Development Co., P.O. Box 8128, 67208
X Mike Lindebak, City Engineer

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

August 6, 1991

Ms. Karen Robinson
Federal Housing Authority
4th & State
Kansas City, MO

Subject: Public Improvements to
serve Willowood Addition

Dear Ms. Robinson

Please be advised that street, sanitary sewer, drainage and water improvements to serve the above-referenced addition have been constructed under the authority of the City of Wichita and in accordance with City plans and specifications. Maintenance has been assumed by the City.

Sincerely,

Michael E. Lindebak, P.E.
City Engineer

MEL/BM:cls