

(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-23 -- WOODBRIDGE SEVENTH ADDITION

OWNER/APPLICANT: Jay W. Russell, 12602 W. 13th, Wichita, KS 67236

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 21st St. and east of 119th St. West

SITE SIZE: 2.40 Acres

NUMBER OF LOTS

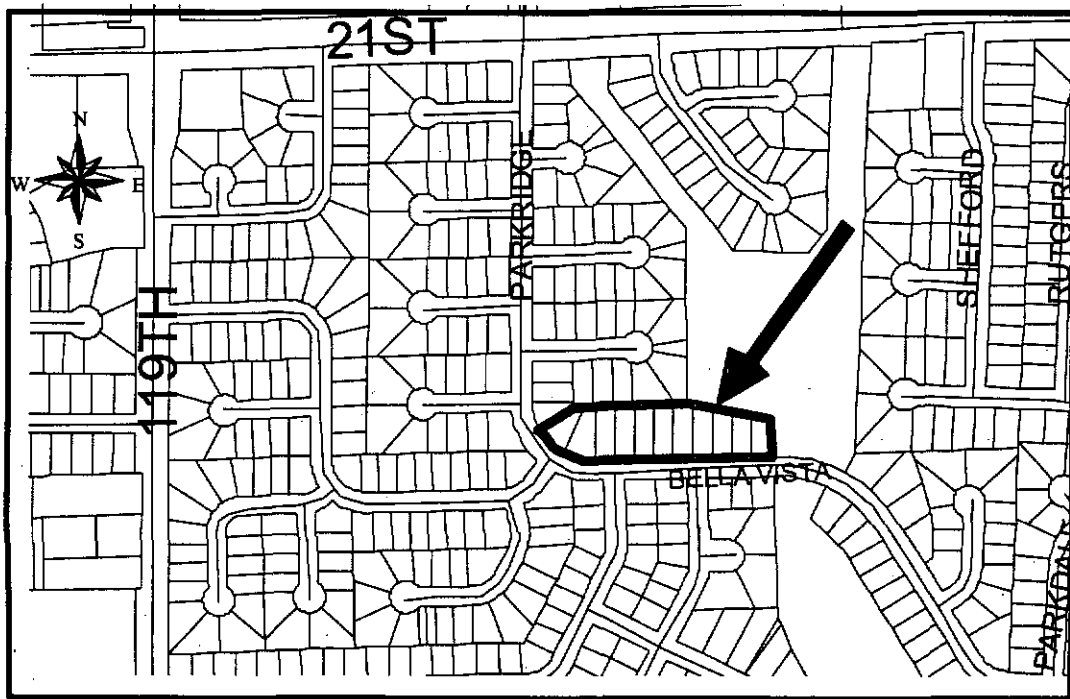
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 6,239 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of 11 lots in Woodbridge 2nd Addition.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 3-12. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- F. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. 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.
- I. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge

Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

CLOSURE: WOODBRIDGE 7TH ADDITION

PT 1	North: 5631.7690	East : 5644.5279
Line	Course: N 86-37-02 E	Length: 537.0000
PT 2	North: 5663.4554	East : 6180.5923
Line	Course: N 03-22-58 W	Length: 120.0100
PT 3	North: 5783.2563	East : 6173.5109
Line	Course: N 82-38-02 W	Length: 257.3000
PT 4	North: 5816.2445	East : 5918.3344
Line	Course: S 86-41-17 W	Length: 349.3600
PT 5	North: 5796.0612	East : 5569.5579
Line	Course: S 55-25-48 W	Length: 124.6600
PT 6	North: 5725.3275	East : 5466.9086
Curve	Length: 211.0004	Radius: 194.0000
	Delta: 62-19-00	Tangent: 117.2978
	Chord: 200.7531	Course: S 62-13-28 E
	Course In: N 58-56-02 E	Course Out: S 03-22-58 E
	RP North: 5825.4367	East : 5633.0837
PT 1	End North: 5631.7748	East : 5644.5309



08/21/2008