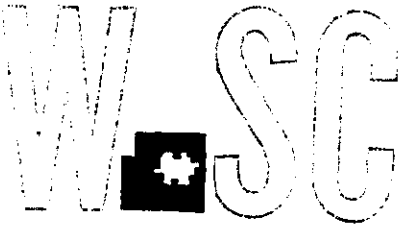


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 27, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-89 Westwood Village 4th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 21, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: State Bank of Colwich, Attn: Frank A. Suellentrop, 200 E.
Wichita, Colwich, KS 67030
Mike Lindebak, City Engineer

S/D 88-89 - WESTWOOD VILLAGE 4TH ADDITION

October 27, 1988

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- L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. On the final plat tracing the MAPC chairman signature block shall indicate the chairman appointed as of October 13, 1988.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 1-8

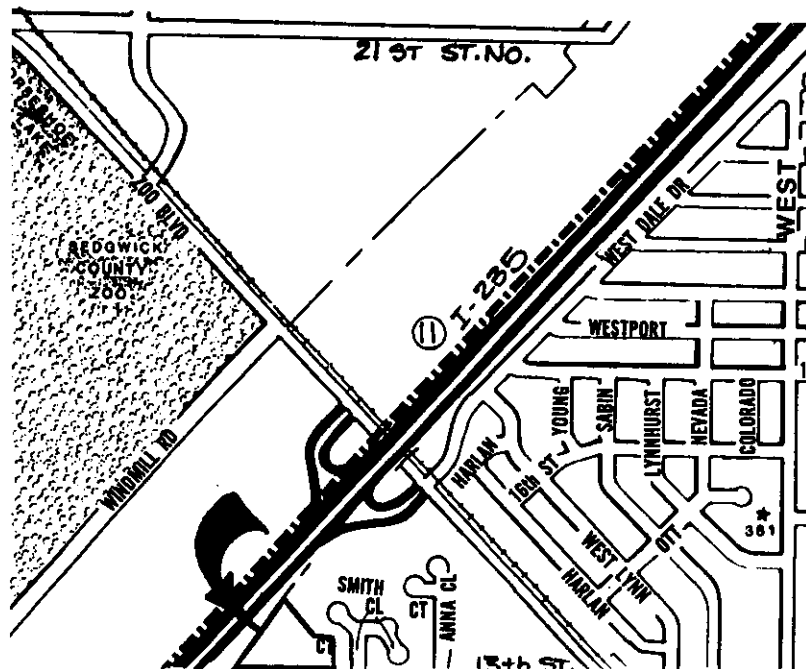
October 27, 1988

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/06/88)

<u>CASE NUMBER:</u>	S/D 88-89 - Westwood Village 4th Addition
<u>OWNER/APPLICANT:</u>	State Bank of Colwich
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A.
<u>LOCATION:</u>	North of intersection at 13th Street No., Hoover & Curtis
<u>SITE SIZE:</u>	4.65 acres
<u>NUMBER OF LOTS</u>	
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18
<u>MINIMUM LOT AREA:</u>	6,000 sq. ft.
<u>CURRENT ZONING:</u>	"R-6" General Residence District
<u>PROPOSED ZONING:</u>	"AA" One Family Dwelling

VICINITY MAP:



- A. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of the unpaved portion of 13th Street to the west line of Lot 1. As required for a collector, this guarantee shall include a sidewalk along the north line of 13th Street, adjacent to the area requiring paving.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. As requested by the Fire Department, the street name, Edminster Circle shall be renamed 13th Street North Court.
- J. 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.
- K. 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.