

Baughman Company, P.A.
April 27, 1984
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 3, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: 125, Inc., c/o Marvin Neidens - 6725 Shade, 67211
Mike Lindebak, City Engineer

April 27, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-45 - Final plat of Woodland Heights Second Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 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 shall submit a sidewalk certificate which states that a sidewalk will be constructed on the north side of Shade in conjunction with the development of this property (multi-family zoning).
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1. *100% extension*
- C. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property.
- D. The final plat tracing shall indicate the utility easement necessary for extending sanitary sewer to serve Lot 1. *Along Shade Street*
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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.

Final
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-45

Name: Woodland Heights 2nd Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: North side of Shade in an area east of Ridge Road.

Owner: 125, Inc., c/o Marvin L. Niedens.

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 18.71 acres
 2. Number of Lots:
 - Residential: 4
 - Office: —
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 152,000 Sq. ft.
 4. Existing Zoning: A
 5. Proposed Zoning: R-5 w/C.U.P. Z-2575)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "A" to "R-5" for this property has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state whether any additional public or private drainage easements or cross-lot drainage agreements are needed.
- B. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on the north side of Shade in conjunction with the development of this property (multi-family zoning).
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- D. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.