

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 25, 1980

Bill G. Yung Design  
1355 N. Waco  
Wichita, Ks. 67203

Re: S/D 80-54 - Preliminary plat of Woodlands

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 24, 1980, 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. Prior to filing a final plat, the applicant shall submit a final drainage plan to both City Engineering and Flood Control.
- B. The final plat shall indicate specific boundaries of the floodway.
- C. The final plat shall label Tara Ct and 22nd St. Ct. as Circles.
- D. Since there is already a Woodland Addition, the applicant shall choose a substitute name for this plat.
- E. Since the proposed lotting and street alignments do not match the parcel boundaries and roadway locations shown on the associated Community Unit Plan, the applicant shall request an administrative adjustment to the approved C.U.P. No final plat shall be filed until such time as the administrative adjustment has been granted.
- F. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted.
- G. The applicant shall guarantee all drainage improvements required by this plat.

Bill G. Yung Design

Page 2

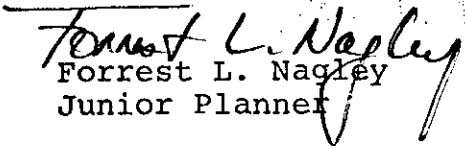
July 25, 1980

- H. The applicant shall guarantee the paving of Tara Circle and 22nd Street Circle, including a sidewalk on one side of said streets.
- I. A Homeowners' Association Agreement shall be submitted which provides for the maintenance of the reserves. The agreement shall contain a provision which gives the City of Wichita the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- J. The final plat shall indicate a 25-foot side and rear yard building setback on Lots 1, 3, 4, and 5.
- K. 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.
- L. 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 have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Ken Bengtson, Van Doren, Hazard and Stallings

260 N. Rock Road, 67206

Dean Sellers, Acting City Engineer

Paul Johnston, Flood Control