

JULY 14, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-56 - WOODLAND WESTFIELD SUBDIVISION

OWNER/APPLICANT: Harold P. Wood, et al, 125 S. Ridge Road,
Wichita, KS 67209

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: West of Byron, in an area north of Maple.

SITE SIZE: 1.25 Acres

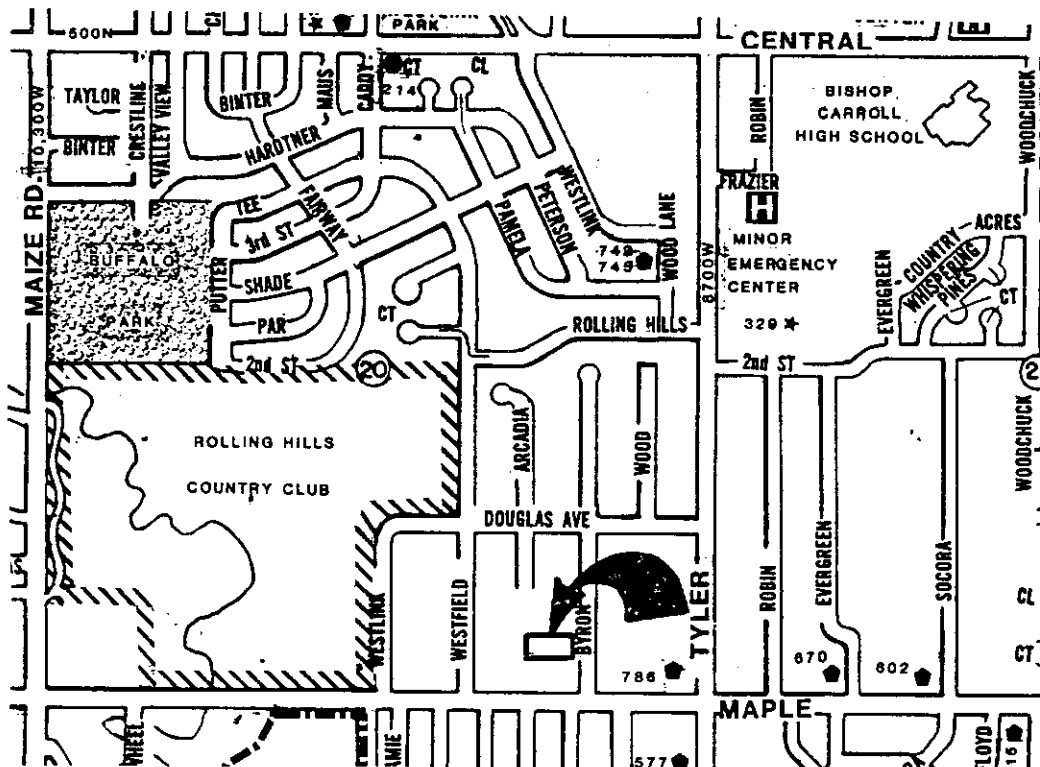
NUMBER OF LOTS:
Residential: 2
Office:
Commercial:
Industrial:
Total: 2

MINIMUM LOT AREA: 19,552 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



WOODLAND WESTFIELD SUBDIVISION

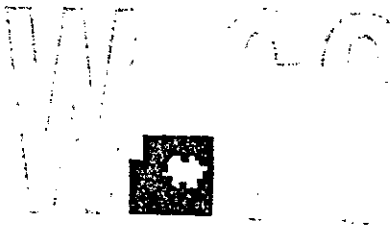
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the south 30 feet of Lot 2 shall be contingently dedicated for the north half of Sheriac Street. The need for a street in this area is based upon the existing lot layout at the south end of the subject block and on the likelihood that Arcadia Street cannot be extended through this block from the north down to Maple. The contingent dedication of Sheriac Street shall be based upon the dedication of the south half of the street and the opening up of the street out to Byron.
- F. On the final plat tracing, a 50-foot building setback shall be indicated on Lot 2 from Lots 2's south line. This setback provides for the contingent street dedication and establishes a 20-foot setback from said contingent dedication.
- G. On the final plat tracing, the centerline of Byron shall be labeled. The amount of half-street right-of-way shall be dimensioned.
- H. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 15, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 88-56 - WOODLAND WESTFIELD SUBDIVISION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 14, 1988, 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 guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the south 30 feet of Lot 2 shall be contingently dedicated for the north half of Sheriac Street. The need for a street in this area is based upon the existing lot layout at the south end of the subject block and on the likelihood that Arcadia Street cannot be extended through this block from the north down to Maple. The contingent dedication of Sheriac Street shall be based upon the dedication of the south half of the street and the opening up of the street out to Byron.
- E. On the final plat tracing, a 50-foot building setback shall be indicated on Lot 2 from Lots 2's south line. This setback provides for the contingent street dedication and establishes a 20-foot setback from said contingent dedication.
- F. On the final plat tracing, the centerline of Byron shall be labeled. The amount of half-street right-of-way shall be dimensioned.
- G. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.

WOODLAND WESTFIELD SUBDIVISION - Page 2

- H. The applicant shall obtain the off-site drainage easement required by the drainage plan for this plat.
- I. On the final plat tracing, the south 30 feet of Lot 2 shall be indicated as a utility easement.
- J. 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.
- 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.

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 Thursday, July 21, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

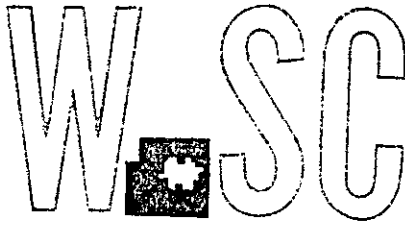


Donald Losew
Junior Planner

DL:jcm
Enclosure

cc: Harold P. Wood, 125 S. Ridge Road, Wichita, KS, 67209
Andy Wood, 235 S. Byron, Wichita, KS, 67209
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

File

July 22, 1988

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, Kansas 67202

Re: Final Plat S/D 88-56: WOODLAND WESTFIELD SUBDIVISION

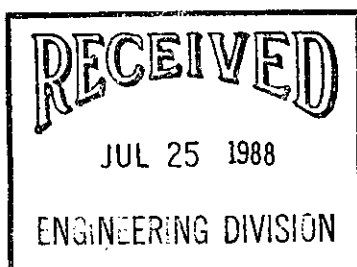
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 15, 1988, except, however, comment "A" of that letter was amended to read as follows:

- A. The applicant shall attempt to obtain a valid water petition for extension of water from Maple Street to this plat's north line. If this petition is not valid, then the applicant shall guarantee the extension of City water across this subdivision's frontage to Byron and shall contact the Health Department regarding approval for on-site water wells. A memorandum of approval shall be obtained for the plat file if water wells can be approved.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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.



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Terra Tech Land Surveying, Inc.
WOODLAND WESTFIELD SUBDIVISION
July 22, 1988
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3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:blw

cc: Harold P. Wood, 125 South Ridge Road, Wichita, Kansas 67209
Any Wood, 235 South Byron, Wichita, Kansas 67209
Mike Lindebak, City Engineer