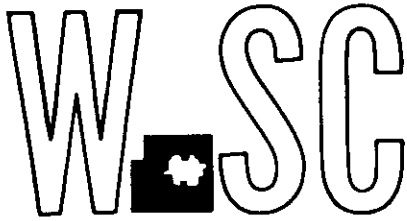


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 2, 1982

Van Doren-Hazard-Stallings
260 N. Rock Rd. #250
Wichita, Ks. 67206

Re: S/D 82-20 - Final plat of Woodlands East 2nd

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 1, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The 15-foot street, drainage and utility easements shall be added to Reserve A or the entire reserve may be designated for these purposes.
- B. Covenants were filed with Woodlands East which provided for ownership and maintenance of all reserves, addressed the uses of the maintenance easements, provided for 4 off-street parking spaces per lot, and which limited the use of the street, drainage, and utility easements. The necessary document shall be filed which makes these covenants applicable to this 2nd Addition.
- C. An existing Gas Service Company easement at the north-east corner of Lot 24, Block 1 shall be labeled on the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 April 8, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

L.O.
Louise Olivarez
Senior Planner

cc: Tallgrass Co., 2318 Greenleaf,
67226
X Mike Lindebak, City Engineering

RECEIVED
APR 5 1982
Dept. Of Engineering

WICHITA-SEDGWICK COUNTY

DATE

June 17, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

TO Utility Advisory Committee
FROM Louise Olivarez, Senior Planner

SUBJECT Summerfield Addition (formerly Woodlands East 2nd Addition) (S/D 82-20)

Attached is a print of Summerfield Addition which is the same property included in the proposed plat of Woodlands East 2nd Addition approved by the Subdivision Committee on April 1, 1982. The only significant changes are the name of the plat and the deletion of the 5-foot maintenance and utility easements at the side lot lines. The current development proposal calls for the construction of duplexes on groups of two lots rather than the original single family, zero lot line concept.

If you have any questions, comments, or requests on this plat, please call me at 268-4421. This plat will not be reviewed at the June 24th meeting unless someone requests it.


Louise Olivarez
Senior Planner

LO:bh

WICHITA-SEDGWICK COUNTY

DATE

June 17, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

TO Utility Advisory Committee
FROM Louise Olivarez, Senior Planner

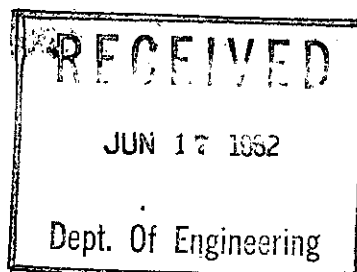
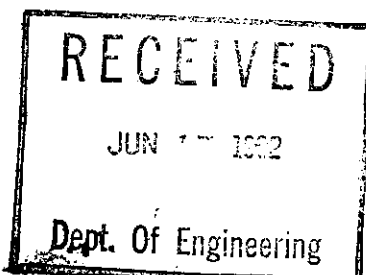
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Louise Olivarez
Senior Planner

LO:bh



**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1

February 3, 1994

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 94-2 SUMMER HILL ADDITION

OWNER/APPLICANT: Ezell Williams, 1659 N. Minnesota, Wichita, KS 67214

SURVEYOR/ENGINEER: Macon Company, 114 East Fourth, Newton, KS 67114

AREA OF INFLUENCE: City of Park City, c/o Mr. Greg Miles, Zoning Administrator, City of Park City, City Hall, 6110 North Hydraulic, Wichita, KS 67219

TOWNSHIP: Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204

LOCATION: North of 53rd Street and east of Hydraulic

SITE SIZE: 15 Acres

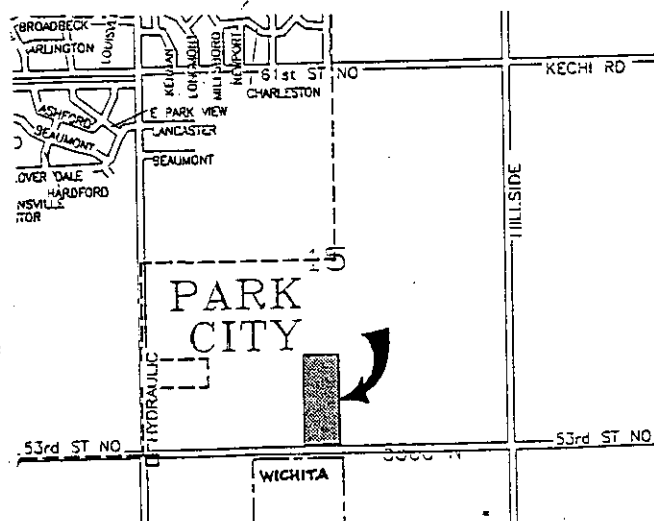
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 15 Acres

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. Due to recent annexations, this site is now adjacent to Wichita's City Limits. Wichita's City Limits now extend to the south line of 53rd Street North and runs adjacent to the entire south line of this plat. Consequently, the applicant shall request annexation to the City of Wichita. If this site is annexed to Wichita prior to the plat submitted for completion, only City of Wichita Council approval will be required and the final plat tracing should be prepared accordingly.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. City Engineering needs to indicate if this site is close enough to City of Wichita Sanitary Sewer or Water to require a guarantee for the present or future extension of such water or sanitary sewer.
- E. On the final plat tracing, ten (10) additional feet of right-of-way shall be dedicated for 53rd Street North. Right-of-way requirements for arterial, mile line roads such as 53rd Street is 100 feet or 50 feet of 1/2 street from adjoining properties. This dedication of right-of-way shall also be noted in the platting binder's text.
- F. The final plat tracing shall dedicate access control to 53rd Street North. Both the face of the plat and the platting binder's text shall indicate the dedication of access control except for one (1) opening.
- G. The applicant is advised that an updated platting binder must be submitted for this site and the plat will be subject to any applicable conditions found upon review of this binder. This plat will not be submitted for City Council review until such a platting binder is submitted.
- H. On the final plat tracing, the following changes shall be made:
 1. The MAPC Chairman's name shall be printed in the signature

2. block (James D. Miner).
 2. The proper names and order shall be shown for the County Commission's signature block.
 3. All dates shall be indicated as 1994.
 4. The centerline of 53rd Street shall be labeled "CL".
- I. 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.
 - 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. 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.
 - 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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