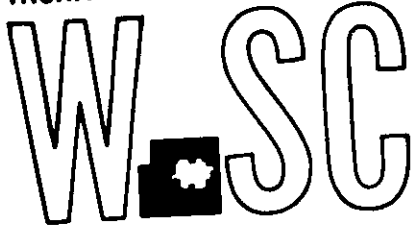


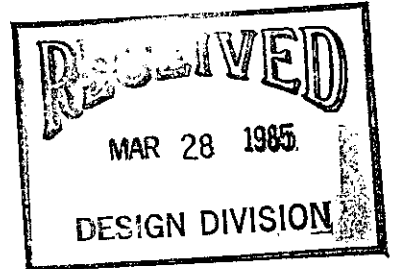
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

March 28, 1985



Bill G. Yung Design  
8225 East 35th Street North  
Wichita, KS 67226

Re: S/D 85-24 - Preliminary Plat of Inwood Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 1985, 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. The applicant shall guarantee the extension of municipal water to serve each lot.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant should meet with City Engineering regarding the need for a revised paving petition for Inwood Street adjacent to this plat.
- D. The applicant shall guarantee the drainage improvements required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. A copy of the 50-foot Cooperative Refinery easement shall be submitted for the plat file.
- G. The final plat shall reference that building setbacks are per the provisions of the Parcel No. 7 Community Unit Plan on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.

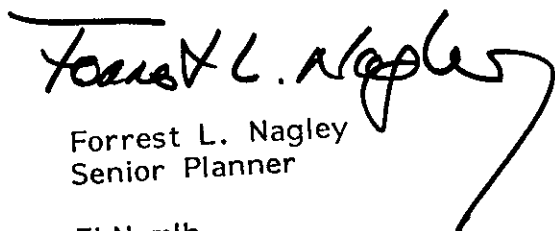
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Re: S/D 85-24 - Preliminary Plat of Inwood Addition.  
March 28, 1985  
Page 2

- H. Since this plat proposes the platting of Lot 2 to cover two different Community Unit Plan parcels with two different types of residential uses, a revised site development plan for the C.U.P. shall be submitted. This revised site development plan shall be approved prior to the submitting of a final plat.
- I. The applicant is advised that the C.U.P. depicts development of Lot 1 with zero lot line homes. Since Lot 1 is not being platted for zero lot line homes, the owner needs to gain approval of a new site plan for the Community Unit Plan which depicts his proposal to develop the lot with clustered units. This site plan will need to be approved prior to the issuance of building permits.
- J. As required by the Community Unit Plan, a Homeowners' Association needs to be provided for at the time of platting. The applicant shall submit a covenant which states when the Homeowners' Association will be formed.
- 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).
- M. The applicant shall submit a drainage plan to the City Engineer's Office for review and approval prior to or at the time of submitting the final plat.

The enclosed "marked" copy of the plat is for your information and files.  
If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Killarney Investments, 8400 Killarney, Wichita, KS 67206  
Landmark Communities, Inc., 3500 N. Rock Road, #100, Wichita, KS 67226  
Mike Lindebak, City Engineer

Pre-Sub Mar. 23, 1985

Water

- | Item | Project  |
|------|--|
| 1    | Vac. Access Control on Tyler Ct. - no problem  |
| 2    | Sherwood Acres Mobile Home Park - Water goes E from Minneapolis to approx. 146' E. of E Minneapolis  |
| 3    | Midtown Third Addition - 6" water in Water St. Access must be maintained along Water St. Park Elem. School has service from Water St. Is Lot 5 - 40x433?   |
| 4    | Inwood Addition - No water in 36th or 34th at this time. There is a project for 36 St. (Cometara Office Center 81758) and a project for 34th St. (81759), neither have been let. No project set up for Inwood Addn. Item A - extend water. |
| 5    | Deerwood Addition - Existing 24" PCSC Water Main in Webb Rd.   |
| 6    | Andersen Investment Third - Area served  |
| 7    | Batson Industrial Second - Mnd Petition for Water extension  |
| 8    | Lot 2 Block 3 Riverside Ranch Second - No problem  |
| 9    | Tollgros Co. Utility Esmt. - No problem  |
| 10   | Lot 3 & 4 Sherwood - No water in Esmt.   |