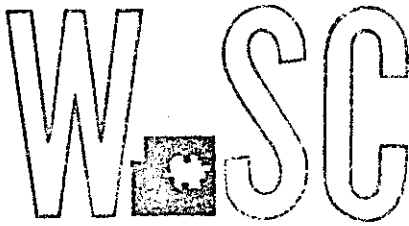


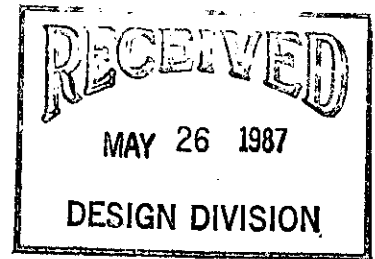
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1698
(316) 268-4561

May 21, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-38 - WOODBRIDGE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1987, 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 sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- H. As was indicated on the overall preliminary plat, this plat proposes the establishment of 20-foot building setbacks on the majority of the lots. This is in character with past final plats in the Woodbridge area.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-38 - WOODBRIDGE 5TH ADDITION
Page 2

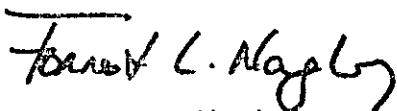
- J. On the final plat tracing, dashed lines rather than a heavy solid line shall be used to indicate the east line of 18th Street and the south line of Pine Grove. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- K. On the final plat tracing, Bella Vista Street, from the east line of Lot 59, Block 2 to Lot 47, Block 2, shall be named Bella Vista Circle.
- L. The applicant shall obtain, by separate instrument, the off-site utility easements required by the sanitary sewer layout plan for this property.
- M. 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.
- N. 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 mail box locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. 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, May 28, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

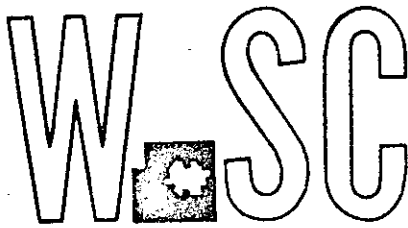
Enclosure

cc: Inland Investment Co., Inc., 10300 W. Central, Wichita, KS 67212
/Mike Lindebak, City Engineer

Pre-Sub May 21, 1987

1. O. J. Baalman. Vacation of Utility easement. No water problem.
2. Killarney Plaza. Preliminary Plat. Item D, Mains to be extended. No water problem.
3. Mediterranean Plaza. Final Plat. Item B, mains to be extended. ~~Developer to pay all costs of abandoning 8" line and fire hydrant relocation as necessary.~~
4. South Towne Mobile Home Park. Preliminary Plat. Item C, mains to be extended. Nearest City Water in Meridian at 44th St. So. 12" Main to be extended in Meridian to south line of their project. 12" also required in 47th St. Could suggest 47th St. extension to go to west to at least West line of proposed drive into project.
5. Aldon Addition. Final Plat. No city water immediately available. Water to be extended from Kellogg to Fire Station site, and interest in Hidden ~~Valley~~ Valley area expressed. Suggest taking and holding petition for future extension.
6. Spring Hollow Fourth Addition. Final Plat. Water installed. No water problem.
7. Woodbridge 5th Addition. Final Plat. Item B, mains to be extended. All lots easily ~~or~~ served except Lots 60, 61, 62, Block 2; and Lot 1, Block 3; No mains exist to serve these lots. They should be served as 18th St. and Pinegrove develop.
8. Max King Addition. Final Plat. Item B. Mains to be extended. Nearest Water at Maple & Arapaho.
9. Lakepoint Company. Grant Utility Esmt. No water problem.
10. Woodlawn Development Co. Grant Utility easement. No water problem.
11. James E. Loyd. Grant Utility Esmt. No water problem.
12. Adams Homes, Inc. Grant utility easement. No water problem.
13. Charles E. Bayshaw. Grant utility easement. No water problem.

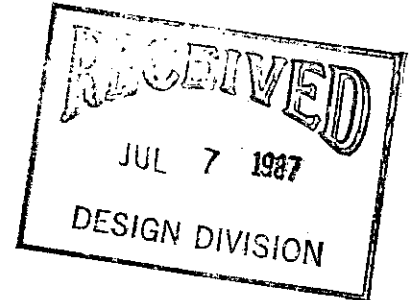
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 2, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 87-38 - Final Plat - Woodbridge 5th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 1987, 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 sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall submit the information necessary to redefine any special assessments that have been spread to areas being replatted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1).
- H. As was indicated on the overall preliminary plat, this plat proposed the establishment of 20-foot building setbacks on the majority of the lots. This is in character with past final plats in the Woodbridge area.

WICHITA - SEDGWICK COUNTY

Page 2

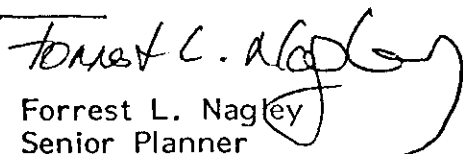
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. The applicant shall obtain, by separate instrument, the off-site utility easement needed to the east of this plat.
- K. The final plat tracing shall indicate 10-foot utility easements centered on the lot line common to lots 18 and 19, lots 39 and 40 and lots 51 and 52.
- L. 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.
- M. 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 mail box locations can be determined.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. 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 9, 1987, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:le
Enclosure

cc: Inland Investment Co., Inc., 10300 W. Central, Wichita, KS 67212
X Mike Lindebak, City Engineer