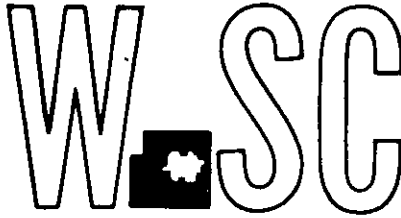


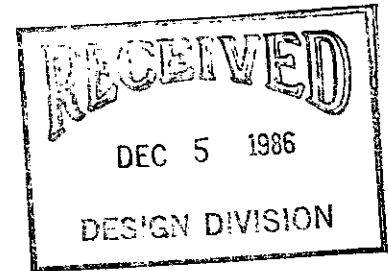
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 4, 1986



Bill G. Yung Design
4912 E. 29th N., Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 86-109 - WOODLAND ESTATES
3RD ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, 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 submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this plat. 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.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- C. The applicant shall obtain, by separate instrument, the 20-foot wide utility easement needed to the east of this plat.
- D. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- E. As requested by K.G.&E., the final plat shall indicate a 10-foot wide utility easement adjacent to the south line of Lot 3.
- F. 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.

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Preliminary Plat S/D 86-109 - WOODLAND ESTATES 3RD ADDITION
Page 2

G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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:dik

Enclosure

cc: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
Ritchie Associates, 8100 E. 22nd North, Bldg. 500, Wichita, KS 67226
X Mike Lindebak, City Engineer

1. Ferdinand Foerger. Vacation of platted utility easement. No water problem.
2. Woodlawn Development Co. Vacation of access control. No water problem.
3. Southglen Addition. Final Plat. Existing main in 29th St. S. Interior main to be extended as required for development.
4. Amorado Estates Third Addition. Preliminary Plat. Item B, mains to be extended. 12" main in Westport to be extended to Moore Rd. and extended in Moore along the plat. Otherwise no water problem.
5. Triple "B" Grove Addition. Final Plat. Petition now held for Harvest Chapel Addition to extend main in 55th to Seneca. Suggest main in Seneca be extended to serve the plat.
6. Penstemon Fourth Addition. Final Plat. Item B, mains to be extended. Main in Greenbriar Court should be tied at Greenbriar and also at Oxford to provide second feed to another independent source.
7. Woodland Estates 3rd Addition. Preliminary plat. Main to be extended in Shannon Way Court. No water problem.
8. Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 37th St. N. and Rob. No water problem.
9. World Impact Addition. Final plat. No water problem. Any additional mains required shall be extended observing required separation of water lines and sanitary sewers.

10. Westwind 2nd Addition. Item A, mains to be extended. Main to be extended from Woodchuck (when available) and in 21st along the plat. Main in Woodchuck to be extended as part of Westlink 14th plat. DOB & Assoc. designing a water line in 19th ending between Playd & Treat.
11. Miller Heights Addition. Final plat. Item D, outside the city water service application, etc. required. No water problem.
12. Monterey Addition. Final plat. Plat now served. ~~the~~ No water problem.
13. Kelley Addition. Final plat. Existing main in Central may be used to serve this property because of the access control to Arapaho.
14. Slawson Investment Corporation. Grant utility easement. No water problem.
15. W. A. Michaelis, Jr. et ux. Grant utility easement. No water problem.
16. Keith Anderson. Grant utility easement. No water problem.
17. Robert and Mary McComb. Grant utility easement. No water problem.
18. Other Matters.

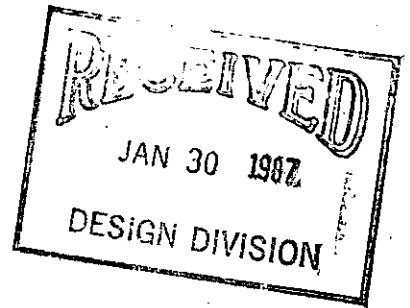
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 29, 1987



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-109 - WOODLAND ESTATES 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 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 submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this plat. 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.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- C. The applicant shall obtain, by separate instrument, the 20-foot wide utility easement needed to the east of this plat.
- D. Since a street easement is not being granted by this plat, the plat's text, on the final plat tracing, shall be amended to delete reference to the granting of this type of easement.
- E. On the final plat tracing, the name of the Deputy City Clerk shall be corrected to read Dale E. Rea.
- F. Since the legal description for this plat references a tie point to the southwest corner of Lot 3, Block 1, Woodland Estates Second Addition, the final plat tracing shall label this lot corner on the face of this plat.
- G. The final plat tracing shall indicate a 10-foot wide drainage easement adjacent to the south line of Lot 1.

WICHITA - SEDGWICK COUNTY

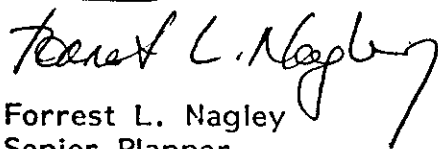
Final Plat S/D 86-109 - WOODLAND ESTATES 3RD ADDITION
Page 2

- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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 Thursday, February 5, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th No, Suite One, Wichita, KS 67220
X Mike Lindebak, City Engineer

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Miles. Vacation of platted minimum building pad elevation. No water problem if streets and parking grades are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Orno Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediterranean Plaza Comercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Fensterman to be tied to main in 32nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates 2nd Addition.
8. Willowbend Eighth Addition. Final plat. Item B, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item B, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Parkdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developers expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lark or Hoover and 31st. Se. No water problem. Item D, wells.
15. Amadoro Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem.
20. Filing Fees.