

S/D No.: 86-109 Name: WOODLAND ESTATES 3RD ADDITION

Preliminary Approved: 12/4/86  
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: In an area east of Longford Lane and north of Shannon Way.  
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 3.0
2. Number of Lots:
  - Residential: 3
  - Office:
  - Commercial:
  - Industrial:
  - Total: 3
3. Minimum Lot Area: 20,000 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

- 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 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226  
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th N., Suite One,  
Wichita, KS 67220

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3. Minimum Lot Area: 20,000 Sq. Ft.
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STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. If existing petitions for sanitary sewer, municipal water, storm water sewer and street paving are to be abandoned with this replat, the applicant shall resubmit guarantees for the required improvements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. 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.
- F. The applicant shall obtain, by separate instrument, the 20-foot wide utility easement needed to the east of this plat.
- G. 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.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.