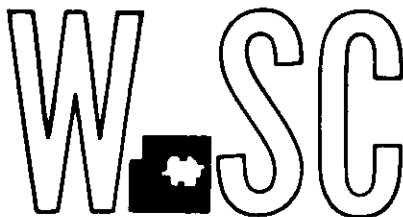


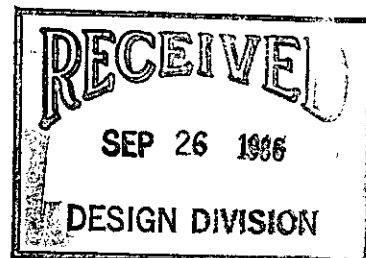
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 25, 1986



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

Re: Preliminary Plat S/D 86-79 - WOODLAND ESTATES 2ND ADDITION

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 25, 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 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 any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.
- G. In order to reduce pavement costs for the cul-de-sac serving Lots 11 thru 20, it is recommended that the cul-de-sac be shortened and the lot lines of Lots 14 and 15 be adjusted.
- H. The applicant is advised that the release of the K.G.&E. easement existing on proposed Lot 15, by virtue of Film 219, Pg. 453, will need to be worked out separately with the utility company.

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- 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 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.
- K. On the final plat, Shannon Court, adjacent to Lots 11 thru 20, shall be named Linden Circle. This street name change is needed in order to assure sufficient address numbers.
- L. The final plat shall label the centerline of the utility easements.
- M. The final plat shall indicate the easements requested by K.G.&E. These easements are marked on the "engineer's copy" of this preliminary plat.
- N. 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.
- O. 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.
- P. 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: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226  
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,  
Wichita, KS 67226  
/Mike Lindebak, City Engineer

1. Dr. Kernic U. Binyon. Vacation of Alley R/W. No water problem.
2. Fern Peterson. Vacation of platted easement. No water problem.
3. Edward Boody Jr. Vacation of platted easement. No water problem.
4. Riverview Estates. Final Plat. No water problem. Area now served.
5. Burlington Northern Industrial Center Second Addition. Revised Final Plat. Existing main in Ohio. No water problem.
6. John Weitzel Addition. Final Plat. Area now served, no water problem.
7. Skyline Heights Second Addition. Preliminary Plat. Item D, mains to be extended. Note: Water to be extended in Skyline Heights Addition. Need extension in York and Flora to serve plot.
8. Woodland Estates 2nd Addition. Preliminary Plat. Item B, mains to be extended. No existing mains to tie to at this time. Main in Linden/Shannon Way must be installed to allow main extension into this plot.
9. Rent-A-Center. Final Plat. Item B, mains to be extended. No water problem.
10. Willowbend Third Addition. Final plat. Item B, mains to be extended. No water problem. Revised water plans need to be submitted prior to construction.
11. Golf Courses of America. Vacation of platted drainage and Utility Easmt. No water lines in Reserve A, no water problem.
12. Leedy - Voyles Addition. Final Plat. Item A, mains to be extended. Existing 12" on S side of Mae Arthur not shown on sketch plat. No water problem.
13. Keagon Addition. Final plat. Existing water in Douglas, no water problem.
14. Gentry 5th Addition. Final Plat. Existing water in Central, no water problem.
15. Other matters.

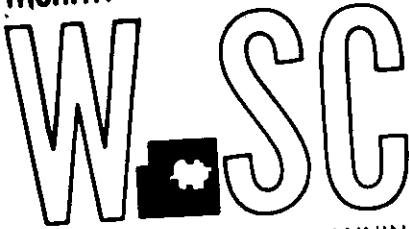
1. Steven K. Miller. Vacation of platted Utility Easement. No water problem.
2. Woodland Estates 2nd Addition. Final Plat. Item B, mains to be extended. Main in Linden / Shannon Way must be extended before plot will have access to city water.
3. Jeff & Jay Third Addition. Final Plat. Existing Water in 29th St. How will Lot 4 have access to 29th? How will Lot 4 get water? No other water problems.
4. Chiltons 600 S. Washington Addition. City Land Inventory Case. Preliminary Plat. End of 8" Water main at SW Corner of Washington and Orme. As Orme St. R/W going West from Washington, Access to lot 3 for water may require main extension. In Ida, a 20" main on the east side of Ida, continues to the north, and if necessary could be tapped for service. An extension of the 6" main in Ida could be considered to serve lot 3 if cost effective. No water problems.
5. Gentry 5th Addition Final Plat. Existing 8" and 16" Water mains along the South side of Central. No water problems, main to provide fire hydrants or service to the northeathy part of lot 1 may be extended across Central if necessary.
6. Spring Hollow 3rd Addition. Final plat. Item B, mains to be extended. Plans have been submitted however project number cannot be changed to at this time. (88146) Additions to be amended or set up, etc. Otherwise, no water problem.
7. Cobblestone 2nd Addition. Preliminary Plat. Existing mains now serve the area. Services will need to be relocated because of the shifting of the lot lines. Developer's Engineer shall submit a plat showing existing services to the Water Dept. for service relocation or removal. New services shall be installed as requested by the Developer as needed. No water problem.

8. Ayesh Addition. Final plat. Area now served, no water problem.

9. AIC, Inc. Dedicates street & U. No water problem.

10. Haven Homes. Dedicate Utility Esmt. No water problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 10, 1986

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

Re: Final Plat S/D 86-79 - WOODLAND ESTATES 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 1986, 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 the storm sewer required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As depicted on the overall sidewalk plan for all of the applicant's property in this area, no sidewalks are required for this plat.
- G. On the final plat, Shannon Court, adjacent to Lots 11 thru 20, shall be named Linden Circle. This street name change is needed in order to assure sufficient address numbers.
- H. 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.
- I. 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.

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- J. On the final plat tracing, the easement being platted adjacent to the west lines of Lots 3 and 4, Block 1 shall be labeled and dimensioned.
- K. On the final plat tracing, the platlor's text shall be amended to delete reference to the platting of a street easement. No such easement is being created by this plat.
- L. The final plat tracing shall indicate a 20-foot wide utility easement centered on the common lot line between the two proposed culs-de-sac.
- M. The final plat tracing shall indicate a 15-foot wide drainage easement adjacent to the north line of the plat. The final plat shall indicate any other drainage easements required by the drainage plan.
- N. The applicant shall guarantee the abandonment of the private sewer line that cuts through the northeast corner of this plat. If the applicant does not wish to abandon the private line at this time, the final plat tracing shall indicate a utility easement to cover the private line.
- O. The final plat tracing shall indicate the south 5 feet of the north 15 feet of Lots 5, 6 and 14 as a utility easement.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, October 16, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*FLN*

Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226  
Mike Lindebak, City Engineer



**MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.**  
3500 N. Rock Road, #800  
Wichita, KS 67226

PROJECT: Woodland Estates Second

PROJECT #: \_\_\_\_\_ DATE: 10/21/86

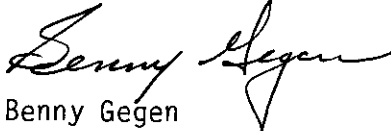
TO: Carl Gipson  
Engineering Department  
455 N. Main, 7th Floor  
Wichita, Kansas 67202

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Submitted herewith are the following items signed as requested in connection with the platting of the above referenced plat:

1. Petitions
  - A. Water
  - B. Sanitary Sewer
  - C. Storm Water Sewer
  - D. Paving
2. Boundary Closure Computations

**MID-KANSAS ENGINEERING CONSULTANTS, P.A.**

  
Benny Gegen

BG/dm