

S/D No. 81-66 Name Westwood Village Second Addition
Date Application Rec'd. June 24, 1981 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location North of 13th in an area east of I-235

Owner Roe Messner
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>5.2</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>698</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>xno</u> |
| 4. Minimum Lot Area <u>202,580 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-6 (Z-2317)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

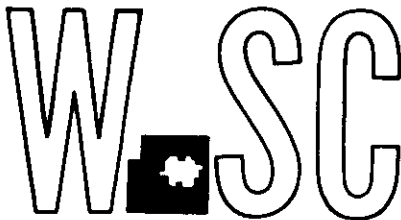
STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2317) requesting "AA" to "R-6" has been approved by the Board of City Commissioners subject to platting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and state if any guarantees are needed for required drainage improvements.
- B. The applicant shall guarantee the extension of City water to serve the proposed lot.
- C. The representative from City Engineering should be prepared to comment on the status of plans to pave 13th Street in this area and on the possible need for the applicant to sign a petition for the paving of this collector street.
- D. The applicant shall guarantee the construction of a sidewalk on 13th Street adjacent to this property (multi-family zoning and collector street).
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 13, 1981

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 81-66 - Final plat of Westwood Village Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, 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 City water to serve the proposed lot.
- B. The applicant shall petition for the paving of 13th Street from Hoover Road to Zoo Boulevard.
- C. The applicant shall guarantee the construction of a sidewalk on 13th Street adjacent to this property (multi-family zoning and collector street).
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- G. 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.

RECEIVED

JUL 14 1981

Dept. Of Engineering

Baughman Company

7-13-81

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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 July 16, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:dh

cc: Roe Messner, 450 N. 159th St. East, 67230
Prairie Homes, Inc., attention: Dennis Niedens, 900 N. Tyler Rd.,
#7, 67212
X Mike Lindebak, City Engineering

BAUGHMAN CO.
S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Westwood Village

DATE June 26, 81

Second Add. JOB NO. _____

COPIES TO:

TO Chris Breitenstein

Louise Olivarez
Mike Lindebak

FROM John Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning June 26, 81

To be heard by Subdivision Committee July 9

BAUGHMAN CO.
S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

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