



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 4, 1987



Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Preliminary Plat S/D 87-46 - WESTWIND 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1987, 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 construction of the storm sewer required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall submit square footages so assessments for created by this plat can be redefined.
- F. The Westlawn Circle paving petition shall provide for the construction of a sidewalk on the north side of this street from Tyler Road east to the west line of Lot 37. This sidewalk will connect being platted for apartments or townhomes to the future sidewalk.
- G. If improvements are guaranteed by petition, a notarized listing the petitions shall be submitted to the Planning Department for recording.

WICHITA -- SEDGWICK COUNTY

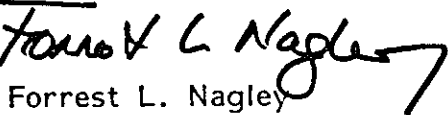
Preliminary Plat S/D 87-46 - WESTWIND 4TH ADDITION

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- H. On the final plat, distances and bearings shall be provided for the perimeter of the drainage easement on proposed Lot 38.
- I. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. 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.
- 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. 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,



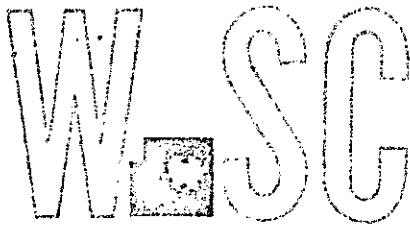
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Westwind Partnership III, Attn: Leonard E. Marotte,  
940 N. Tyler Road, Wichita, KS 67212  
✓Mike Lindebak, City Engineer

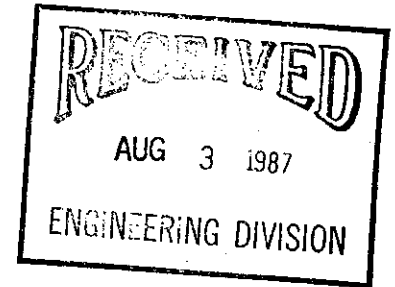
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1608  
(316) 268-4561

July 31, 1987



Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-46 - WESTWIND 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall submit square footage figures so assessments for lots created by this plat can be redefined.
- F. The Westlawn Circle paving petition shall provide for the construction of a sidewalk on the north side of this street from Tyler Road back east to the west line of Lot 37. This sidewalk will connect the lot being platted for apartments or townhomes to the future arterial sidewalk.
- G. The applicant shall guarantee the needed left turn improvement on 21st Street North that will serve this plat's access point to 21st Street North.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this plat involves the platting of a floodway, the plattor's text on the final plat tracing shall reference the standard floodway language. Specifically, it shall state that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on within said floodway without the permission of the City Engineer.

Final Plat S/D 87-46 - WESTWIND 4TH ADDITION  
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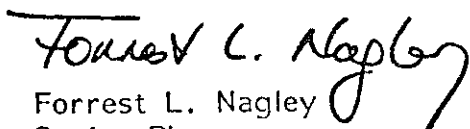
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. Since the platting of this property requires the establishment of a minimum building pad elevation on the lots adjacent to the floodway, it shall be noted in both mean sea level and City Datum. (1351.2 mean sea level)
- L. The final plat shall indicate the utility easements requested by K.G.&E. that are indicated on the surveyor's copy of this final plat.
- 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, August 6, 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: Westwind Partnership III, Attn: Leonard E. Marotte,  
940 N. Tyler Road, Wichita, KS 67212  
X Mike Lindebak, City Engineer

S/D No.: 87-46      Name: WESTWIND 4TH ADDITION

Preliminary Approved: 6/4/87  
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: East side of Tyler Road, in an area south of 21st Street North.

Owner: Westwind Partnership III, 940 N. Tyler Road, Wichita, KS 67212

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 22.54
  2. Number of Lots:
    - Residential: 38
    - Office:
    - Commercial:
    - Industrial:
    - Total: 38
  3. Minimum Lot Area: 7,946 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "A" with DP-165 (Z-2820)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2820) requesting "AA" (single-family) to "A" (duplex) zoning has been approved subject to platting. This property is subject to the provisions of the Westwind II Residential Community Unit Plan (DP-165) Lots 1 through 37 correspond to CUP Parcel 1 and proposed the development of single-family homes. Lot 38 corresponds to CUP Parcel 2. Development of this lot has been approved for up to 96 dwelling units if townhouses are constructed or up to 161 dwelling units if apartments are built.

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
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- F. The Westlawn Circle paving petition shall provide for the construction of a sidewalk on the north side of this street from Tyler Road back east to the west line of Lot 37. This sidewalk will connect the lot being platted for apartments or townhomes to the future arterial sidewalk.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since this plat involves the platting of a floodway, the plattor's text on the final plat tracing shall reference the standard floodway language. Specifically, it shall state that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on within said floodway without the permission of the City Engineer.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

SUBDIVISION REPORT

Final Plat S/D 87-46 - WESTWIND 4TH ADDITION

Page 2

- J. If the platting of this property requires the establishment of a minimum building pad elevation, it shall be noted in both mean sea level and City Datum.
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- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 87-46 Name: WESTWIND 4TH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 6/4/87

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- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- L. 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.
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- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.