

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 12, 1988

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

Re: Final Plat S/D 88-30 - WOODLAND AT THE PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 6, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Donald Losew".

Donald Losew
Junior Planner

DL:dik

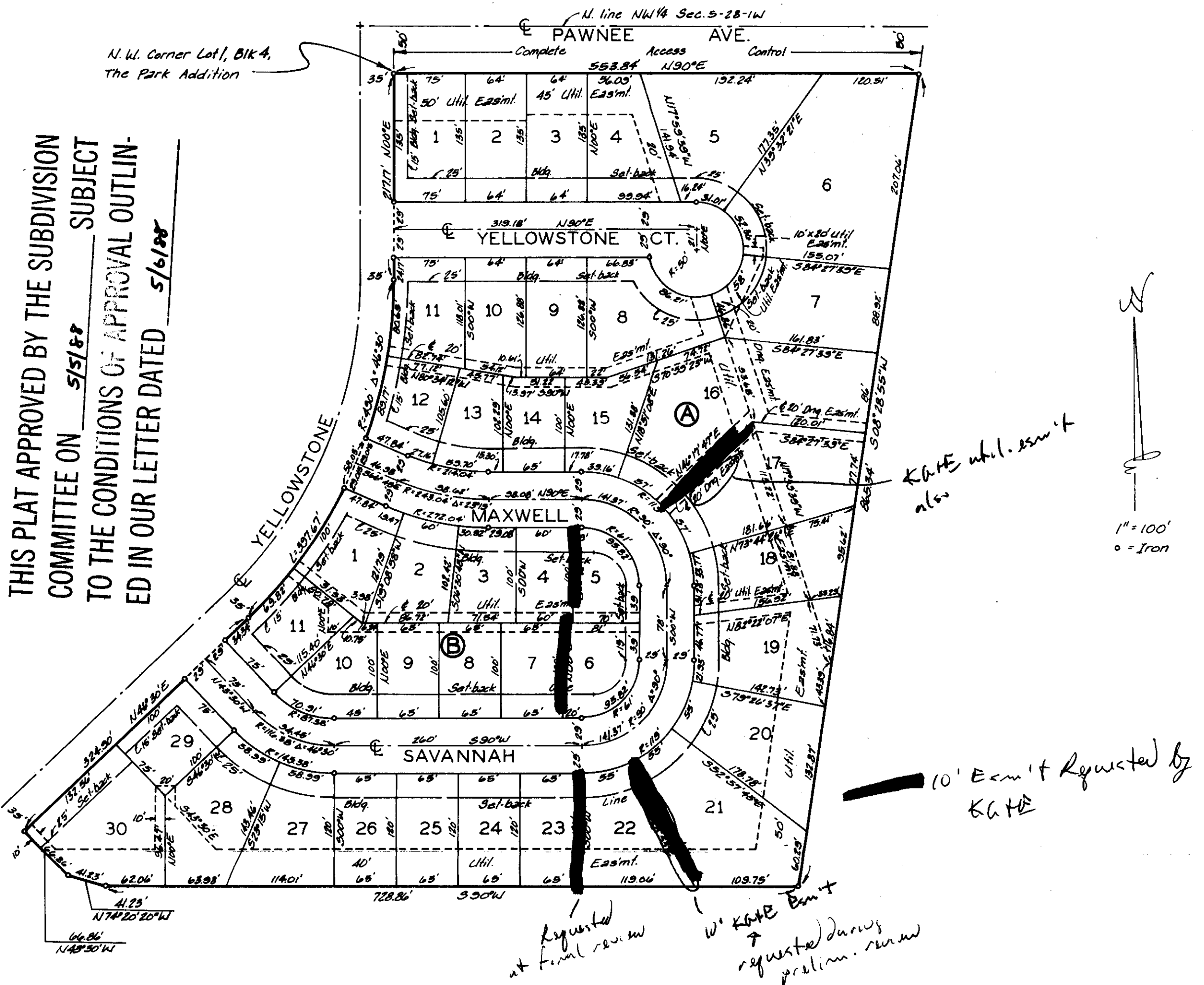
cc: John S. Lewis, 5101 Classen Blvd., Suite 160,
Oklahoma City, OK 73118

FILE COPY

WOODLAND AT THE PARK

OFFICE COPY
DO NOT REMOVE

WICHITA, KANSAS



State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "WOODLAND AT THE PARK," Wichita,
Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as and
being a replat of Lot 1, Block 4, The Park an addition to
Wichita, Sedgwick County, Kansas. Being situated in the
NW 1/4 of Sec. 5, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas.

Date

Baughman Company, P.A.

Surveyor

Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots, blocks, and streets to be
known as "WOODLAND AT THE PARK," Wichita, Kansas. The
utility easements are hereby granted as indicated for the con-
struction and maintenance of all public utilities. The drainage
easements are hereby granted as indicated for drainage purposes.
The streets are hereby dedicated to and for the use of the public.
All abutters rights of access to or from Pawnee Ave. over and
across the north line of Lots 1, 2, 3, 4, 5 and 6, Block A, are here-
by granted to the appropriate governing body.

John S. Lewis

Geneva J. Lewis

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____ 198____, by
John S. Lewis and Geneva J. Lewis, his wife.

My Appt. Exp. _____

Notary Public

This plat of "WOODLAND AT THE PARK,"
Wichita, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____ 198____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Elton Parsons

Secretary

Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____ 198____.

Mayor

Sheldon Kamen

Deputy City Clerk

Dale E. Rea

Entered on transfer record this _____
day of _____ 198____.

County Clerk

Don Wright

State of Kansas }
Sedgwick County } S.S. This is to certify that this plat has been
filed for record in the office of the Register of Deeds this
_____ day of _____ 198____, at _____
o'clock _____ M., and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa

WOODLAND AT THE PARK

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- 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 mailbox 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.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

MAY 5, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-30 - WOODLAND AT THE PARK

OWNER/APPLICANT: John S. Lewis, 5101 Classen Blvd., Suite 160,
Oklahoma City, OK 73118

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Pawnee and Yellowstone.

SITE SIZE: 11.9 Acres

NUMBER OF LOTS:

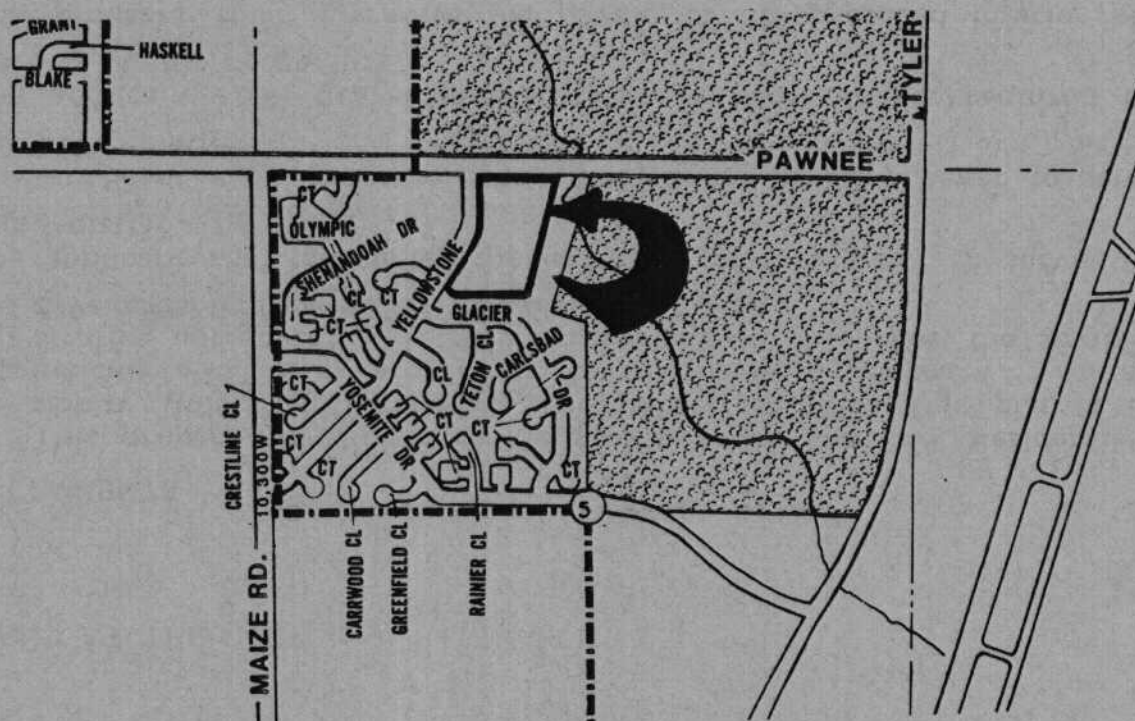
Residential:	41
Office:	
Commercial:	
Industrial:	
Total:	41

MINIMUM LOT AREA: 6,000 Sq. Ft.

CURRENT ZONING: "R-5" (DP-66)

PROPOSED ZONING: "R-5" (DP-66)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of The Park Residential Community Unit Plan (DP-66). The parcel in which this plat is located indicates that uses are limited to townhouse development. An administrative adjustment will therefore be necessary to allow the single-family development proposed by this plat.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat is contingent upon the applicant obtaining an administrative adjustment to the CUP to allow single-family development.
- G. While Yellowstone is a collector street, it is recommended that the Planning Commission recommend that the City Council waive the sidewalk requirements of Section 3(C)(1) of the Sidewalk Ordinance. This is recommended since no other segments of sidewalk exist on the collector street.
- H. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- 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 final plat tracing shall indicate the platting of minimum building pad elevations that are required by the drainage plan. The minimum building pads shall be referenced in the plat's text and indicated on the face of the plat.
- K. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- L. 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.
- 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.