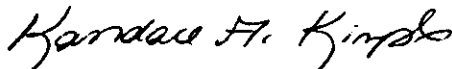


Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit 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 16, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Kimple
Associate Planner

KK:sg

Enclosure

cc: Richard E. Huffman, Vice President
Greystone, Inc.
155 N. Market
Wichita, KS 67202

Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

August 13, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-48 - (Final Plat) Cedar Meadows Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 9, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- Approved* A. Approval of this plat shall be subject to approval of the associated zoning (Z-3002) and the CUP (DP-165, Amendment #1) and any conditions of these approvals.
- B. The applicant shall resubmit those guarantees or petitions originally required by the Westwind 4th Addition plat. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Specifically, guarantees need to be resubmitted for: sanitary sewer, municipal water, drainage and paving of interior streets, including the extension of sidewalk from Tyler Road to the west line of Lot 40 along the north side of Westlawn Circle.

100% Pave
100% Storm S.
100% San S
100% H2O
100% Accel/Decel
Drain

As is indicated by the associated zone change and CUP amendment, the applicant shall guarantee construction of an accel/decel lane for Tyler Road, adjacent to Lots 1 and 2. This guarantee shall also provide for the removal of existing sidewalk and reconstruction of this sidewalk as made necessary by the provision of the accel/decel lane and replat. The applicant should attempt to involve the apartment development planned for Lot 38 of the Westwind 4th Addition to participate in the decel lane guarantee. This decel lane guarantee (petition) will be held until conditions warrant this improvement.

X If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

FILE COPY

E. As is typically required when a plat establishes reserves, a covenant is to be provided concerning the ownership and maintenance of reserves and the establishment of a lot or home owners association. Approval of the zoning case and CUP amendment have also established certain requirements concerning reserves and a lot owner's or homeowner's responsibilities. Further, this plat's boundary, along lots 30 through 40 does not correspond to the parcel boundary of the CUP. As depicted on the CUP, this plat would appear to have been intended to share in the use of an open space-landscape-floodway type area. However, this final plat appears to be excluded from this area. With these comments in mind, the following conditions shall be provided for in the covenants required with this plat:

A covenant shall be provided that notes, as indicated on the plat, that ownership and maintenance of reserves A, B, C & D and the maintenance of a wall along the east line of Lots 1 and 2 is tied to the owners of Lot 1 and 2. Further, the covenant shall clearly indicate that the provision of landscaping along Tyler will be to the curb line, with the respective lots responsible for maintenance. The applicant is readvised that a minor street permit will need to be obtained from City Public Works to allow for irrigation and other landscaping improvements being provided with Tyler's right-of-way.

This covenant shall also note that only single-story, hipped or gabled roof structures similar in appearance and compatible with the existing residences in the area shall be constructed for the office development planned on Lots 1 and 2.

The applicant shall either provide a copy of an existing, recorded covenant, indicating that this plat's homeowners can share in the use of the open space area along the plat's north line or a covenant shall be provided allowing for such use.

On the final plat, as indicated in the CUP for 64-foot street rights-of-way, 25-foot building setbacks shall be indicated as the front yard setback for all residential lots.

On the face of the plat and in the plat's text, it shall be indicated if the minimum building pad elevations refer to the minimum floor or opening level.

On the final plat tracing, the following revisions shall be made to the plat's text:

say 12
CUP = incomplete
- while in
- hand. to Tyler
- curb line
- building
- use of open
space to North
of replat
According to
Brinkman
Brush, C. - this
open space is
actually just for
drainage
and no recreation
or other use
improvements are
actually planned
which would be of use
to either this site
or area to north.

~~Line 3 shall be revised to indicate "platted into Lots, Reserves and streets. . ."~~

~~The reference to the Westlawn Court Cul-De-Sac being dedicated, noted in the lower section of the text should accordingly be deleted and replaced with the standard reference of "The streets are hereby dedicated to and for the use of the public."~~

~~On line five, the word reserved has been repeated and needs to be corrected.~~

~~Reserve D shall also be indicated as intended for "the preservation of the existing row of trees."~~

~~In regard to the location of openings being allowed in the areas of access control it shall be indicated that the City Engineer is to approve the location of any such openings.~~

~~I. As requested by KG&E, the final plat tracing shall indicate a 10-foot utility easement along Lot 30 and 38's common lot line and between Reserve B & C's and Lots 1 and 2's common lot lines.~~

~~As indicated by this site's drainage plan, off-site drainage easements shall be provided for this plat. These easements shall be provided to Engineering for approval and to Planning for recording with the plat's approval.~~

~~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.~~

~~L. 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.~~

~~M. 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.~~

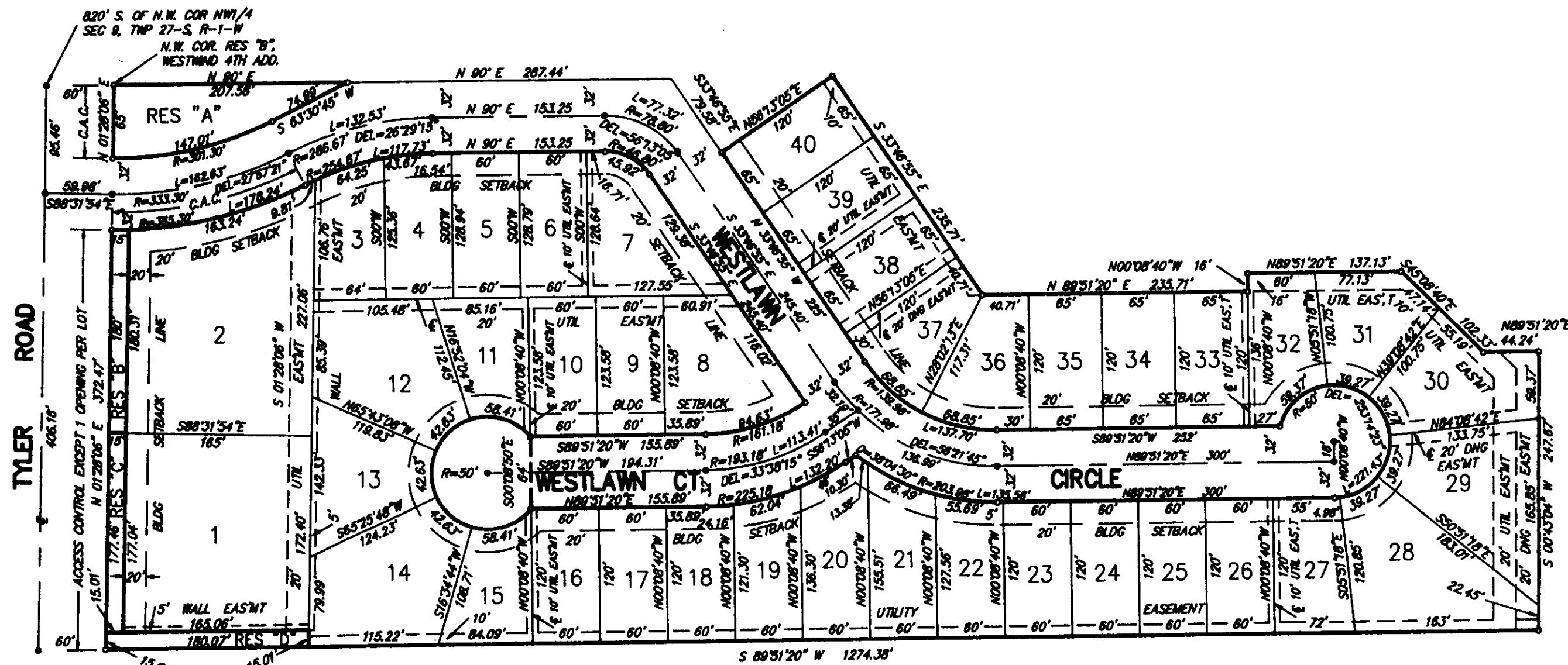
~~N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).~~

~~O. Recording of the plat within 30 days after approval by the City Council.~~

*Vicky 9/13/90
C. Brown
Not needed
Vicky 9/13/90*

CEDAR MEADOWS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MIN BLDG PAD ELEV
LOTS 30 THRU 40 =
ELEV 1351.2 MSL
163.8 C.D.

BENCH MARK: CITY STANDARD
DISC 38' W & 90' S OF 1/4 SEC
COR AT TYLER RD & 21ST ST
ELEV = 1357.35 MSL
169.95 C.D.

1" = 100'
° = IRON
C.A.C. = COMPLETE ACCESS CONTROL

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "CEDAR MEADOWS ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lots 1,
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37
and Reserves "A" and "B", Westwind 4th Addition, Wichita, Kansas,
together with that part of Westlawn Court, lying west of a line 40.01
feet west of the east line of said Lot 9, extended from the south
line of said Lot 9 to the north line of said Lot 17.

Said portion of Westlawn Court and utility easements, drainage
easements and access controls being vacated by virtue of KSA
12-512(b).

All being situated in the NW1/4 of Sec. 9, Twp. 27-S, R-1-W of
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____ 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, Reserves and a Street to be
known as "CEDAR MEADOWS ADDITION", Wichita, Sedgwick County,
Kansas. Reserve "A" is hereby reserved reserved for open space,
landscaping, entrance features and is hereby granted for the con-
struction and maintenance of all public utilities. Reserve "B" and
"C" are hereby reserved for open space, landscaping, entrance fea-
tures and drive entrances. Reserve "D" is hereby reserved for open
space and landscaping. Reserve's "A" and "B" shall be owned and
maintained by the owner of Lot 2 and Reserve's "C" and "D" shall
be owned and maintained by the owner of Lot 1. The utility ease-
ments are hereby granted as indicated for the construction and maint-
enance of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. The wall easements are
hereby granted as indicated for the construction and maintenance of
private screening walls and utility main lines and service lines are al-
lowed to cross these easements. The Westlawn Court Cul-De-Sac
right-of-way is hereby dedicated to and for the use of the public.
All abutters rights of access to or from Westlawn Circle over and
across the north line of Lot 2 and Reserve "B" and to or from Tyler
Road over and across the west line of Reserve's "A", "B", "C" and
"D" are hereby granted to the City of Wichita, provided however that
Reserve's "B" and "C" shall have access to Tyler Road at one locat-
ion each. No building shall be constructed below a minimum pad elev-
ation of 1351.2 MSL/163.8 City Datum on Lots 30 through 40 inclu-
sive.

Greystone, Inc.

Vice-President
Richard E. Huffman

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"CEDAR MEADOWS ADDITION", Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by _____
of Garden Plain State Bank, on be-
half of the corporation.

Notary Public
My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by Richard E.
Huffman, Vice-President of Greystone, Inc., on behalf of the corporat-
ion.

Notary Public
My App't. Exp. _____

This plat of "CEDAR MEADOWS ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approv-
ed by the Wichita-Sedgwick County Metropolitan Area Planning Com-
mission, Wichita, Kansas.

Dated this _____ day of _____ 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Acting Chairman
George D. Sherman

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 _____ 1990.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____ 1990.

County Clerk
Don Wright

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1990, at _____ o'clock _____ M.; and is duly re-
corded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

- L. 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.
- M. 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.
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- O. Recording of the plat within 30 days after approval by the City Council.

STAFF COMMENTS:

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