

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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dik

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

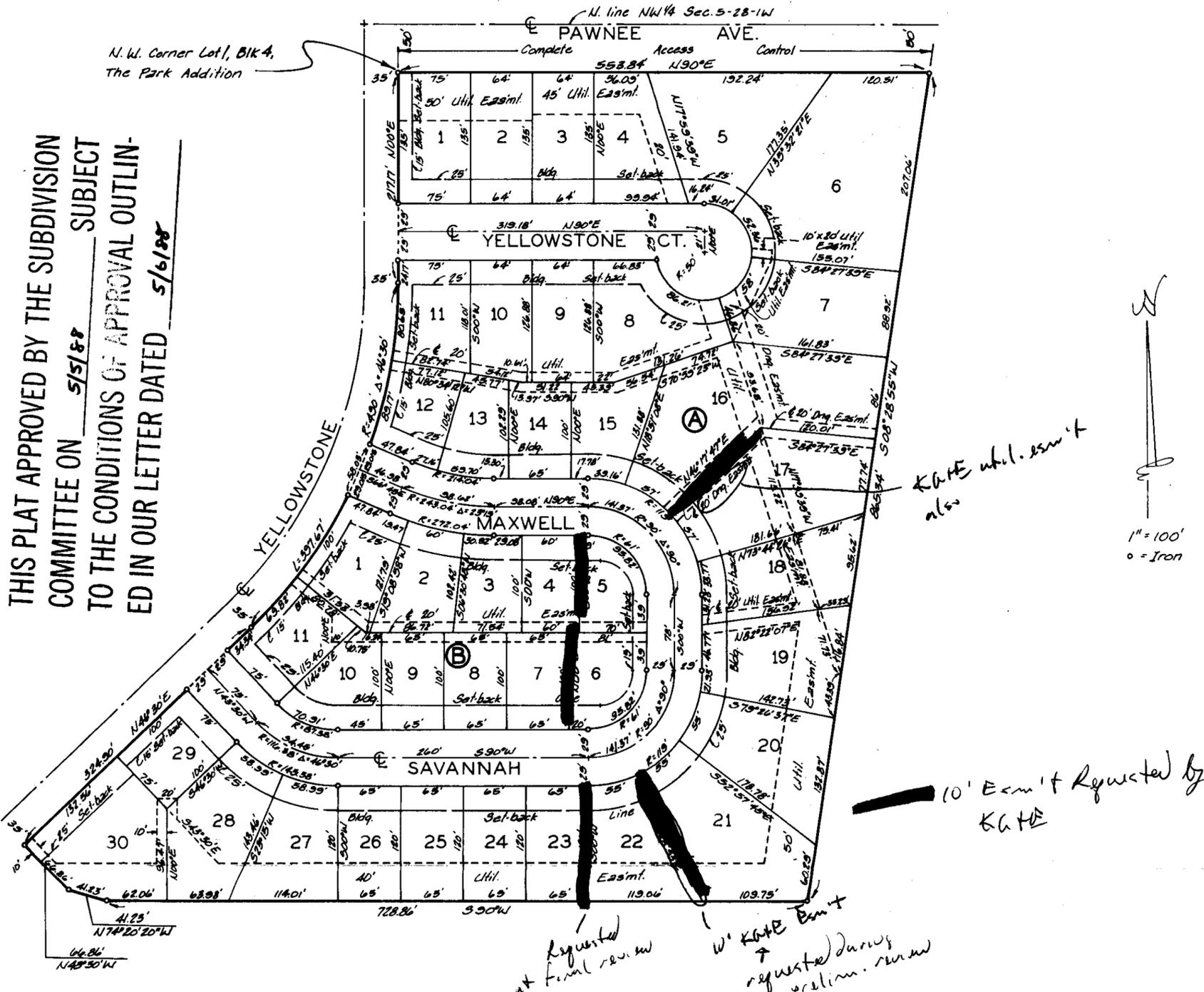
FILE COPY

WOODLAND AT THE PARK

OFFICE COPY
DO NOT REMOVE

Mark A. Savoy

WICHITA, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION
 COMMITTEE ON 5/5/88 SUBJECT
 TO THE CONDITIONS OF APPROVAL OUTLIN-
 ED IN OUR LETTER DATED 5/6/88

State of Kansas }
 Sedwick 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, Sedwick County, Kansas. Being situated in the
 NW 1/4 of Sec. 5, Twp. 28-S, R-1-W of the 6th P.M., Sedwick
 County, Kansas.

 Date _____
 Baughman Company, P.A.
 _____ Surveyor
 Mark A. Savoy

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

Dated this _____ day of _____ 198____
 Wichita-Sedwick County Metropolitan Area Planning Commission.
 _____ Chairman
 Elton Parsons
 _____ Secretary
 Marwin 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____.

 Sheldon Kamen Mayor
 _____ Deputy City Clerk
 Dale E. Rea
 Entered on transfer record this _____
 day of _____ 198____.
 _____ County Clerk
 Don Wright

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

 Notary Public

State of Kansas }
 Sedwick 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.

 Pat Kettler Register of Deeds
 _____ Deputy
 Ed Resa

My Appt. Exp. _____

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: Boughman Company, P.A.

LOCATION: Southeast corner of Pawnee and Yellowstone.

SITE SIZE: 11.9 Acres

NUMBER OF LOTS:

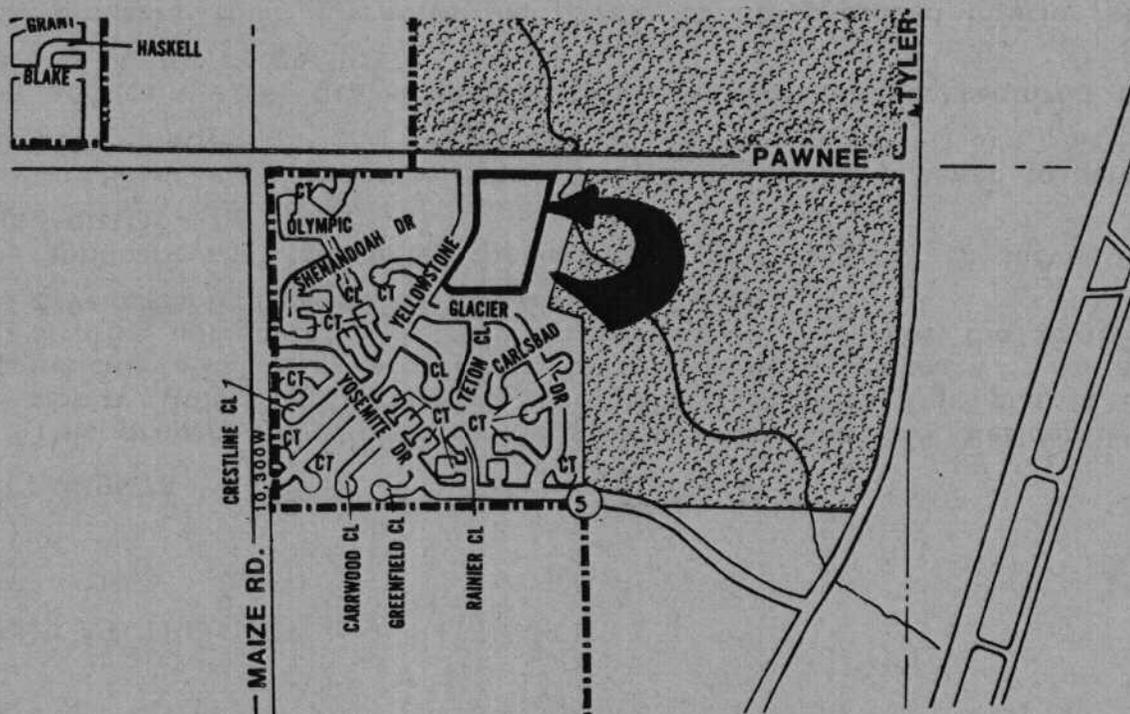
Residential:	41
Office:	
Commercial:	
Industrial:	
Total:	41

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 plattor'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 plattor'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.