

February 5, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-109 - WOODLAND ESTATES 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 1987, 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 January 29, 1987.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th No., Suite One, Wichita, KS 67220

WOODLAND ESTATES THIRD ADDITION

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/29/57 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/29/57

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good!

My Appointment Expires: _____

↑ # 163

S/D No.: 86-109 Name: WOODLAND ESTATES 3RD ADDITION

Preliminary Approved: 12/4/86
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: In an area east of Longford Lane and north of Shannon Way.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 3.0
 2. Number of Lots:
 - Residential: 3
 - Office:
 - Commercial:
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 20,000 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this plat. 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.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- C. The applicant shall obtain, by separate instrument, the 20-foot wide utility easement needed to the east of this plat.
- D. Since a street easement is not being granted by this plat, the platlor's text, on the final plat tracing, shall be amended to delete reference to the granting of this type of easement.
- E. On the final plat tracing, the name of the Deputy City Clerk shall be corrected to read Dale E. Rea.
- F. Since the legal description for this plat references a tie point to the southwest corner of Lot 3, Block 1, Woodland Estates Second Addition, the final plat tracing shall label this lot corner on the face of this plat.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.