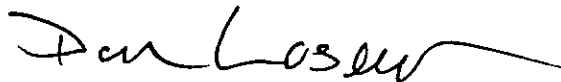


Mid-Kansas Engineering Consultants, Inc.  
June 6, 1993  
Page 2 - S/D 89-29

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew  
Senior Planner

DL:rh

cc: OA Management, Inc., 100 N. Broadway, Wichita, KS 67202  
David C. and Carrie L. Hindman, 2617 N. Cameron, Wichita, KS  
67226  
Saretta Celestine, P. O. Box 16208, Wichita, KS 67216  
Carolyn Wolfberg, 815 E. 2nd St., Wichita, KS 67202  
Sycamore Village, H.O.A., P. O. Box 68444, Wichita, KS  
67208-8444  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

June 6, 1993

Mid-Kansas Engineering Consultants, Inc.  
3500 N. Rock Road - Building 800  
Wichita, KS 67226

Re: S/D 89-29 THE VILLAGE AT WATERFORD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 3, 1993, 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 28, 1993.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

File  
Copy

reviewed by the City Forestry Division prior to installation.

- I. As indicated by the CUP, DP-73, lots adjacent to collectors such as Mainsgate are required to have a 25-foot building setback. Since there are no conditions under which any other setback would apply, Lots 1, 2 & 3 shall show on the final plat tracing, a platted 25-foot building setback to Mainsgate.
- J. On the final plat tracing, the centerline (CL) of Mainsgate shall be labeled and the amount of half-street right-of-way shall also be indicated.
- K. 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. 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.
- 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. 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-10

June 3, 1993

STAFF REPORT

(Revised Final Plat Approved 5/27/93, Final Plat Approved 5/4/89)

CASE NUMBER: S/D 89-29 - THE VILLAGE AT WATERFORD ADDITION

OWNER/APPLICANT: OA Management, Inc., 100 N. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - Building 800, Wichita, KS 67226

LOCATION: South of Mainsgate and west of Gouverneur

SITE SIZE: 2.19 Acres

NUMBER OF LOTS

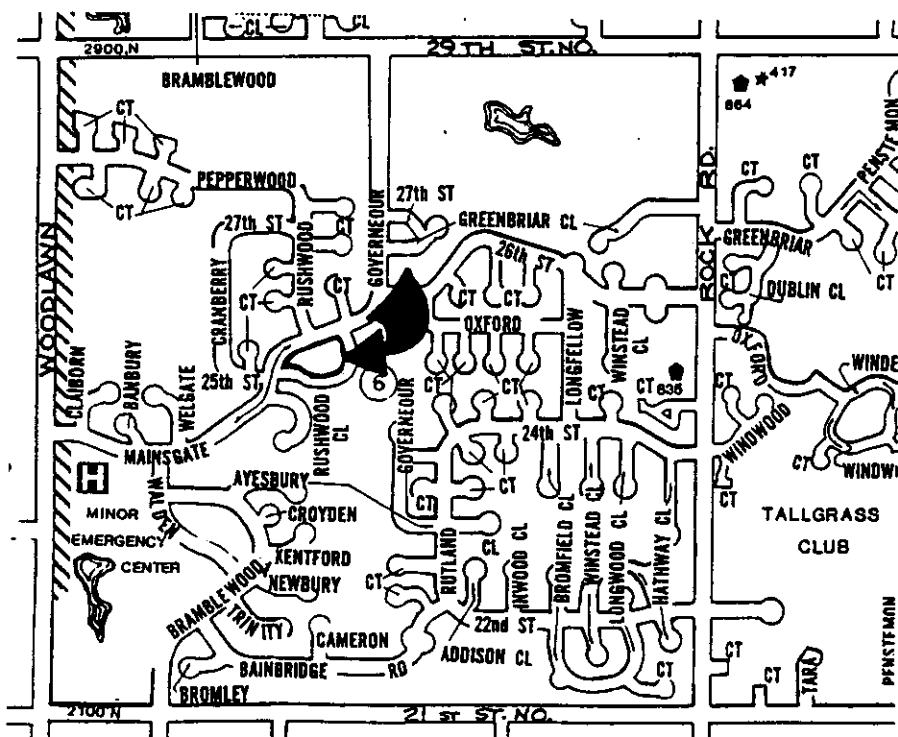
|              |   |
|--------------|---|
| Residential: | 9 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 9 |

MINIMUM LOT AREA: 7,500 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling with (DP-73)

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment of a segment of sanitary sewer. The applicant shall also submit square footage figures of the lots being platted or submit an agreement for the redistribution of the existing special assessments for this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision adjacent to the private street.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- F. On the final plat tracing, it shall be indicated in the platdor's text that private sanitary sewer lines may also be located within Reserve A.
- G. Either through submittal of an existing covenant or a new covenant, it shall be established that this Addition will continue to participate in the ownership and maintenance responsibilities of the original plat. That is since this property is a replat of a portion of the Waterford North Third Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- H. Since the plat proposed the platting of narrow street rights-of-way with adjacent "20-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be