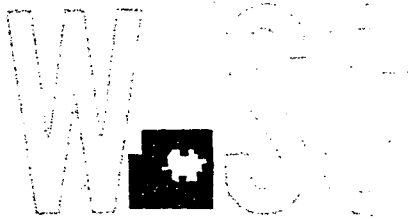


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 21, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 88-81 BSF ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant is advised that the locations of lagoons on certain of the lots being platted (Lots 1, 2, 4, 5 and 6) will need to meet certain requirements and/or obtain location waivers of the County Health Department. The County Health Department should be contacted to ascertain what these requirements will be.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the improvement of Woodlawn Ct. to suburban street standards.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the film and page of the existing agreement. A copy of this agreement shall be submitted to the Planning Department.
- G. In order to maintain the integrity of the floodway along the north side of this plat, the final plat tracing shall include in the perimeter of Lot 1, the area of the floodway adjacent to the north line of this lot and indicated on the preliminary plat.
- H. As required by the drainage plan, the final plat tracing shall indicate a minimum building pad elevation of 1,312 M.S.L. The platting of the minimum building pad elevation shall be noted on the face of the plat, as well as in the platting text. 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)].
- I. Prior to this plat being scheduled for City Council review, the zone change indicated in the above note for Lot 9 and part of Lot 8, Block A, shall be obtained.
- J. Approval of this plat will be subject to any conditions required on the zone change case.
- K. On the final plat tracing, the City Council signature block shall indicate Robert G. Knight as Mayor.
- L. 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 structures constructed on subject property.
- 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.
- P. 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.

S/D 88-81 - BSF Addition
Page 3

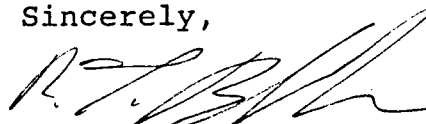
Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

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, April 27, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



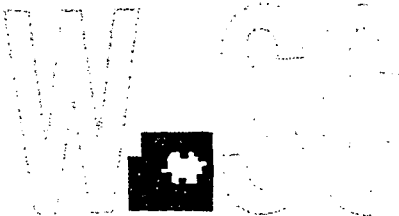
R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Bill Mesker, 7979 W. Kellogg, Wichita, KS 67209
Bob Kaplan, Attorney, 430 N. Market, Wichita, KS 67202
Colonel Gerald R. Adams, Attn: Don Campbell, USAF, HQ 384th
Combat Support Group (SAC/DEEV), McConnell AFB, Kansas
67221-5000
Jim Weber, County Engineer
Ron Worley, County Public Works
Jack Brown, Health Department
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 88-81 BSF ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 21, 1989.

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 plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Mesker, 7979 W. Kellogg, Wichita, KS 67209
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