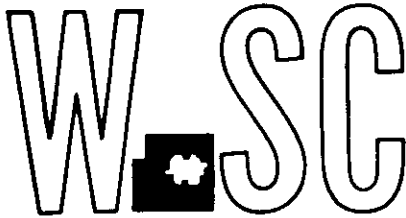
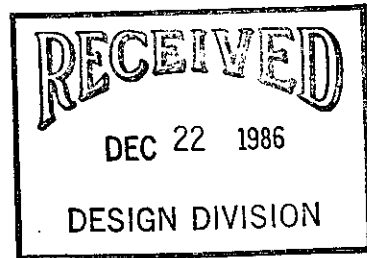


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



December 18, 1986

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-111 - DEAN RUPERT THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 18, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, the recording information, for the separate instrument which dedicated an additional 10 feet of right-of-way for adjacent Rock Road, shall be referenced on the face of the plat.
- B. On the final plat tracing, a 35-foot building setback from Rock Road shall be indicated. The note regarding building setbacks and the Community Unit Plan shall be amended to state, "side and rear lot line building setbacks are to be in accordance with the approved associated Cobblestone Alley Community Unit Plan, DP-49".
- C. On the final plat tracing, the recording information for the 20-foot wide drive easement on proposed Lot 1 shall be referenced. A copy of this instrument shall be submitted for the plat file.
- D. On the final plat tracing, the recording information for the 30-foot wide sanitary sewer easement, on proposed Lots 1 and 2, shall be referenced.
- E. On the final plat tracing, the engineer's text shall be amended to reference that the "walk easement", originally platted adjacent to the south line of this plat, is being vacated by virtue of K.S.A. 12-512(b).
- F. On the final plat tracing, the two points of access to Rock Road, across the west line of this plat, shall be defined and the remaining frontage to this major street shall be labeled as "complete access control". Lot 3's access to Rock Road is by way of an existing driveway on Lot 2. The applicant shall establish a joint access easement on Lot 2 to benefit Lot 3. This joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the

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Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Future maintenance responsibilities of the driveway within the easement should also be addressed by the text of the instrument. The plat's text, on the final plat tracing, shall be amended to reference the platting of "complete access control" to Rock Road across the west line of this plat, except for the two access points defined on the face of the plat.

- G. Since this replat represents a resubdivision of a fully developed property, for which the Planning Commission has recently approved a Community Unit Plan amendment, it is recommended that the Subdivision Committee waive the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats. Section 4-501 and 4-502.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- I. On the final plat tracing, a name should not be printed beneath the City Clerk's signature.
- J. 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.
- K. The final plat tracing shall indicate the water line easements that exists on this property. The recording information for these easements shall be referenced.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 Monday, December 22, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Frank L. Carney, et al, 302 N. Rock Road, Wichita, KS 67206
X Mike Lindebak, City Engineer