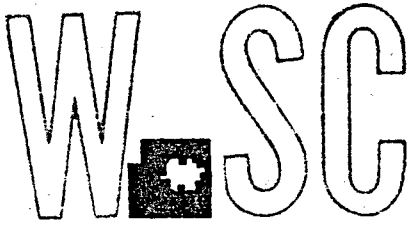


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

March 22, 1991

Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 90-68 (Preliminary Plat) the Moorings 6th Addition

Dear Kenny:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant is advised that the required adjustment to the Mooring's C.U.P., DP-78 will need to be approved prior to this plat being submitted to the City Council. This plat will be subject to any conditions of the C.U.P. adjustment.
- B. Although City water is presently available to this site, City Engineering needs to indicate if any additional requirements need to be satisfied. Prior to submitting the final plat, the applicant shall meet with City Engineering to determine any requirements for the extension of municipal water.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. If an off-site easement is required for this extension, it shall be established by separate instrument, and submitted to Planning for recording with the plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage concept, an off-site drainage easement shall be provided, for recording, by separate instrument.
- E. The applicant shall submit a petition for the paving of Cobblestone and Bay Shore Drive adjacent to this site. As a collector street, the paving guarantee for Cobblestone should

- also provide, as required by the sidewalk ordinance, for sidewalks on both sides of this street. However, the Planning Commission recommends waiver of the requirement, with sidewalk only required on one side of the street. This guarantee will be held until development of other portions of this site warrant construction of these streets.
- F. Prior to submitting the final plat, the applicant shall meet with Traffic engineering to determine any traffic improvements needed for this site.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. Upon the recording of this plat, Cobblestone shall become a designated residential collector street.
 - I. If a minimum pad elevation is required, it shall be referenced both on the face of the plat and within the plat's text. Further, it shall be noted if this elevation refers to the lowest floor or opening elevation. Also, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
 - J. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement and that use of a part of this pipeline easement as a general utility easement is acceptable.
 - K. The applicant is advised that the ingress and egress easement recorded on Film 263, Page 1490 cannot be vacated by this plat if it is a non-public, i.e. private easement. A copy of this document shall be submitted to Planning with the final plat. If this easement is private, the final plat will either have to indicate this easement as is presently shown or the applicant will need to submit appropriate documentation that the easement has been released.
 - L. On the final plat, the word "Complete" should be dropped from the face of the plat where "Access Control Except for Two Openings" is being indicated.
 - M. On the final plat additional dimensions shall be provided to better locate the proposed water line easement indicated at the southern end of the plat. This should include dimensions from the southeast and southwest corners of the plat to the easement and additional dimensions along the easement itself.

- N. As requested by the Fire Department, to avoid conflict with an existing private street name, the final plat shall not use the street name of "Bay Shore Drive."
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- R. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

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; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Bill Bachman, 1901 W. 13th St., Wichita, KS 67203
Mike Lindebak, City Engineer