

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 29, 1990

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

Re: S/D 90-3 - THE MOORINGS 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 28, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the Sidewalk Ordinance a sidewalk shall be installed along the north side of Keywest. This street has been constructed as a collector with a significant number of lots accessing it and eventually connecting to Meridian, an arterial. Since Keywest is already constructed, a sidewalk certificate shall be submitted which requires the construction of the sidewalk at the time of site development.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. 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.
- I. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. On the final plat tracing, the "CL" (centerline) of Keywest should be labeled.
- K. On the final plat tracing, the segment of Keywest to the east of Lot 28, should be labeled as Keywest Ct.
- L. On the final plat tracing, the plat's text should be amended to include easements granted for the construction and maintenance of drainage and utilities. The abutters' rights of access section should be deleted from the text and also any reference to C.U.P. requirements since neither of these conditions apply to this plat.
- M. The final plat tracing should add to George Sherman's signature that his title is "Acting" Chairman.
- N. On the final plat tracing, Portwest shall be indicated as "Portwest Circle."
- O. On the final plat tracing the City's signature block shall be amended to indicate "Pat Burnett" as the "Deputy City Clerk."
- P. On the final plat tracing, the plat's text shall indicate, as was provided for the previous Mooring Additions, a continuous minimum high point ground elevation for construction on the platted lots. City Engineering shall approve the elevation to be indicated on the plat for this purpose.
- 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.

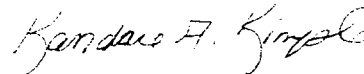
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.

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, July 5, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Kimple
Associate Planner

KK:sm

Enclosure

cc: Greer Gsell, 100 So. Main, Wichita, KS 67203
Bill Bachman, 1901 W. 13th, Wichita, KS 67203
Jim Weber, P.E. Director
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer