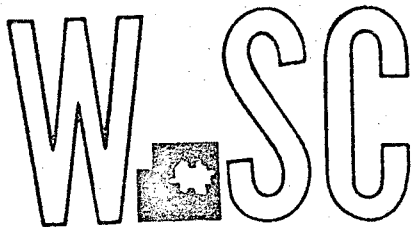
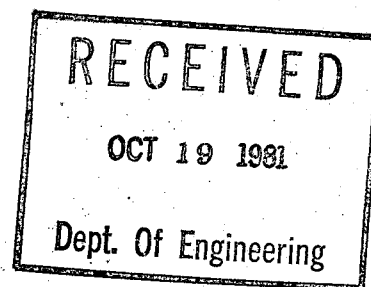


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



October 16, 1981

Mr. T. L. Daniel
Land Surveyor
1911 E. Central
Wichita, Kansas 67214

Re: S/D 81-83 - Mt. Vernon United Methodist Subdivision - (Preliminary plat)

Dear Mr. Daniel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 15, 1981, the above-captioned plat was considered. The action of the Committee was to approve this as a preliminary plat subject to the following:

- A. Prior to submission of a final plat, the applicant or his agent shall meet with Paul Johnston of the Flood Control Office, as well as with City Engineering staff, to determine the amount of right-of-way needed for Gypsum Creek in the area which is now Roanoke. The required area and its appropriate designation (i.e., "dedication", "easement", "reserve", etc.) shall be labeled on the final plat and in the plat's text.
- B. The applicant shall guarantee any drainage improvements required in connection with the platting of this property.
- C. The building setback from Edgemoor on Lot 1 shall be increased to 35 feet.
- D. The access control on Mt. Vernon should simply be labeled "access control except 2 openings." There is no need to show the specific locations of the openings. This will allow the property owner some flexibility. The plat's text shall be revised to state that Lot 1 shall have access to Mt. Vernon at two locations to be determined by the City Engineer.
- E. Existing right-of-way for the east half of Edgemoor shall be dimensioned on the final plat.
- F. In accordance with the sidewalk ordinance, a sidewalk shall be installed on the east side of Edgemoor at the time of

development of the lots. The applicants shall submit notarized sidewalk certificates acknowledging this requirement.

- G. Avigational easements and restrictive covenants shall be submitted covering both lots being platted.
- H. Approval of this plat which vacates Roanoke shall be subject to satisfactory completion of vacation V-1088 which proposes the vacation of Bunting.
- I. The signature lines for the owners of Lot 2 shall be placed below the plattor's text rather than being separated from the text by a notary's acknowledgement.
- J. The reference point at the northwest corner of the plat shall be the N.W. Corner of the S.E. 1/4 of 36-27-1E.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Richard Lee Davis, 2028 S. Edgemoor, 67218
Mt. Vernon United Methodist Church, c/o Dennis Phelps, Agent
800 N. Main, 67203
Mike Lindebak, City Engineering
Paul Johnston, Operations and Maintenance