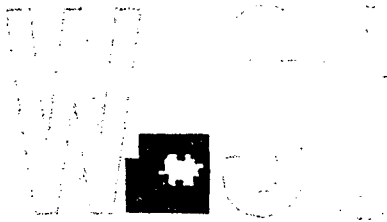


SEDGWICK COUNTY



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

April 21, 1989

Professional Engineering Consultants  
Attn: Mr. Gary Wiley  
1440 East English  
Wichita, KS 67211

Re: S/D 89-23 - CORPORATE LAKES

Dear Mr. Wiley:

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 approve the preliminary and authorize preparation of the final plat, subject to the following:

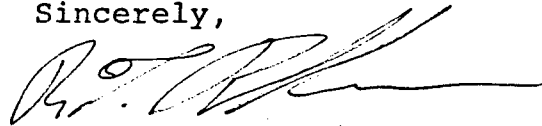
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association, and who is to own and maintain the reserves prior to the association taking over those responsibilities. The (a) covenant shall also provide for the installation of hard surfaced access to each lot (Lots 2 through 48) prior to the development of the lot.

- D. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- E. The final plat shall state in the plattor's text the purposes of the proposed reserve, as well as who is to own and maintain the reserve.
- F. Regarding the reserve being platted for private drive purposes, the plattor's text on the final plat tracing shall reference by lot and block numbers which lots are to be provided access by the reserve (i.e. Lots 2 through 48).
- G. The final plat shall indicate (as shown on the Regency Pointe Plat) the Williams Natural Gas Company Easement that encumbers the eastern portion of this plat.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that buildings may be located adjacent to the easement without restriction of an established setback from the easement and that utilities may be located adjacent or within the pipeline easement.
- I. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- J. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of hard surface fire lanes around main structures. These fire lanes will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- K. 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.
- L. The final plat shall reference on the face of the plat and in the plattor's text that in addition to those setbacks indicated on the plat, additional setback requirements have been established by the C.U.P. (DP-190, Corporate Lakes).
- M. The final plat shall indicate any minimum building pad elevations required for this site.

- N. 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. A layout plan of the water distribution system shall also be provided to the Water Department.
- O., 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.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: B & W Development, c/o Tom Boyd, 128 S. Dellrose, Wichita,  
KS 67218  
Mike Lindebak, City Engineer