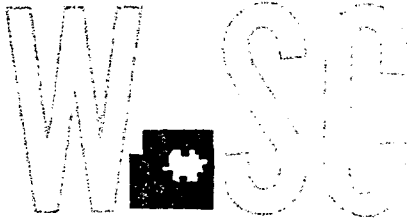


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 5, 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, May 4, 1989, 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 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. Additional guarantees shall also be provided for the extension of municipal water and sanitary sewer to each of the lots now being platted, and for any additional drainage improvements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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. 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.

- E. 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.
- F. On the final plat tracing, in order to better determine the locations of the lots within reserve A, dimensions shall be indicated from the plat's perimeter to various lot corners or lot lines.
- G. 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.
- H. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- I. 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.
- J. 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.
- K. The final plat tracing shall also reference on the face of the plat that additional setback requirements have been established by the C.U.P. (DP-190, Corporate Lakes).
- L. The final plat tracing shall indicate any minimum building pad elevations required for this site.
- M. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if a drainage easement or other drainage way needs to be indicated for this plat. If necessary, the required covenant concerning ownership and maintenance of drainage within the Reserve shall be amended to indicate that the various responsibilities involving drainage within the reserve, also applies to any such easement or drainage way.

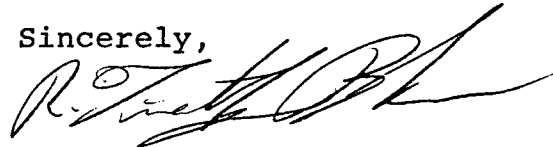
- N. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight," Mayor.
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's 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).
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. 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, May 11, 1989 at 1:30 p.m. If you have any questions concerning this matter, 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