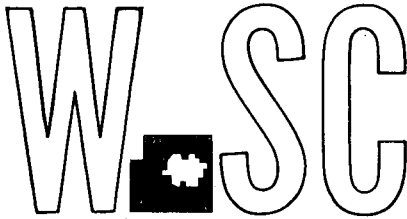


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

June 24, 1974

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-28 - Preliminary Plat
of FARMINGTON SQUARE.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 20, 1974, 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 contact Bill McKinley of the Traffic Engineering Department relative to the appropriate road alignment and turning radius at the intersection of Freeman Lane and Wayside Lane. The applicant shall dedicate additional right-of-way by separate instrument for said intersection. The Local Housing Authority should be contacted regarding this matter.
- B. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate street names on the plat.
- C. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets shown on the preliminary plat except Central Avenue, Ridge Road, Freeman Lane and Wayside Lane.
- D. The applicant shall petition for the paving of Wayside Lane, Freeman Lane, Winterset Lane and guarantee the paving of Second Street, Summitlawn Lane, and those streets yet unnamed on this preliminary plat.

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- E. The applicant shall submit a Homes Association Agreement and/or a covenant with each final plat of subject property which shall contain provisions for the improvement and continued maintenance of all private drives, parking, private open space, and recreational areas.
- F. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize noise pollution within all habitable structures to be built on subject property.
- G. The applicant shall contact the Gas Service Company relative to making satisfactory arrangements for the relocation of an existing 4-inch gas line on Lot 1, Block 1. A letter from said company stating such arrangements have been made, shall be submitted to the Planning Department.
- H. The applicant shall contact Kansas Gas & Electric Company and Southwest Bell Telephone Company relative to the respective facility requirements to serve subject property.
- I. The applicant shall contact Bill Otten of the Water Department relative to location of and appropriate guarantees for water mains and fire hydrants to serve subject property.
- J. Any relocation or reconstruction of existing utilities shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- K. Reserves C and D shall be eliminated from the final plat.
- L. The final plat shall reflect that Reserves A and B are being reserved for open space, recreational uses, and floodway.
- M. The applicant shall submit for review and approval a covenant which provides for the development and continued maintenance fo the areas being platted as Reserves A and B.
- N. Five feet of additional right-of-way for the east half of Winterset Lane north of Wayside Lane, shall be indicated on the plat.
- O. Five feet of additional right-of-way for the north half of Second Street shall be indicated on the plat.

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- 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 through 25, Part 4, Article 5 of the MAPC Regulations).

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

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Max Cole and Associates
3841 West 13th Street, 67203

William P. Higgins, Attorney
313 First National Bank Building, 67202

Dean Sellers, Assistant City Engineer