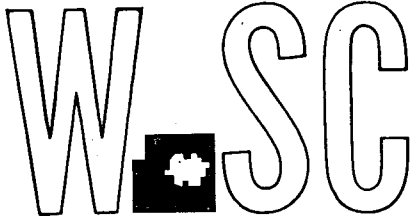


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 2, 1974

**Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211**

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 1, 1974, 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 submit a Homes Association Agreement and/or a covenant with the 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.
- B. 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.
- C. 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.
- D. The applicant shall contact Kansas Gas & Electric Company and Southwest Bell Telephone Company relative to the respective facility requirements to serve subject property, and relative to easements to be indicated on the plat.

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- Res A*
- Reserve*
- E. 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.
 - F. 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.
 - G. The applicant shall submit for review and approval a covenant which provides for the development and continued maintenance of the areas being platted as Reserves A and B, and for C and D if they are approved.
 - H. The applicant shall contact Bill McKinley of the Traffic Engineering Division 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.
 - I. The applicant shall install or guarantee the installation of sidewalks adjacent to all streets shown on the preliminary plat except Central Avenue, Ridge Road, Second Street, Freeman Lane and Wayside Lane.
 - J. The street names indicated on the plat shall be changed as follows: Wayside Lane shall be changed to read as Shade; Farmington Lane shall be changed to read as Par, both as shown on the engineer's marked copy of the final plat.
 - K. The applicant shall petition for the paving of Wayside Lane, Freeman Lane, Winterset Lane and Second Street, and shall guarantee the paving of Shade and Par.
 - L. The applicant shall make satisfactory arrangements and guarantee for the drainage improvements involved with subject property. The Engineering Division of the Department of Public Works and the Maintenance-Flood Control Office shall be contacted regarding this matter.
 - M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. Forms for the bond and irrevocable letter of credit are available from this office.

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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, August 8, 1974, at 1:30 p.m. 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