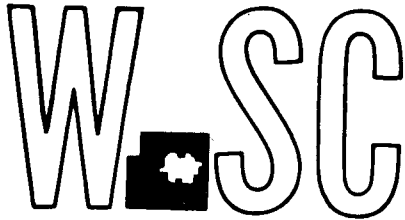
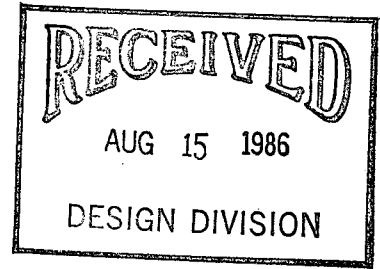


WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



August 14, 1986

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Bldg. #800  
Wichita, KS 67226

Re: Final Plat S/D 86-66 - FANTASEA II

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 1986, 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 guarantee the relocation of the 42-inch storm sewer proposed by this replat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate an appropriately sized drainage easement to cover the relocated storm sewer and related drainage facilities.
- D. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- E. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- F. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.
- G. The final plat tracing shall indicate the recording information for the 100-foot wide K.G.&E. easement on this property.
- H. If the existing storm sewer pipe within the K.G.&E. easement is to be relocated, the applicant shall obtain written permission from K.G.&E. for excavation within their easement.

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- I. The applicant shall grant a temporary easement to cover the existing storm sewer pipe. This easement shall expire upon relocation of the drainage improvement. In order to avoid confusing the face of the plat, the temporary easement should be granted by separate instrument. This separate instrument shall be approved by City Engineering and shall be recorded with the plat.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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. 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, August 21, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Landmark Communities, Inc., 3500 N. Rock Road #100,  
Wichita, KS 67226  
Mike Lindebak, City Engineer

Pre-Sub 8-14-86

1. Kenneth E. Evans & Fidelity Savings Assoc. of Kansas.  
Request vacation of utility easement. No water  
lines in easement. No water problem.
2. Fantasea II. Final Plat. Area now served, no water problem
3. David Matthew Grant Addition. Preliminary Plat. Area  
now served. No water problem.
4. PPCo. Addition #3. Final Plat. Area now served.  
No water problem
5. Smith & Co. . Dedicate Street R/W. Water plans  
ready to be let. No water problem.
6. R & R Limited. Grant utility easement. No water problem.
7. Other matters.