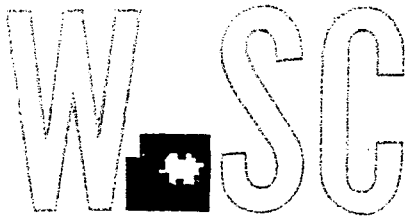


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

Mid-Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, KS 67206

December 12, 1996

Re: S/D 96-86 (One Step Combined Preliminary-Final Plat) FOLIAGE 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, 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 guarantee the abandonment and relocation of sanitary sewer lines presently crossing this site or agree to not submit the plat tracing for approval until such a relocation is completed and approved by City Engineering.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since access to this site is by a nonpublic, private street, the applicant shall provide proof that this plat will be allowed access to the private street adjacent to the site. The platting binder notes an access easement has been recorded apparently as regards such access. If this document provides such access, a recorded copy shall be submitted to Planning for the plat file.
- D. On the final plat tracing, it shall be noted on the face of the plat, in parenthesis next to the street name Foliage, that this is a "(Reserve A, private street)".
- E. The platting binder presently indicates that this site is in an ownership different than is being shown on the plat. Prior to this plat being released for recording, the applicant shall provide proof that the site is in the ownership of the party shown on the plat.
- F. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature block.

The applicant is also advised that if this plat is taken for recording to the County after December, dates and signature lines will need to be revised.

- G. The applicant shall provide to Planning documentation of the location of easements listed in the platting binder. If located on this site, these easements shall be shown on the final plat tracing or proper reference to their vacation by this plat shall be made in the surveyor's or platlor's text.

- H. 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.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. 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.
- K. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Richard A. Devore, 1199 E. Central, Wichita, KS 67201

Mike Lindebak, City Engineer ✓