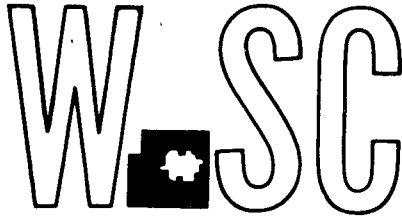


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

February 23, 1981

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

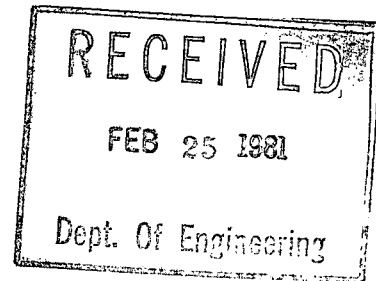
Re: S/D 81-10 - Final plat of Robert Hayes Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 19, 1981, 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 extension of sanitary sewer to serve any lot not already served.
- B. The final plat tracing shall indicate a 20-foot side yard setback on the east side of Lot 1 and on the west side of Lot 3.
- C. If a common access easement does not already exist which grants to Lots 1 and 3 the right of access across a portion of Lot 2 to Central Avenue, then the applicant shall so establish by separate instrument this ingress/egress easement. This instrument shall be submitted to the Planning Department for review and approval. It shall then be recorded so the recording data may be shown on the final plat tracing. If the access easement already exists, a copy shall be submitted to the Planning Department and the easement shown on the final plat tracing along with the recording information.
- D. The applicant shall be advised that the existing building on Lot 1 may not be expanded within the 35-foot building setback.
- E. 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 any habitable structures constructed on subject property.
- F. 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 guarantee-



Baughman Company, P.A.

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ing 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, February 26, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Robert L. Hayes, P.O. Box 4328, 67204  
+ Mike Lindebak, City Engineering

