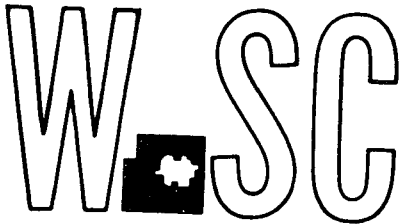


WICHITA — SEDGWICK COUNTY

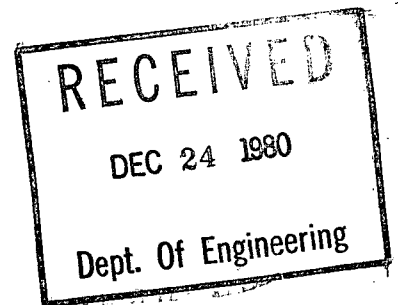


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Baughman Company, P.A.

330 Laura  
Wichita, Ks. 67211



Re: S/D 80-94 - Final plat of Farmington Square 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 22, 1980, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Thirty-five foot building setbacks from Central and from Winterset on Lot 1, Block 5 shall be added to the final plat tracing.
- B. The final plat tracing shall indicate that building setbacks for Blocks 1, 2 and 3 are per the Associated Community Unit Plan.
- C. The applicant shall submit a covenant which specifies the ownership and maintenance responsibilities of the floodway.
- D. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant acknowledging aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within habitable structures built on this site.
- E. In order to eliminate the reserves which were platted within Shade Street right-of-way on the original Farmington Square plat, it will be necessary for the owners of these reserves to dedicate them to the public for street purposes. These dedications shall be submitted to the Planning Department so that they can be scheduled for acceptance by the City Commission when this plat is approved.
- F. Since restrictive covenants were filed of record with the plat of the first Farmington Square Addition which provided for the ownership and maintenance of all reserves and floodways within that addition, the owners of this portion of Farmington Square now being replatted shall take the necessary legal steps to nullify the original covenants.
- G. The applicant shall guarantee the paving of Summitlawn/ Brunswick, Park Circle, and the three Shade Courts.

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- H. The applicant shall guarantee installation of a sidewalk on the northerly side of Shade from Ridge to Winterset. Since Shade is already paved, the guarantee shall be in the form of a recordable certificate which states that the sidewalk shall be constructed during development of the lots. For development not requiring an occupancy permit (single family homes and duplexes) a 6-month fiscal guarantee will be required by Central Inspection before issuance of a building permit.
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already platted.
- J. The applicant shall guarantee the extension of City water to serve all lots not already served.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. On the final plat tracing, Brunswick Street shall be renamed 3rd or Caroline.
- M. Prior to submitting a final plat tracing the applicant shall meet with City Engineering regarding needed additional utility easements.
- N. 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, January 8, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagbey*  
Forrest L. Nagbey  
Junior Planner  
FLN:bh

cc: Marvin Niedens, 125 S. West St., 67213  
Dan Carney, 6572 E. Central, 67206  
Mike Lindebak, City Engineering