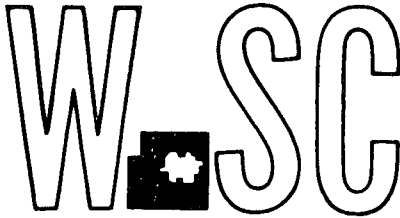


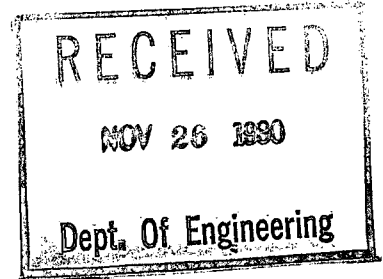
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 29, 1980



Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 80-73 - Preliminary plat of McGonigle-Kessler Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 24, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate a 20-foot drainage easement adjacent to the west line of Lot 2, Block A.
- B. The final plat shall indicate a 20-foot utility easement adjacent to the rear property line of each platted lot.
- C. The final plat shall indicate a 20-foot utility easement on the south 20 feet of the west 168.17 feet of Lot 1, Block A.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the construction of 60th Street West, including the temporary cul-de-sac to be granted by separate instrument.
- F. The applicant shall grant by separate instrument the temporary cul-de-sac for 60th Street West that is shown on this plat. The cul-de-sac right-of-way shall be continued through the northwest corner of Lot 1, Block B.
- G. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities (and water wells). A memorandum shall be obtained specifying approval. The Health Department has advised that some filling of the site will most likely be required in order to insure proper ground water/septic tank operation.

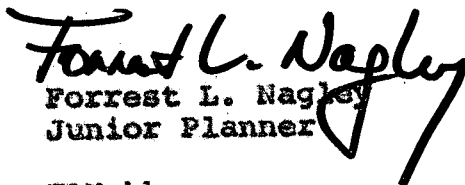
Moehring and Associates
November 25, 1980
Page 2

- H. The final plat shall indicate "complete access control" to 53rd St. North across the south lines of Lot 2, Block A and Lot 2, Block B.
- I. The final plat shall set forth the purpose of the proposed reserve that is within the right-of-way for 60th Street West.
- J. The applicant shall submit a covenant which assigns ownership and maintenance responsibilities of the proposed reserve. Such covenant shall restrict the heights of plant materials to be planted in this proposed landscaping reserve.
- K. The Subdivision Committee recommends waiver of 2 1/2 to 1 lot depth to width design ratio of the Subdivision Regulations for proposed Lot 1, Block A.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. The final plat shall indicate a control tie.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Art McGonigle, 6707 W. 53rd St. North, 67205
Andy Harkness, County Department of Public Works
X Mike Lindebak, City Engineering