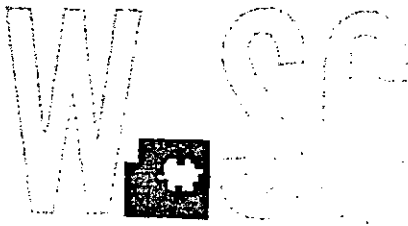


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 11, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-48 - WIDEMERE SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1989, 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 abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee a traffic signal at the intersection of Rock Road and Oxford. The guarantee will be held until traffic conditions warrant, as indicated by the Manual on Uniform Traffic Control Devices, the installation of such signalization.
- C. The applicant shall guarantee a left turn bay, for south bound traffic on Rock Road, at Oxford Circle.
- D. The applicant shall guarantee ramp or rollback curb on Oxford (Circle) between holes 7 and 8 as is required by Provision "16" of DP-96.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- F. The applicant shall guarantee the extension of City water to serve the lots being platted.

- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. The applicant shall guarantee the paving of Oxford Circle. This paving petition shall include construction of a sidewalk on one side of this street and, if necessary, bring that portion of Oxford Circle already existing to public standards.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. As indicated by the drainage plan, the final plat tracing shall provide a drainage easement on Lot 2 to cover the drainage swale located between the two existing, 20-foot utility and drainage easements. The applicant shall also provide, for recording with the plat, the off-site drainage easement(s) needed for this plat.
- L. 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.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. Since this plat proposes the platting of narrow street rights-of-way, which requires the platting of "15-foot public drainage, utility and public street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- O. The applicant shall submit a copy of the instrument which establishes the K.G.& E. easement on this property.

- P. The applicant shall provide proof, by letter from the K.G. & E. or by copy of the easement agreement, that the dedication of street right-of-way over a portion of the easement is acceptable.
- Q. Since the K.G. & E. easement that overlaps Oxford Circle will not allow other utility easements to run within it lengthwise, the final plat shall indicate 15-foot utility easements adjacent to the K.G. & E. easement along those sections where Oxford Circle and the K.G. & E. easement overlap. The 15-foot drainage and street easement shall, however, still run along the full length of Oxford Circle.
- R. Since the KANEB Pipeline easement abuts this plat along its north line, the final plat shall show the recording information for the pipeline.
- S. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement.
- T. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- U. The applicant is reminded of General Provision #13 of DP-96, that should an alternate land use, permitted under parcel descriptions, be developed instead of the parcel plan as illustrated on the C.U.P., a conceptual site plan shall be submitted for approval by the Director of Planning.
- V. This plat will require a waiver of the C.U.P. requirement (provision 18) that fire lane easements connect all parcels. It is the applicants intent not to connect parcels 8 and 9 as is shown on the C.U.P.
- W. As requested by the Fire Department, on the final plat tracing Reserve C shall be reduced in length by 10-foot to allow for better access of emergency vehicles to the Fire Lane Easement located toward the western end of this Reserve. The applicant shall also meet with Traffic Engineering to discuss possible safety issues with this Reserve's design.
- X. 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.

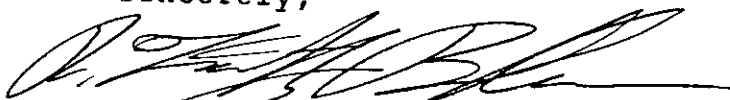
- Y. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- BB. 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.

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 17, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS
67202
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer