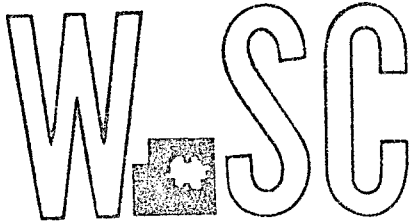
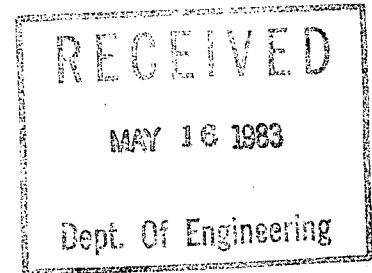


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



May 13, 1983

Poe and Associates of Kansas, Inc.  
Attention: Mr. Kenny Hill  
P.O. Box 11185  
Wichita, Kansas 67202

Re: S/D 83-22 - Preliminary plat of The Moorings 3rd  
Addition

Dear Mr. Hill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 12, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant's drainage concept has been approved. The final plat shall specify the width of the drainage easement between Lots 10 and 11. All required drainage improvements shall be guaranteed by the applicant.
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve each proposed lot. There must be a minimum ten-foot separation between sewer and water lines.
- C. The applicant shall guarantee the paving of Keywest Court and the paving of Keywest including sidewalks on both sides of Keywest (collector street).
- D. The final plat shall reference Keywest as the name of the east/west street adjacent to the north line of this plat.
- E. Since the right-of-way for Keywest Court is proposed to be 58 feet, the applicant shall submit a covenant for recording which requires four off-street parking spaces per dwelling unit abutting this street.
- G. The applicant is advised that if this property is to be developed for garden apartments or townhouses, a site development plan must be submitted to the


Planning Department for approval prior to the issuance of building permits. Requests for reduction of side and/or rear yard setback will be reviewed at that time. The applicant is advised to contact Central Inspection prior to submitting the development plan to discuss the separation between buildings required by the building code and the types and amount of encroachments allowed in required yards.

- H. The platlor's text shall specify the purpose of the reserve and who is to own and maintain it.
- I. The applicant shall submit a covenant providing for the ownership and maintenance of the reserve. If a homeowners' association is to be formed, the covenant shall specify when the association will be formed, when the reserve will be deeded to the association, and who is to own and maintain the reserve until that time. If this property is to be added to the existing homeowners' association, the appropriate documents shall be filed to accomplish this.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivison Regulations.
- K. 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,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: MIBAC, Inc., C. Bill Bachman, President, 1901 W. 13th, 67203

✓ Mike Lindebak, City Engineering