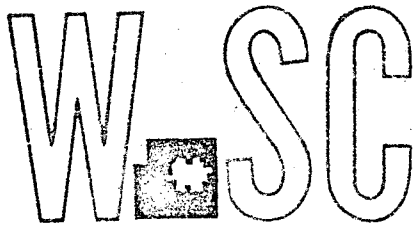
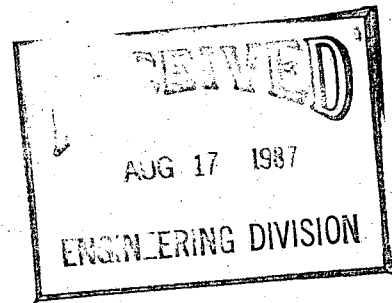


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



August 13, 1987

Poe and Associates of Kansas, Inc.
434 N. Oliver, Suite 110
Wichita, KS 67208

Re: Final Plat S/D 87-54 - THE MOORINGS 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 13, 1987, 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 the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Keywest between Keywest Court of the Moorings 3rd Addition to Siesta Key (Circle) of this addition. When the preliminary plat was approved, the Subdivision Committee voted to recommend to the Planning Commission that the City Council waive that portion of the sidewalk ordinance which requires sidewalks on both sides of Keywest (collector street). The Subdivision Committee based this recommendation on the fact that very little existing sidewalks were in place between the plat and Meridian.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-54 - THE MOORINGS 4TH ADDITION

Page 2

- G. On the final plat tracing, the platlor's text shall be amended to indicate that ownership and maintenance of the reserves shall be the responsibility of either a lot or home owner's association.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot (or home) 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.
- I. Prior to scheduling this plat for City Council review, the applicant shall submit the restrictive covenant required by the drainage plan, establishing a minimum floor elevation for each lot within this plat.
- J. Approval of this plat will require waiving of the minimum 60-foot wide lot frontage and 6,000 square foot lot size requirements of the Subdivision Regulations (Section 7-204(D)(1)).
- K. On the final plat tracing, the street names Sarasota and Sarasota Circle shall not be used. For emergency services, this name is too similar to the existing street name of Saratoga. As indicated at the time of preliminary plat approval, the use of the names "Siesta Key Circle" and "Siesta Cove Circle" are acceptable.
- L. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- M. 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.
- N. 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 mail box locations can be determined.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-54 - THE MOORINGS 4TH ADDITION
Page 3

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 20, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Mibac, Inc., 1901 West 13th, Wichita, KS 67203
Mike Lindebak, City Engineer