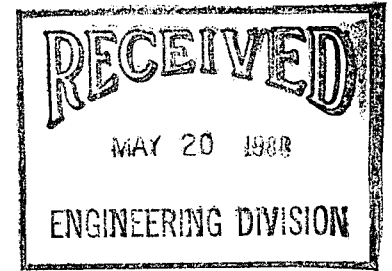


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

May 20, 1988



Bill Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: Preliminary Plat S/D 88-38 - BARRINGTON CORNER

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 19, 1988, 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 shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. In accordance with General Provision #5 of the associated Community Unit Plan, the applicant shall guarantee the following improvements to the perimeter streets:
  1. An eastbound accel/decel lane on 21st Street North to serve the two required major entrances and the one "floating" access point to 21st Street.
  2. A westbound left turn lane on 21st Street North to serve the two required major entrances.
  3. A northbound left turn lane on Ridge Road to serve Lot 3's access point to this major street.
  4. A southbound decel lane on Ridge Road to serve Lot 3's access point to this major street.

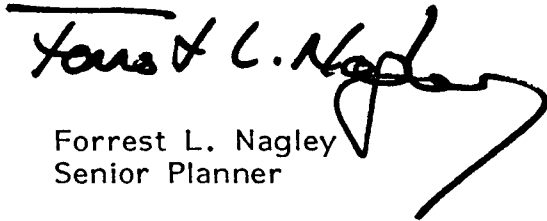
- E. The guarantee for a decel lane on 21st Street shall also provide for the cost of constructing those portions of the two major entrances that are within public street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit the square footage information needed for properly respreading existing special assessments for 21st Street improvement projects.
- H. General Provision #3 of the associated Commercial Community Unit Plan provides for the elimination of building setbacks between parcels in the event that contiguous parcels are developed under the same ownership. In order to preserve development flexibility, the final plat shall not depict interior building setbacks. Instead, only setbacks from perimeter streets shall be platted. A 35-foot building setback should, however, be platted on Lot 3 from that lot's south line.
- I. The applicant is advised that 60 feet of half-street right-of-way may be needed for Ridge Road adjacent to this plat. If an off-site street dedication is needed to construct the decel lane to serve the Ridge Road entrance to Lot 3, discussions should be made with City Engineering regarding including condemnation costs for obtaining this needed right-of-way in the decel lane petition.
- J. The final plat shall depict the dedication of a small portion of additional right-of-way for Ridge Road. This small portion of right-of-way is needed for this subdivision's share of the Ridge Road/21st Street North major street intersection right-of-way.
- K. Since Lots 1, 2, 4 and 5 only have street access by means of crossing Lot 3, two joint access easements will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easements, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- L. On the final plat tracing, the platlor's text shall be amended to reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction." Further, if it is anticipated that utilities will need to cross the wall easement, the platlor's text should also note that "utilities may cross the wall easement".
- M. The applicant is advised that provision #13 of the associated Community Unit Plan, requires the designation of fire lanes. These fire lanes will be designated during building permit review.
- N. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2911) and Community Unit Plan (DP-181).

SEDGWICK COUNTY

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- O. The final plat shall indicate all utility easements needed for the extension of sanitary sewer to all lots.
- P. The final plat shall indicate the utility easements requested by Southwestern Bell. These easements are marked on the surveyor's copy of the approved preliminary plat.
- Q. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. Prior to, or at the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering.
- S. 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.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226  
Professional Engineering Consultants, P.A., 1440 E. English,  
Wichita, KS 67211  
Mike Lindebak, City Engineer