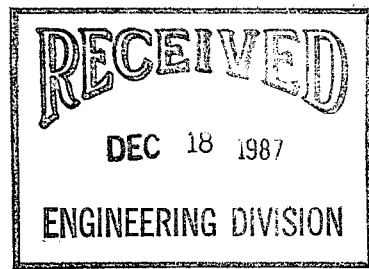


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 17, 1987

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67226

Re: Preliminary Plat S/D 87-122 - BARRINGTON PLACE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 17, 1987, 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 City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer 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 construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of Woodchuck adjacent to the plat. The paving petition shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant shall guarantee the medial improvements on 21st Street required as a result of this subdivision.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

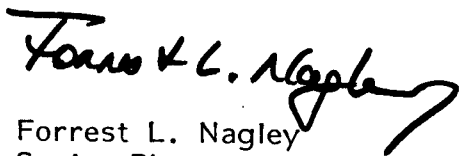
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property east of Ridge Road.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. On the final plat, "complete access control" to Ridge Road shall be indicated across the east line of the plat.
- N. It is noted that the applicant desires to plat 20-foot frontyard building setbacks on all residential lots fronting streets with 58-foot rights-of-way.
- O. On the final plat, a 15-foot sideyard setback shall be indicated for Lot 1, Block 2, adjacent to Woodchuck.
- P. 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.
- Q. Prior to submitting a final plat for scheduling before the City Council, all of this property must be annexed into the City. This will allow the platting of all of the proposed lot sizes.
- R. The final plat shall indicate the side lot line utility easements requested by K.G.&E. and Southwestern Bell that are indicated on the engineer's approved copy of the preliminary plat.
- 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. 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.

SEDGWICK COUNTY

Preliminary Plat S/D 87-122 - BARRINGTON PLACE
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- U. 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.
- V. 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:dik

Enclosure

cc: Alban Born, c/o Arthur Borst, 802 N. Ridge Road, Wichita, KS 67212
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