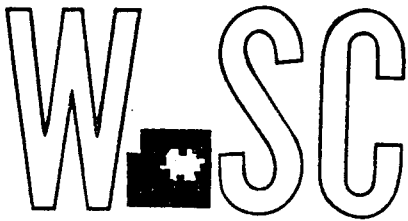
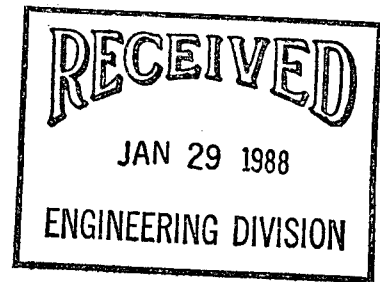


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561



January 29, 1988

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Final 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, January 28, 1988, 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 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. 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.
- F. The applicant shall guarantee the medial improvements on 21st Street required as a result of this subdivision.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property east of Ridge Road.

# WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-122 - BARRINGTON PLACE

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- I. 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.
- J. 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.
- K. 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.
- L. On the final plat tracing, the Court suffix shall be deleted from the Westlawn Street name adjacent to Lot 1 through 10, Block 2.
- M. On the final plat tracing, the "major entrance note" shall be removed from the intersection of the Tee Time/21st Street North intersection.
- N. If this plat is scheduled for City Council review prior to Westwind 2nd Addition, the applicant shall obtain, by separate instrument, the west half of street right-of-way needed for adjacent Woodchuck Street.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY

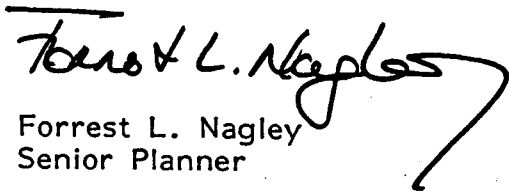
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. 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, February 4, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

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