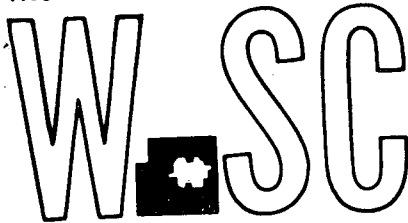


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 27, 1983

Air Capital Land Surveyors
2160 W. 21st Street
Wichita, Ks. 67203

Re: S/D 83-38 - Preliminary plat of D. E. Evans Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 26, 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. A drainage plan has been approved subject to the granting of side lot line private drainage easements. The private drainage easements shall be granted by separate instrument and their recording data indicated on the plat. Prior to recording the separate instrument they should be submitted to City Engineering and Planning for review and approval.
- B. The applicant shall attempt to obtain a valid paving petition for Garland Avenue including construction of the temporary turnaround. If a valid petition cannot be obtained, then the applicant is advised that the construction of a gravel street to serve his interior lots will be his responsibility. A guarantee for this street construction, including the temporary turnaround, shall be submitted.
- C. The applicant shall guarantee the extension of City water to serve proposed Lots 3 and 4, Block 1 and proposed Lots 1 and 2, Block 2.
- D. The final plat shall reference in the plat's text the granting of the "temporary turnaround easements." Specifically, it shall outline under what conditions the right-of-way easements cease to exist. The easements shall be clearly dimensioned and labeled on the subject lots.

RECEIVED

MAY 31 1983

Dept. Of Engineering

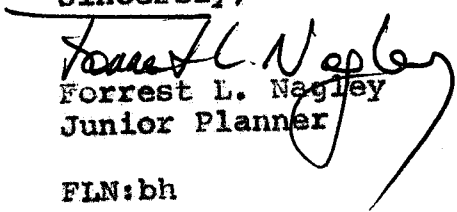
Air Capitol Land Surveyors
Page 2 - May 27, 1983

- E. The garage on Lot 4, Block 2 which encroaches the utility easement shall either be removed from the easement or the applicant shall submit a document for recording which acknowledges the lot owner's obligation to remove the structure if the City ever needs to use the easement to maintain or replace public utilities.
- F. On the final plat, the 25-foot building setback indicated on this plat shall be labeled.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 3 of the MAPC Subdivision Regulations.
- H. 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,

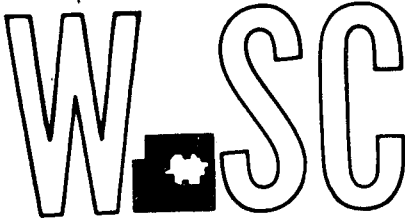

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Donald D. Evans, 2447 Cardinal Dr., 67204
Mike Lindebak, City Engineering

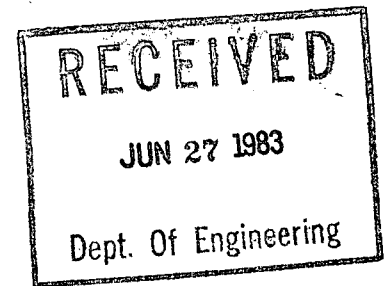
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 24, 1983

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D 83-38 - Final plat of D. E. Evans Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As provided for by this plat, the final plat tracing shall indicate the recording information for the 10' private drainage easements common to Lots 3 and 4, Block 2 and Lots 1 and 2, Block 1. The granting of these easements is required by the applicant's drainage plan for this property.
- B. The applicant shall attempt to obtain a valid paving petition for Garland Avenue including construction of the temporary turnaround. If a valid petition cannot be obtained, then the applicant is advised that the construction of a gravel street to serve his interior lots will be his responsibility. A guarantee for this street construction, including the temporary turnaround, shall be submitted.
- C. The applicant shall guarantee the extension of City water to serve proposed Lots 3 and 4, Block 1 and proposed Lots 1 and 2, Block 2.
- D. The garage on Lot 4, Block 2, which encroaches the utility easement shall either be removed from the easement or the applicant shall submit a document for recording which acknowledges the lot owner's obligation to remove the structure if the City or any utility company ever needs the easement to construct or maintain public utilities.
- E. Closure computations shall be submitted with the final plat tracing.

Air Capitol Land Surveyors
Page 2, June 24, 1983

F. Recording of the plat within 30 days after approval
by the Board of City Commissioners.

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, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Donald D. Evans, 2447 Cardinal Dr., 67204
✗ Mike Lindebak, City Engineering