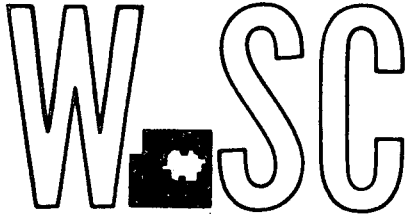


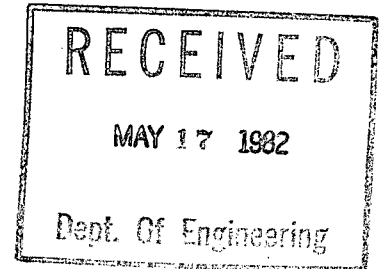
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

May 14, 1982



Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 92-25 - Final plat of Country Villa Estate

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission May 13, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A minimum pad elevation of 1331 m.s.l. shall be shown on the face of the final plat as well as referenced in the plattor's text.
- B. The applicant shall petition for sanitary sewer service from the City of Wichita and shall submit an application for outside-the-City sewer service.
- C. The applicant shall obtain approval from the Health Department for a private water well and the temporary use of a septic tank or sewage lagoon.
- D. A public utility easement shall be platted in the southeast corner of the lot to provide for future sanitary sewer extension.
- E. Right-of-way for a hammerhead turnaround to terminate Wheatland Avenue shall be added to the final plat tracing. The applicant shall submit a letter to County Public Works stating that this turnaround will be constructed when the lot is developed.
- F. The granting of any easements or the dedication of street right-of-way over a portion of the existing Phillips pipeline easement, or within the established setback from the pipeline easement, will require a letter from the pipeline company stating it has no objection to such dedications. Any relocation or lowering of the pipelines within the easement will not be at the expense of the City or County.


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- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 May 20, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Jerry Sims, 1650 S. Broadway, 67211
/ Mike Lindebak, City Engineering
Andy Harkness, County Department of Public Works