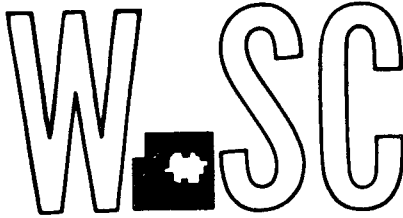


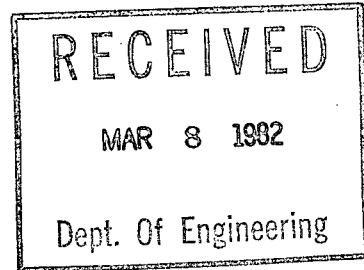
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(616) 268-4561

March 5, 1982



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

Re: S/D 81-114 - Final plat of Country Village Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 4, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since the associated C.U.P. includes the large area known as "Reserve B" of Echo Hills 2nd Addition, this final plat shall also include that area.
- B. A Homeowners' Association shall be formed to own and maintain the platted reserves, as well as common areas within the platted lots, such as common drives and parking areas. If additional lands are to be added to this Association in the future, provisions should be made for this. The Association shall be incorporated and by-laws and covenants shall be filed. A clause giving the City authority to maintain the reserves if they are not properly maintained by the association shall be included in the covenants.
- C. The applicant shall be advised that unless the balance of Lots 8 and 19 in Block 14 and Lot 19 in Block 12, Echo Hills 2nd Addition are replatted in the future, they may not be able to obtain building permits because they would be only portions of platted lots.
- D. The applicant shall petition or re-petition for the following improvements:
  - 1) paving of all interior streets;
  - 2) sidewalks adjacent to both sides of all interior streets;
  - 3) sanitary sewer to serve all lots;
  - 4) water to serve all lots;
  - 5) construction of storm water sewers and the necessary drainage improvements within the reserves.

P.E.C., P.A. Gary Wiley

Page 2


March 5, 1982

- E. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. A note shall be added to the face of the plat stating that building setbacks shall be in accordance with the C.U.P. It shall also state that no setback from a street on a corner lot shall be less than 10 feet.
- G. Approval of this final plat shall be subject to approval of the associated C.U.P. and zone change by the Board of City Commissioners.
- H. 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 March 11, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Inland Investment Co., Inc. 10300 W. Central, 67212  
X Mike Lindebak, City Engineering