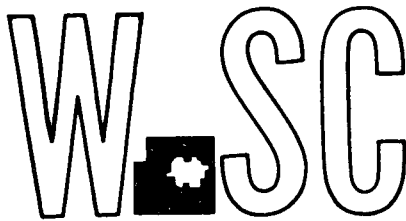


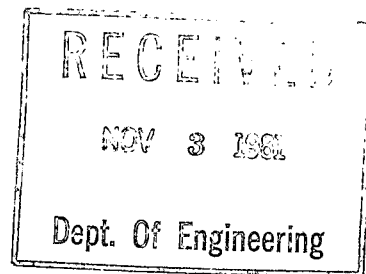
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 2, 1981 (316984561)



Professional Engineering Consultants, P.A.

Gary Wiley
1440 E. English
Wichita, Kansas 67211

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

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 29, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

- A. The applicant shall provide for the perpetual ownership and maintenance of the Reserves. If a homeowners' association is proposed, it shall be incorporated by by-laws and covenants shall be filed. In lieu of immediate incorporation, the applicant may submit covenants which specify when the association will be formed and when the reserves will be deeded to them. A clause giving the City authority to maintain the reserves if they are not properly maintained by the association shall be included.
- B. The applicant shall re-petition for the following improvements:
 - 1) paving of all interior streets
 - 2) sidewalks adjacent to both sides of Parkridge, Bella Vista/Shefford; sidewalks adjacent to one side of Cornelison/Pine Grove/19th, 20th Street west of Pine Grove, Covington/Westport/Pine Grove, Westport between Pine Grove and 119th, Bella Vista between Pine Grove and 119th
 - 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.
- C. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the 80 feet of existing right-of-way for 119th Street just south of 21st.

P.E.C., P.A.

Gary Wiley

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- E. The applicant's agent shall review the proposed sanitary sewer layout with City Engineering. The agent shall also provide individual lot area information to City Engineering.
- F. The applicant's agent shall contact the utility companies regarding side lot easements. These easements requested by K.G. and E. are shown on the engineer's "marked copy" of the preliminary plat enclosed with this letter.
- G. 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.
- 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 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