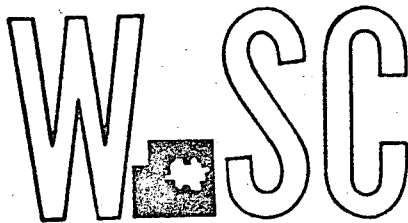
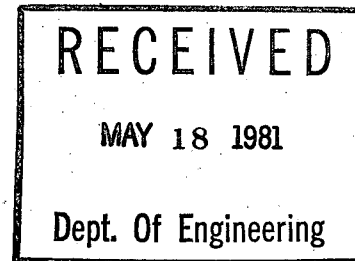


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



May 15, 1981

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Ks. 67226

Re: S/D 81-47 - Preliminary plat of Plumthicket

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission May 14, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The final plat shall include a replat of all of the north 1,740 feet of Lot 89, Block 2, Bluestem Village. Those two portions of the old lot which lie west of the east 390 shall be replatted as reserves and designated for construction of a golf course, cart paths, recreation, buffer zones and open space.
- B. The drainage concept plan is approved subject to the obtaining of an off-site drainage easement to the west.
- C. Prior to or at the time of filing a final plat, the plans for the proposed guardhouse shall be submitted to City Engineering for review.
- D. The final plat shall indicate a 20-foot utility easement adjacent to the south line of Lots 1 and 2.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted.
- F. The applicant shall guarantee the extension of City water to serve each of the lots being platted.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.

Bill G. Yung Design

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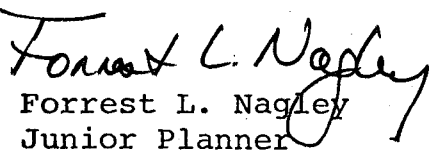
May 15, 1981

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit within this addition.
- K. In accordance with the C.U.P., a Homeowners' Association shall be formed to provide for the ownership and maintenance of the reserves. The association covenants shall contain a provision which gives the City authority to maintain the reserves if the association fails to do so and assess the costs equally among all lots within Plumthicket Addition.
- L. The final plat shall specify the purposes of the proposed reserves in the plat's text and that they are to be owned and maintained by the Homeowners' Association.
- M. The final plat shall indicate 20-foot front yard setbacks rather than 8-foot setbacks shown on the preliminary plat.
- N. The applicant has advised that the reserves to be platted adjacent to Webb Road will be 27 feet wide on the final plat. The east 25 feet will be platted for the pipeline easement and the west 2 feet for the proposed wall adjacent to the east line of the new proposed street. Since the current pipeline easement is approximately 33 feet wide west of Webb Road, these proposed plans will require a reduction in the existing easement. The applicant shall contact the pipeline company regarding this matter prior to submitting the final plat.
- O. Any raising, lowering, relocation or encasement of the pipeline required by the platting of this property shall be without cost to the City or County.
- P. 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.
- Q. 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: Van Doren-Hazard-Stallings, 260
N. Rock Rd., 67206
Tallgrass Co. P.O. Box 4048, 67204