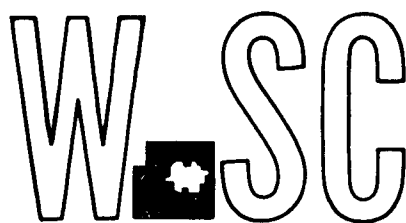


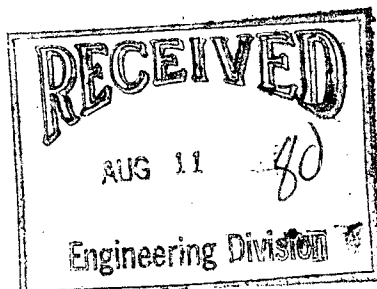
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 7, 1980



Professional Engineering Consultants
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-62 - Preliminary plat of Northwest Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, 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. The applicant's drainage concept has been approved by City Engineering. Prior to filing a final plat, the final drainage plan shall be submitted for review.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- D. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- E. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall guarantee the extension of City water to serve all the lots being platted.

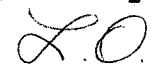
P.E. C., P.A.
August 8, 1980
Page 2

- H. The applicant shall obtain a letter from Phillips Pipeline Company giving approval for the drainage easement to cross their pipeline.
- I. Easements requested by K.G. and E., and shown on the "marked copy of the preliminary plat shall be indicated on the final plat.
- J. 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.
- K. 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 Inv. Co., Inc., 200 Douglas Bldg., 67202
X Dean Sellers, Acting City Engineer