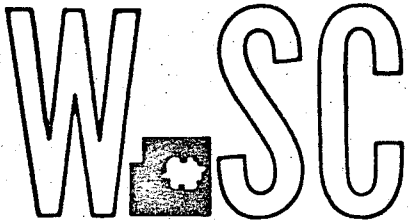


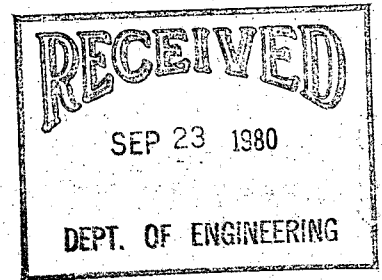
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 23, 1980



Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Ks. 67211

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

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of City water to serve each lot being platted.
- 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 and temporary turnarounds for Robin Road and Thurman Street.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall obtain a letter from Phillips Pipeline Company giving approval for the drainage easement to cross their pipeline. A copy of said letter shall be submitted to the Planning Department.

P.E.C., P.A.

9-22-80

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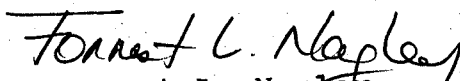
- H. The 30-foot building setback separating Lots 2 and 3, Block 1, shall be deleted from the plat. The C.U.P. provides for the observance of this setback unless these two lots are developed as one.
- I. The applicant shall submit a surface water drainage agreement which establishes that Lot 4, Block 1 will accept drainage from Lot 2, Block 1. Said agreement shall be recorded with the plat.
- J. A 10-foot utility easement between Lots 7 & 8, Block 1 shall be indicated on the final plat tracing.
- K. The final plat tracing shall indicate a 20-foot utility easement adjacent to the north line of this plat or the applicant shall obtain a 10-foot easement by separate instrument from the property owner to the north.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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 Thursday, September 25, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Inland Inv. Co., Inc., 200 Douglas Bldg., 67202
-Dean Sellers, Assistant City Engineer