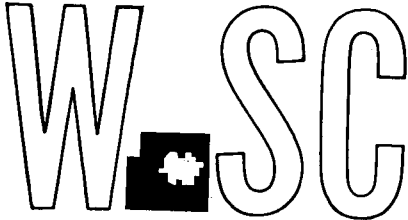


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

March 11, 1974

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 69-86 - Final Plat
of WEST LAKEWOOD ESTATES

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 7, 1974, 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 make satisfactory arrangements and guarantee for the serving of subject property with municipal type sanitary sewer and water to City of Wichita standards.
- B. The applicant shall guarantee the improvement of Douglas Avenue and Second Street to urban collector standards, including a bridge over the drainage channel between the two lakes.
- C. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of Douglas Avenue and Second Street; the total estimated construction cost to be in the amount of \$18,450.
- D. Both telephone and electric service shall be installed underground.
- E. The applicant and/or his engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to drainage easements, floodways, minimum building elevations, drainage guarantees, etc., to be indicated on the final plat.
- F. The applicant shall obtain a State Board of Water Resources permit for the lakes and dam or submit an attorney's opinion that it is not necessary.

- G. Any raising, lowering or relocation of existing pipelines necessitated by improvements on this plat shall be at the sole expense of the applicant.
- H. The applicant shall contact Max Christman of the City-County Zoning Office relative to the possible renaming of the diagonal portion of Douglas Avenue.
- I. A site development plan shall be submitted to the County Fire Department for their approval prior to issuance of building permits for subject property.
- J. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- K. Lot 1, Block 1, shall be relabeled as a reserve to be reserved for sewage plant facilities, open space, drainage, etc.
- L. The applicant's engineer shall work with the Wichita Water Department relative to serving subject property with water. A letter from the Water Department stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- N. A temporary cul-de-sac or turnaround shall be indicated at the west end of Second Street on the face of the plat.
- N. A Homes Association Agreement covenant providing for the maintenance of non-public common areas, parking areas, community facilities, lakes, fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law.
- O. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion during the development of subject property.
- P. Recording of the plat within 30 days after approval by the Board of County 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.

Final Plat of WEST LAKEWOOD ESTATES
March 11, 1974
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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, March 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: M & B Investments
c/o Howard Murray, President
359 South Hydraulic, 67211

Dean Sellers, Assistant City Engineer