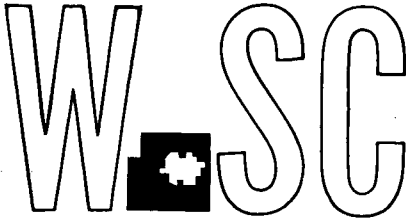


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 4, 1973

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

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

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 4, 1973, 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. Approval of this plat is subject to approval of the associated zone case SCZ-0314 from "R-1" to "AA" and the associated conditional use case CU-154 requesting to construct multi-family units on subject property.
- B. "Access control except for 1 opening" to 135th Street shall be indicated adjacent to the east line of the plat north of Douglas Avenue.
- C. 25 foot building setbacks shall be indicated adjacent to all streets.
- D. Appropriate easements shall be indicated on the final plat for the existing pipelines crossing subject property.
- E. 10 foot utility easements shall be indicated on the final plat as they appear on the engineer's "marked" copy.
- F. The applicant and/or his engineer shall contact Bob Vinson of the Department of Public Works relative to appropriate street names to be indicated on subject plat.
- G. The applicant shall make satisfactory arrangements and guarantee for the serving of subject property with municipal-type sanitary sewer and water.

- H. 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.
- I. 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 determined upon submission of the final plat.
- J. Both telephone and electric service shall be installed underground.
- K. 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.
- L. The applicant shall obtain a permit for the lakes and dam or submit an attorney's opinion that it is not necessary.
- M. Any raising, lowering or relocation of existing pipelines necessitated by improvements on this plat shall be at the sole expense of the applicant.
- N. The applicant shall contact the Water Department relative to submission of the proposed water system for subject property and the possibility of extension of City of Wichita water supply to serve subject property.
- O. A temporary cul-de-sac or turnaround shall be indicated at the west end of Second Street.
- P. A Homes Association Agreement 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.
- Q. 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.
- R. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

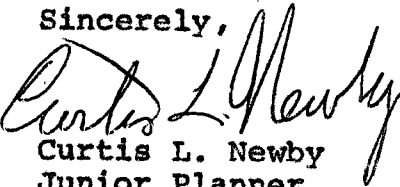
Page 3
Preliminary Plat of West
Lakewood Estates
October 4, 1973

S. 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,



Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

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

Dean Sellers, City Engineering