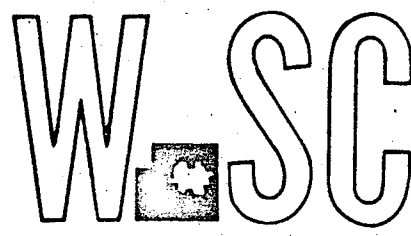
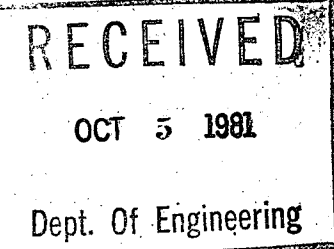


WICHITA - SEDGWICK COUNTY



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



October 2, 1981

Lowell D. High  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 81-98 - Preliminary plat of West Lakewood Estates

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 1, 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 applicant shall submit a drainage plan to County Public Works, Flood Control and City Engineering prior to or at the time of submitting a final plat. The proposed reserve shall be for floodway purposes and appropriate floodway language shall be included in the plat's text. The applicant shall be advised that certain modifications to the boundaries of the floodway will need to be indicated on the final plat depending on the particulars of the drainage plan.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. Municipal water is presently in 135th Street. The applicant shall submit an outside-the-City water service application.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee the paving of Douglas and 2nd Streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall state the purpose of the reserve and how it is to be owned and maintained.
- H. The applicant shall submit a restrictive covenant or Homeowners Association which provides for the ownership and maintenance of the proposed reserve. The covenant shall contain a provision

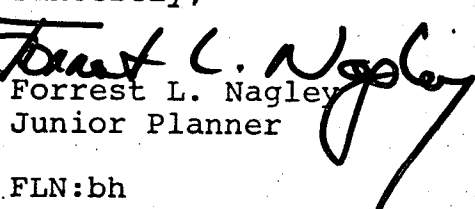
which gives the appropriate governing body authority to maintain the reserve and charge the costs to the owner(s) in the event the owners(s) fail to maintain the reserve.

- I. The applicant shall provide proof, by way of letter from the Phillips Pipeline Company or by copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipeline within the easement will not be at the expense of the County or the City.
- J. The final plat shall indicate "complete access control" to 135th Street West across the east line of the proposed reserve. Appropriate language shall be included in the plat's text.
- K. Prior to filing a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, 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,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: M and B Inv., Inc., Howard Murray, President, 9103-05 W. Central,  
67212  
Mike Lindebak, City Engineering  
Andy Harkness, County Department of Public Works  
Paul Johnston, Operations & Maintenance