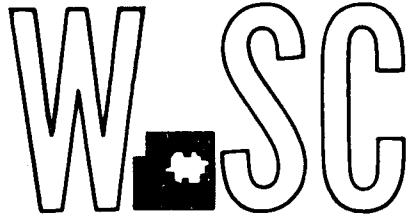


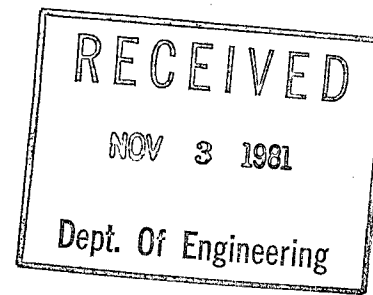
WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 2, 1981  
(31) 1561



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

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

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 29, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. As required for approval of the applicant's drainage plan, two additional floodways in the northwest portion of the plat shall be added to the final plat tracing.
- B. Municipal water is presently in 135th Street. The applicant shall submit an outside-the-City water service application.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots. An outside-the-City sewer service application will be required.
- D. The applicant shall guarantee the paving of Douglas and 2nd Streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the proposed Townhouse Owners Association which provides for the ownership and maintenance of the proposed reserve. A provision which gives the appropriate governing body authority to maintain the reserve and floodway and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves or floodway, shall be included.
- G. 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 adja-

cent 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.

- H. Closure computations shall be submitted with the final plat tracing.
- I. 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. The certificate will be required if petitions are submitted. 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 November 5, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: M and B. Investments, Inc., Howard Murray, President, 9103-05 W.  
Central, 67212  
Mike Lindebak, City Engineering  
*Andy Harkness*