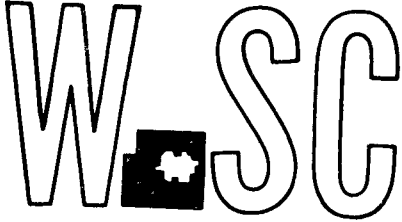


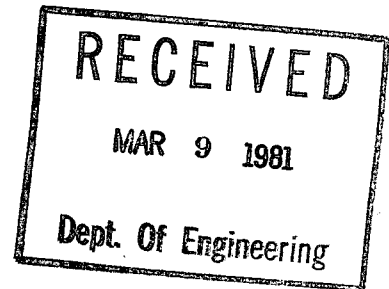
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211



Re: S/D 81-21 - Preliminary plat of Oak Cliff Estates 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 5, 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. A 10-foot utility easement shall be shown on the final plat between Lots 6 and 7 in Block A and Lots 6 and 7 in Block B.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the proposed lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- E. The applicant shall guarantee the paving of Texas Street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of a final plat for this property shall be subject to the applicant obtaining an administrative adjustment to the associated Community Unit Plan.
- H. 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.
- I. 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.

P.E.C.
Page 2
March 9, 1981

If you have any questions concerning this matter, please call.

Sincerely,



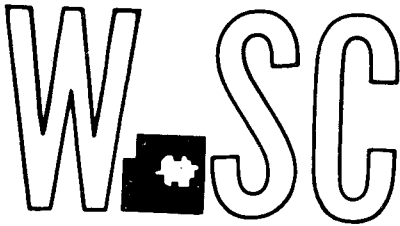
Louise Olivarez
Senior Planner

LO:bh

cc:

Thurman W. Smith, 10300 W. Central, 67212
Larry Chambers, Inland Inv. Co., 104 S. Broadway, 67202
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 20, 1981

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-21 - Final plat of Oak Cliff Estates 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 19, 1981, 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 the proposed lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- D. The applicant shall guarantee the paving of Texas Street, including a sidewalk on both sides (multi-family zoning).
- 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 an avigational easement covering the proposed subdivision and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed within the subdivision.
- G. Upon recording of this replat, the applicant's letter-of-credit guaranteeing construction of a major entrance into Lot 4, Block 20, Oak Cliff Estates will be returned.
- H. 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 guarantee-

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MAR 20 1981

Dept. Of Engineering

P.E.C., P.A.
March 20, 1981
Page 2

ing 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 Thursday, March 26, 1981, 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: Thurman W. Smith, 10300 W. Central, 67212
Larry Chambers, 104 S. Broadway, 67202
~~X Andy Harkness, County Department of Public Works~~
MIKE LINDBAK, CITY ENGINEERING



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APR 8 1981
Dept. Of Engineering

MEMO

TO: Mr. Steve Lackey, P.E.

ATTN: _____

PROJECT NO. 32-81111-042
PROJECT: Oak Cliff Estates
2nd Addition
DATE: April 6, 1981

COPIES TO:

File _____

FROM: Dwaine Dunn
REFERENCE: Design Discussion in Your Offices
This Date

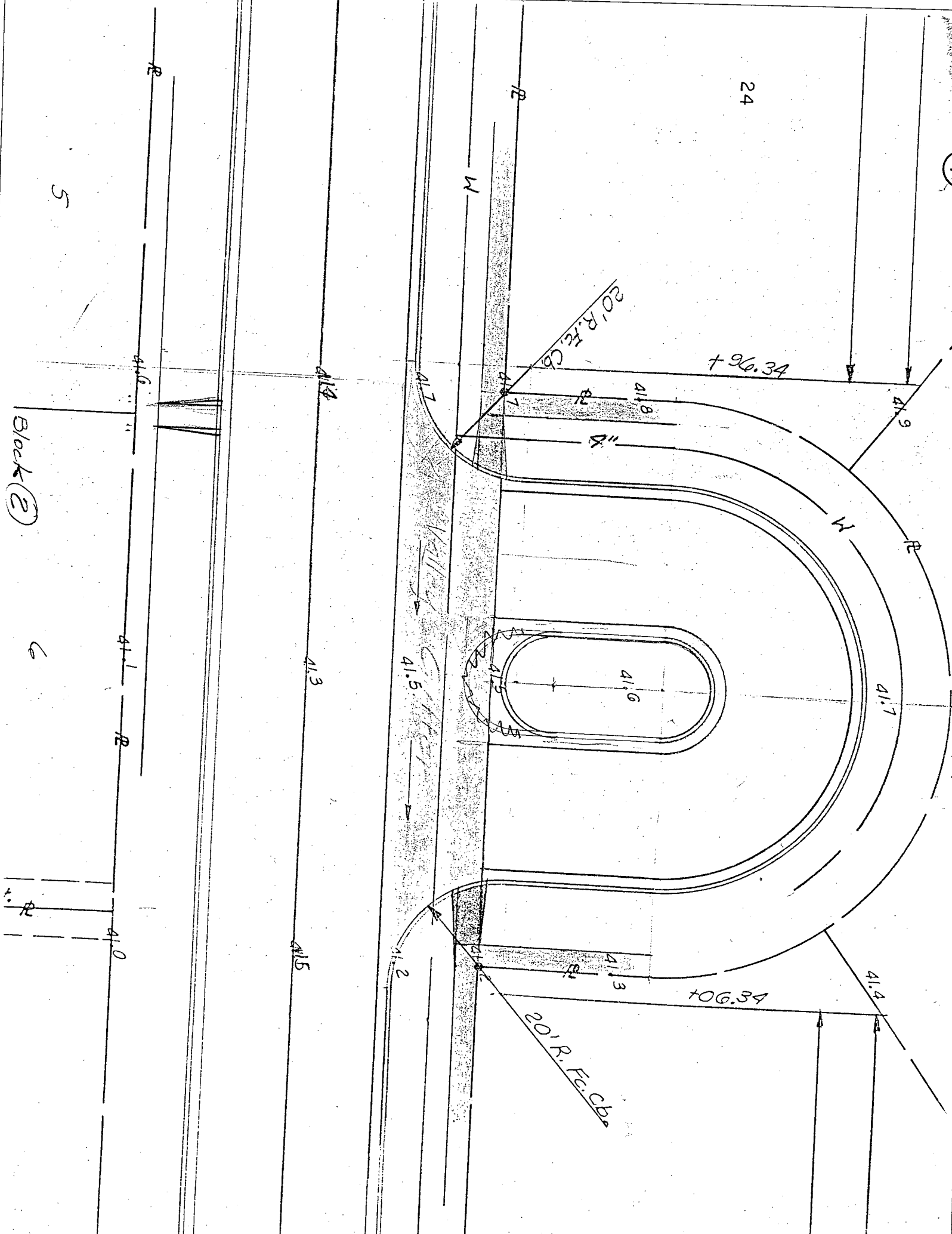
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

1. Texas Court median nose to be pulled north so that the median curb is out of the Valley Gutter and and 2-1/2 foot curb and gutter section is adjacent to the Valley Gutter as shown on the attached drawing.

The wheelchair ramps shall extend straight through east and west to keep them out of the flow in the Valley Gutter and one wheelchair ramp shall be installed opposite Texas Court centered on the property line between Lots 5 and 6, Block 2 extended, also shown on the attached drawing. All quantities of Texas Court shall be charged to property.

2. At the intersection of Lark and Texas the wheelchair ramps shall be installed in the middle of the return with the sidewalk on either side being depressed enough to maintain the required maximum slope of 1" per ft. Steve Lackey to make change in intersection now in final process toward construction to move curb depression to center of return.

3. At the intersection of Texas and Maize Road, in lieu of a cross road pipe under the Texas hookup, attempt to route the water from the north and the bypass from the inlet on Texas into the front of proposed inlet of north end of return on Maize Road. The existing and proposed Maize Road ditches are too shallow to accomodate a pipe and the new S.W.S. on Maize Road is too shallow to ditch across.



24

5

Block (2)

6

R

R

R

M

41.6

41.1

41.0

41.4

41.3

41.5

41.7

41.5

41.2

41.7

41.5

41.4

41.8

41.6

41.3

41.9

41.7

41.4

+96.34

+06.34

20' R.F.Cb.

20' R.F.Cb.

M

R

R

R