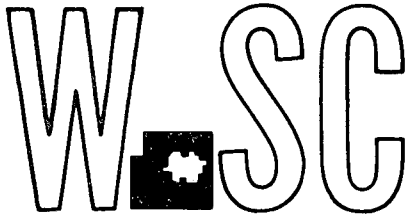


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 26, 1979

Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Ks. 67203

Re: S/D 78-116 - Preliminary plat of Bridgewood Addition
to Crestview Country Club Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 22, 1979, 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. The applicant shall contact the City and County Public Works Department relative to the design geometry for Davin Lane at its intersection with 13th Street.
- B. The applicant shall contact the County Public Works Department relative to appropriate street names to be indicated on the plat. It is suggested that "Bramblewood" be changed to Crestwood, "Willow" be changed to Aberdeen, "Aspen" to Abbotsford and "Wilshire" to 14th Street so as not to conflict with other similar street names in the County and City of Wichita.
- C. The applicant shall request by letter the annexation of subject property to the City of Wichita.
- D. If the applicant's request for annexation is approved, the applicant shall guarantee the installation of City water to serve each lot. If the annexation request is not approved and the applicant cannot obtain an alternate acceptable public water supply to serve the subject property, a minimum 40,000 square feet lot size will be required for the individual use of private water wells.
- E. The Phase One Study for the Four Mile Creek sewer system is nearing completion and it is the understanding of the Planning Staff that sewerage systems alternatives are preferred and recommended which do not include non-discharging lagoon systems for individual subdivisions.

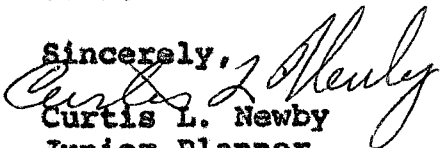
In order for the non-discharging lagoon system as proposed by the applicant to be utilized, a special permit from the Board of County Commissioners will be required, as well as a permit from the Sedgwick County Health Department and the State Board of Health. Approval of said applications for these permits shall be obtained prior to filing a final plat.

- F. The applicant shall guarantee the construction of the streets to City of Wichita specifications.
- G. The applicant shall guarantee the construction of sidewalks adjacent to both sides of all streets within the subdivision or shall submit for approval by the Subdivision Committee and Planning Commission an alternate sidewalk plan. If a sidewalk plan is submitted and approved, the applicant shall guarantee the construction of sidewalks in accordance with the approved plan.
- H. A zone change to "AA" and a conditional use permit will be required for the proposed multi-family development on Lot 1, Block 7. Approval of these by the Board of County Commissioners shall be obtained prior to submission of a final plat.
- I. The applicant shall submit a drainage plan to the County and City Public Works Departments for review and approval prior to the submission of a final plat. Any drainage improvements required shall be guaranteed by the applicant.
- J. It appears that the floodway is not to be part of adjacent lots. Therefore, a Homeowners' Association will be needed to provide for the maintenance of the floodway.
- K. The buildings located in the proposed street right-of-way shall be removed prior to recording of the final plat.
- L. All utilities shall be installed underground including telephone and electric lines.
- M. Easements as indicated on the marked "engineer's copy" of the preliminary plat shall be indicated on the final plat.
- N. 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

*Reiss and Goodness Engineers

3-26-79

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CLN:bh

cc:

H-C Properties, 1152 S. Clifton, 67218

Dean Sellers, Assistant City Engineer

County Department of Public Works

P.S. With regard to Condition "D" above, the Subdivision Committee indicated that individual water wells should not be considered as an acceptable alternate to a public water supply.