

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

January 12, 1995

Kaw Valley Engineering, Inc.
2319 North Jackson
Junction City, KS 66441

Re: S/D 94-86 - BOB AND DAVE'S FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 12, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 5, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Riley Sloan Rainwater, Jr., P. O. Box 1617, Jonesboro, Arkansas 72403
Mike Lindebak, City Engineer

ONE COPY



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January 5, 1995

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Re: S/D 94-86 BOB AND DAVE'S FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 5, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Drainage improvements shall be installed at the time of site development rather than providing a guarantee for the drainage improvements.
- B. The final plat tracing shall indicate access control except for two (2) openings--the eastern opening shall be two-way ingress/egress and the western opening shall be one-way egress only. *Date done to indicate platting text also must include set org. comments on green sheets*
- C. Since this plat is a replat of an existing Addition (portion) and is essentially vacating and reestablishing various features such as easements, the surveyor's text should include a proper reference to K.S.A.12-512 (b) as amended.
- D. Based on the platting binder, substantial property taxes for 1994 are due on this. Prior to releasing this plat for recording, the applicant shall provide proof that all applicable taxes have been paid.
- E. 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.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).

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- H. Recording of the plat within 30 days after approval by the City Council.
- I. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, January 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Riley Sloan Rainwater, Jr., P. O. Box 1617, Jonesboro, Arkansas 72403
Mike Lindebak, City Engineer

STAFF COMMENTS:

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