

STAFF COMMENTS:

- A. The applicant shall provide for the reconstruction of William and any associated sidewalks.
- B. The applicant shall provide for the paving of the relocated alley section.
- C. The applicant shall provide for the abandonment of the sanitary sewer line within the alley right-of-way being vacated.
- D. The applicant shall provide for any drainage improvements required by the platting of this site.
- E. Since this plat involves the vacation of various items, proper reference to K.S.A. 12-512(b) shall be made in the surveyor's text on the final plat tracing.
- F. Because of various unique conditions in the development of a transit center, to allow flexibility for both present plans and possible future changes, it is recommended that no building setbacks or access controls be required for this plat.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

April 9, 1991

STAFF REPORT  
(Final Plat Approved April 2, 1992,  
Preliminary Plat Approved 11/25/91)

CASE NUMBER: S/D 91-60 - TRANSIT CENTER ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303  
South Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Topeka and William

SITE SIZE: 1.81 Acres

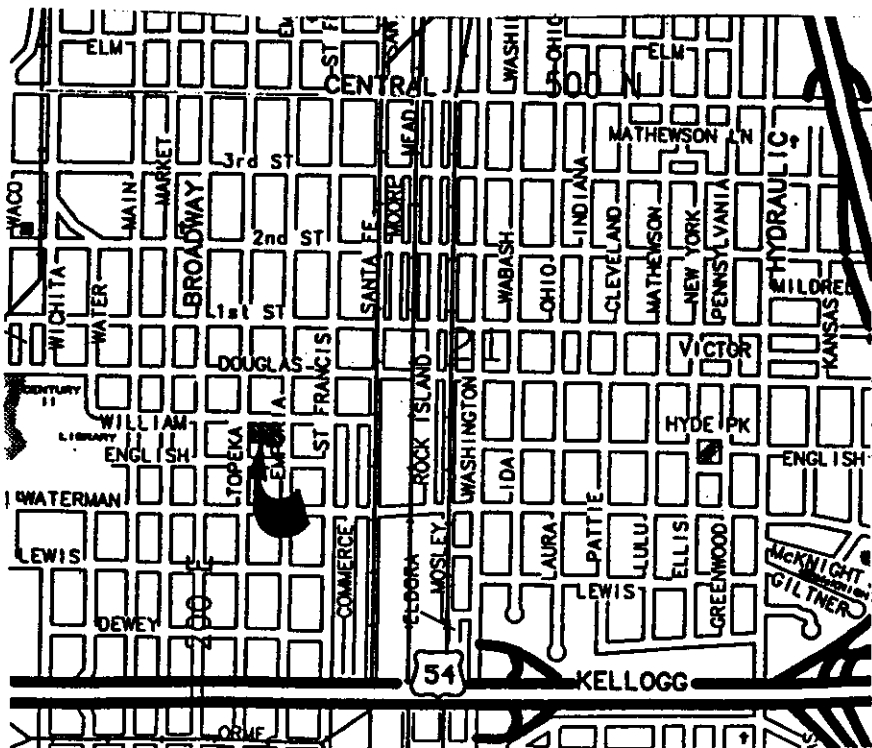
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other:	2
Total:	2

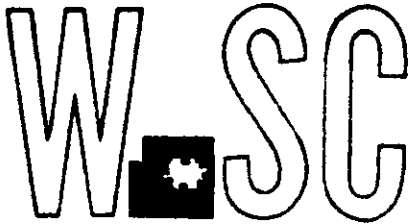
MINIMUM LOT AREA: 5,617 sq. ft.

CURRENT ZONING: "D" Central Business District

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 288-4561

April 10, 1992

Gary Wiley  
Professional Engineering Consultants  
303 South Topeka  
Wichita, KS 67202

Re: S/D 91-60 (Final Plat) Transit Center Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on April 9, 1992, 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 April 3, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:sm  
cc: Mike Lindebak, City Engineer

**FILE COPY**

