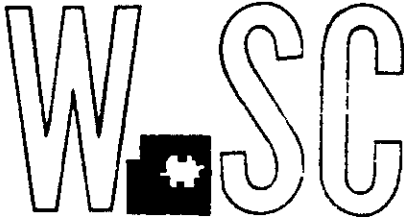


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

August 5, 1988

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-48 TALLGRASS EAST COMMERCIAL

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 1988.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Planner

DL/pb

cc: Slawson Investment Corporation, c/o Don Cozart, 200 Douglas Bldg., 67202
Mike Lindebak, City Engineer

TALLGRASS EAST COMMERCIAL Addn. Pg. 3

- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.

AUGUST 4, 1988

STAFF REPORT
(Final Plat; Preliminary approved 6/30/88)

CASE NUMBER: S/D 88-48 - TALLGRASS EAST COMMERCIAL

OWNER/APPLICANT: Slawson Investment Corporation, c/o Don Cozart,
200 Douglas Building, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northeast corner of 21st Street North and Webb Road.

SITE SIZE: 19.1± Acres

NUMBER OF LOTS:

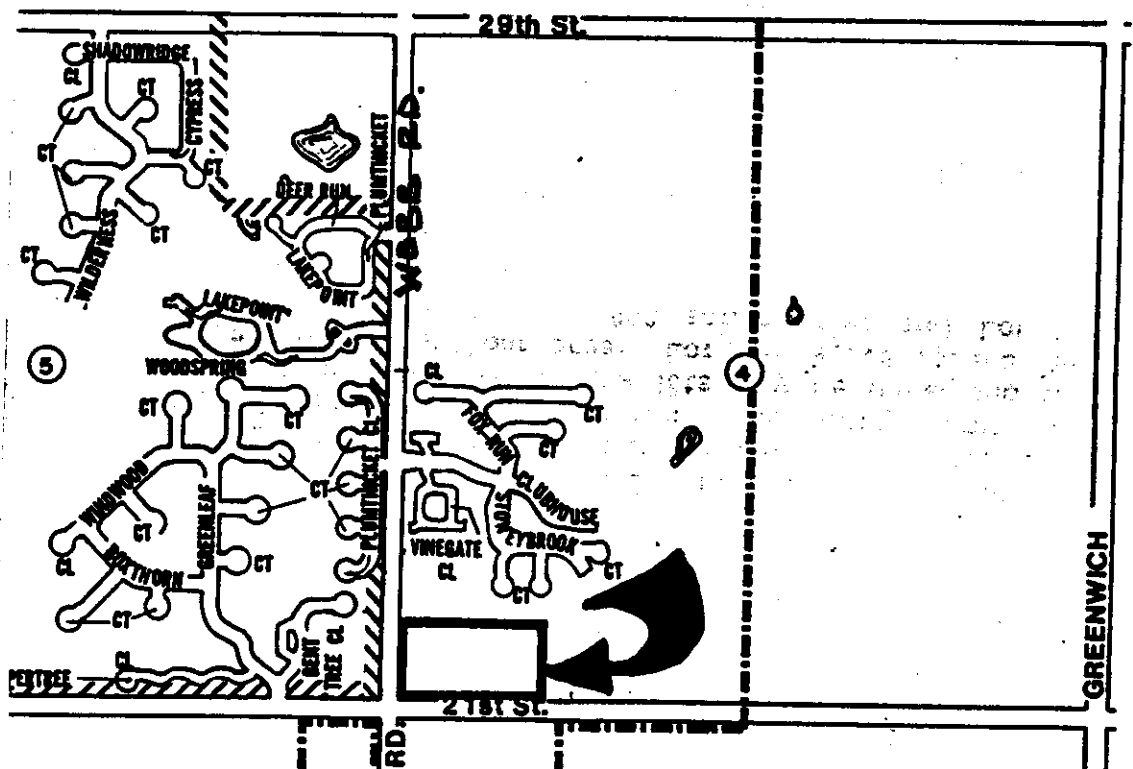
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 30,000 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z-2834) with (DP-168)

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. In accordance with the requirements of the Community Unit Plan, the following perimeter street improvements shall be guaranteed:
1. A continuous westbound decel lane on 21st Street, including that portion of the required major entrance that is within public street right-of-way.
 2. A continuous northbound decel lane on Webb Road, including that portion of the required major entrance that is within public street right-of-way.
 3. A southbound left turn lane on Webb Road.
 4. An eastbound left turn lane on 21st Street.
 5. A temporary westbound decel lane on 21st street. This guarantee will be activated if the commercial center is developed prior to improvements to 21st Street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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 and restrictive noise covenant for this property. Section 7-107.
- G. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery easement on this property.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- J. 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.