

STAFF COMMENTS:

- NOTE: An associated zone case (Z-2910) requesting "B" to "LC" zoning in the northwest corner was approved by the MAPC April 14, 1988. The City Council will review this May 10, 1988.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. The applicant shall guarantee the extension of municipal water to serve proposed Lot 1.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. On the final plat tracing, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension.
 - E. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
 - F. On the final plat tracing, the Mayor's name (Sheldon Kamen) shall be printed below the signature line.
 - G. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).
 - 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. 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.
 - J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - K. Recording of the plat within 30 days after approval by the City Council.
 - L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 12, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-28 - TOY'S "R" US ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 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 May 6, 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 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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Four of Wichita, Inc., Attn: Gene Coombs, 421 E. Third,
Wichita, KS 67202

Lawrence R. Harder, 395 W. Passaic Street, Rochelle Park, NJ 07662
Bruce Dimmig, 1305 Walnut, Kansas City, MO 64106-2934

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