



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4551

April 20, 1979

Van Doren-Hazard-Stallings  
260 N. Rock Road  
Suite 250  
Wichita, Ks. 67206

Re: S/D 79-17 - Final plat of Fantasea

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 19, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The lot labeled as a "reserve and floodway" on the plat should be labeled as a Reseve. The use of the reserve for floodway drainage, etc., is spelled out in the plat's text. The floodway notation should be referenced on the Reserve with arrows.
- B. The mayor's name shall be changed to read: Tony Casado.
- C. The applicant shall guarantee the construction of an accel-decel land and major entrance on Woodlawn.
- D. Approval of the plat is subject to the approval by the City Engineer's office of the submitted drainage plan for subject property. Additional drainage information as requested by Max Greene shall be submitted to the Flood Control Office.
- E. Complete access control adjacent to 32nd Street, shall be indicated on Lot 1 and with the appropriate wording in the plat's text. Access control except for one opening adjacent to Woodlawn shall be indicated on Lot 1. Access control except for two openings adjacent to 32nd Street shall be indicated on Lot 2.
- F. The applicant shall submit a landscape plan to the Planning Department (and a copy to Max Greene of the Flood Control Office) for review and approval.

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- G. The applicant shall guarantee all drainage improvements required by the plat.
- H. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- I. The applicant shall guarantee the extension of City water to serve subject property.
- J. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- K. A sidewalk is required on the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are 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, April 26, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

*LO*  
Louise Olivarez  
Junior Planner

LO:bh

cc: Wichita Development Co., 2225 Hathway Circle, 67226  
Dean Sellers, Assistant City Engineer