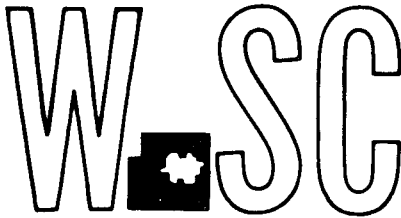
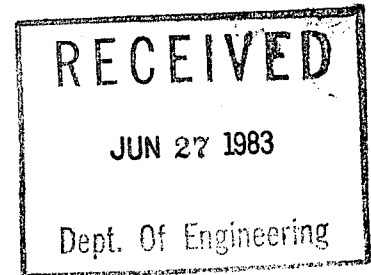


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 24, 1983

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 83-52 - Final plat of McDonald's First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate existing Kellogg Drive right-of-way adjacent to this plat as well as existing half-street right-of-way for U.S. 54 (Kellogg Street).
- B. As can be noted on the sketch plat, a refrigeration unit has been placed over the 10-foot north/south utility easement on this property. The applicant shall remove this encroachment from the easement or shall submit a document for recording which acknowledges the lot owner's obligation to remove the structure if the City or any utility company ever needs to use the easement for maintenance or construction of public utilities.
- C. The applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- D. In accordance with the sidewalk ordinance, a sidewalk is required adjacent to the north side of Kellogg Drive. The applicant shall submit a sidewalk certificate which states that a sidewalk will be installed at such time as a building permit is issued for this lot.
- E. The Subdivision Committee recommends approval of the proposed contingent dedication for Kellogg Drive rather than the outright dedication requested by City staff.

The contingency shall be the need for the right-of-way for improvements on Kellogg Drive or Kellogg Street.

- F. The applicant's agent shall provide the Planning Department with a copy of the ingress-egress easement along the north property line so it can be determined whether or not the easement serves other properties and whether or not it needs to be shown on the final plat tracing.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: McDonald's Corporation, c/o Jan Harper, 11880 College Blvd.,
Overland Park, Ks. 66210
Mike Lindebak, City Engineering