

METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1866  
(316) 268-4561

February 25, 1988

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Final Plat S/D 88-7 - TALLGRASS COMMERCIAL 4TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 25, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Square footage figures shall be provided for the lots within this plat so existing special assessments may be amended.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

SEDGWICK COUNTY

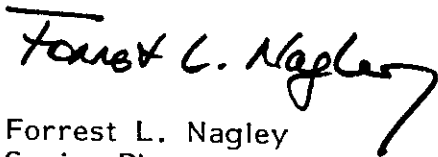
Final Plat S/D 88-7 - TALLGRASS COMMERCIAL 4TH ADDITION  
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. 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, March 3, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Independence Commons Company, 8100 E. 21st Street North, Bldg. 500,  
Wichita, KS 67226  
✓ Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

FEBRUARY 25, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-7 - TALLGRASS COMMERCIAL 4TH ADDITION

OWNER/APPLICANT: Independence Commons Company, 8100 E. 21st St. N.,  
Bldg. 500, Wichita, KS 67226

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

LOCATION: In an area near the northeast corner of 21st Street  
North and Rock Road.

SITE SIZE: 1.74± Acres

NUMBER OF LOTS:

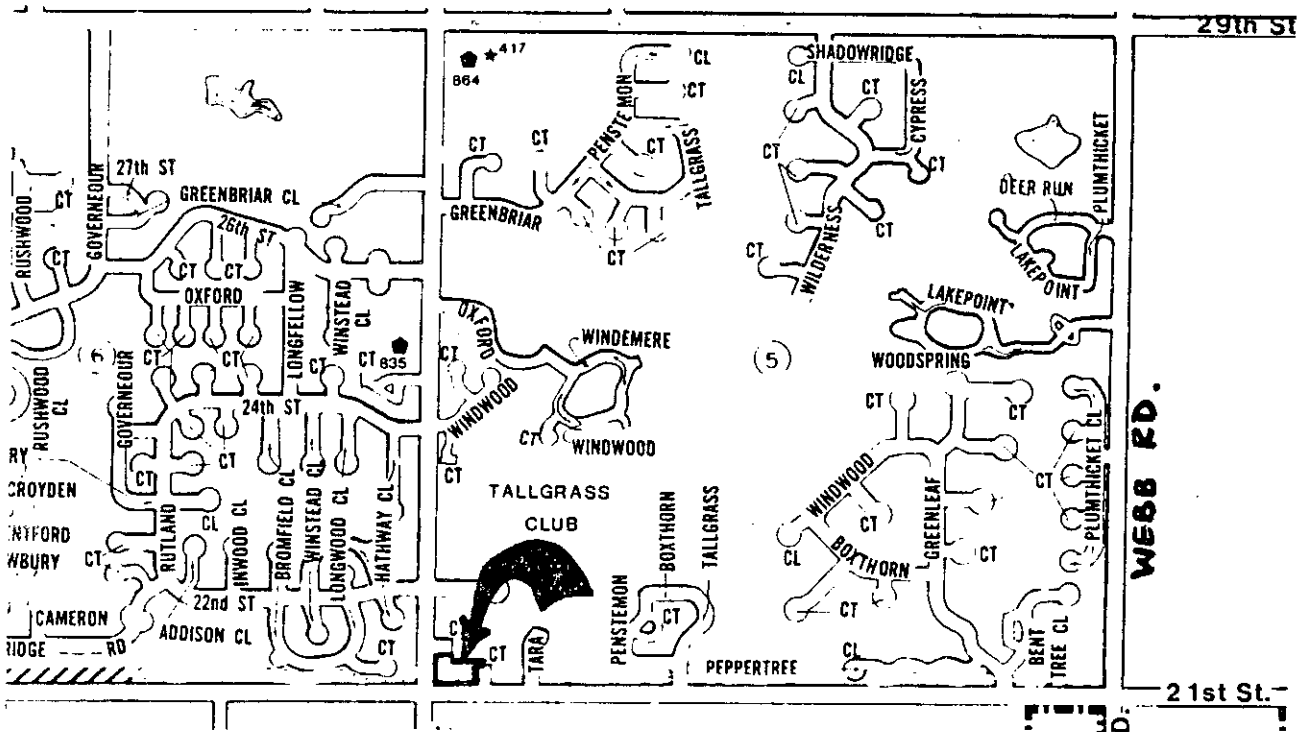
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 26,860± Sq. Ft.

CURRENT ZONING: "LC" (DP-92)

PROPOSED ZONING: "LC" (DP-92)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat represents a replat of a portion of Lot 6, Block 1 of the Tallgrass Commercial Third Addition. The area indicated as an "exception" was approved as a building site by means of a lot split of Lot 6. This property is subject to the provisions of the Tallgrass Community and Office Park Community Unit Plan (DP-92).
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
  - F. 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.
  - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
  - I. Recording of the plat within 30 days after approval by the City Council.
  - J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.