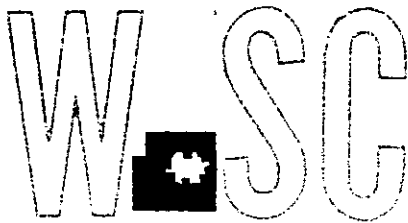


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 13, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 86-87 - CHILTON'S 600 S. Washington

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 12, 1990, 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 closure of those driveways to Washington Street which are in excess of the access control being platted.
- B. The applicant shall guarantee the closure of the alley return to Ida Street. This guarantee shall provide for the removal of asphalt from the Ida Street pavement to the east line of what was indicated as Lot 3 on the preliminary plat.
- C. The applicant shall vacate, by separate instrument, the north/south alley right-of-way adjacent to the east line of Lots 21 and 23, on Washington, in Wollman's Addition to Wichita, Kansas. This vacated alley right-of-way will need to be retained as a utility easement in the Vacation Order. The application will need to guarantee the closure of the vacated alley return to Indianapolis Street. Approval of this plat is subject to the Metropolitan Area Planning Commission's authorization for the Planning Department Director to sign the vacation application for the other abutting property owner and subsequently the approval of this off-site vacation case.
- D. When the Planning Commission considered the applicant's associated zone case, a compromise with the neighborhood was reached which involved the landscaping of the 30-foot wide strip of ground adjacent to Ida. This 30-foot wide strip of ground is the property which the applicant's zoning case

retains in the multi-family zoning district. At the Planning Commission meeting, it was suggested that the plat of this property indicate a 30-foot landscaped area as a reserve for landscaping purposes. With the factors in mind, the final plat has indicated the platting of 30-foot wide reserves for landscaping adjacent to Ida. The applicant has also submitted a landscape plan to the Planning Department for review and approval. A guarantee for the installation of landscape materials will be required at the time of this site's development. Guarantees shall also be provided for the closure of the driveways to Ida Street and for the removal of driveway pavement from the landscape reserves.

- E. The applicant shall submit a covenant indicating the ownership and maintenance responsibilities of Reserves A and B. This covenant shall indicate that the landscaping of these reserves will be in compliance with the approved landscape plan on file with Central Inspection. The covenant shall also clearly address the means by which irrigation is to be provided. This covenant shall further indicate that the terms of the covenant run with the land and are binding on future owners and assigns. Finally, this covenant may also indicate that these landscaping requirements can be discontinued upon the rezoning of properties on the east side of Ida, to nonresidential uses.
- F. The applicant is advised that internal storm sewers may be required at the time of site development.
- G. The final plat tracing shall indicate for the MAPC's signature block "George Sherman, Acting Chairman" and for the City Clerk's signature block "Pat Burnett, Deputy City Clerk."
- H. In order to avoid possible confusion, on the face of the plat, where access control is being established across the site's north line, it should specifically indicate that the "Complete Access Control" is to U.S. 54 and not across this site to any potential property platted from the excess right-of-way.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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L. Recording of the plat within 30 days after approval by the City Council.

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, July 19, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Kimple
Associate Planner

KK:sm

Enclosure

cc: H. Stan Chilton, 725 E. Lincoln, Wichita, KS 67211
Mike Lindebak, City Engineer