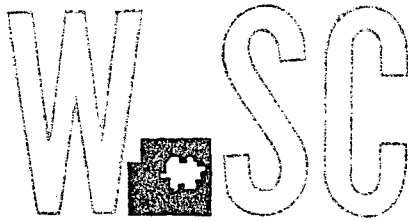
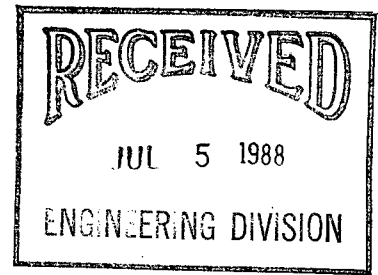


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 1, 1988

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

Re: Final Plat S/D 88-49 - BRANDING IRON ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 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 submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- B. On the final plat tracing, complete access control shall be indicated along a line separating the areas designated for Kellogg Drive and Kellogg (U.S. 54 Highway). No reference to this access control should, however, be referenced in the plattor's text. The indication of this access control is information only and is not being dedicated by this plat.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 88-49 - BRANDING IRON ADDITION
Page 2

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 7, 1988. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Donald Losew". The signature is written in dark ink and is positioned above the typed name and title.

Donald Losew
Junior Planner

DL:dlk

Enclosure

cc: Branding Iron Motel, Inc., 7134 S. Yale, Suite 600, Tulsa, OK 74153
Mike Lindebak, City Engineer

JUNE 30, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-49 - BRANDING IRON ADDITION

OWNER/APPLICANT: Branding Iron Motel, Inc., 7134 S. Yale, Suite 600,
Tulsa, OK 74153

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

LOCATION: East of Airport Road, on the south side of Kellogg.

SITE SIZE: 3.17± Acres

NUMBER OF LOTS:

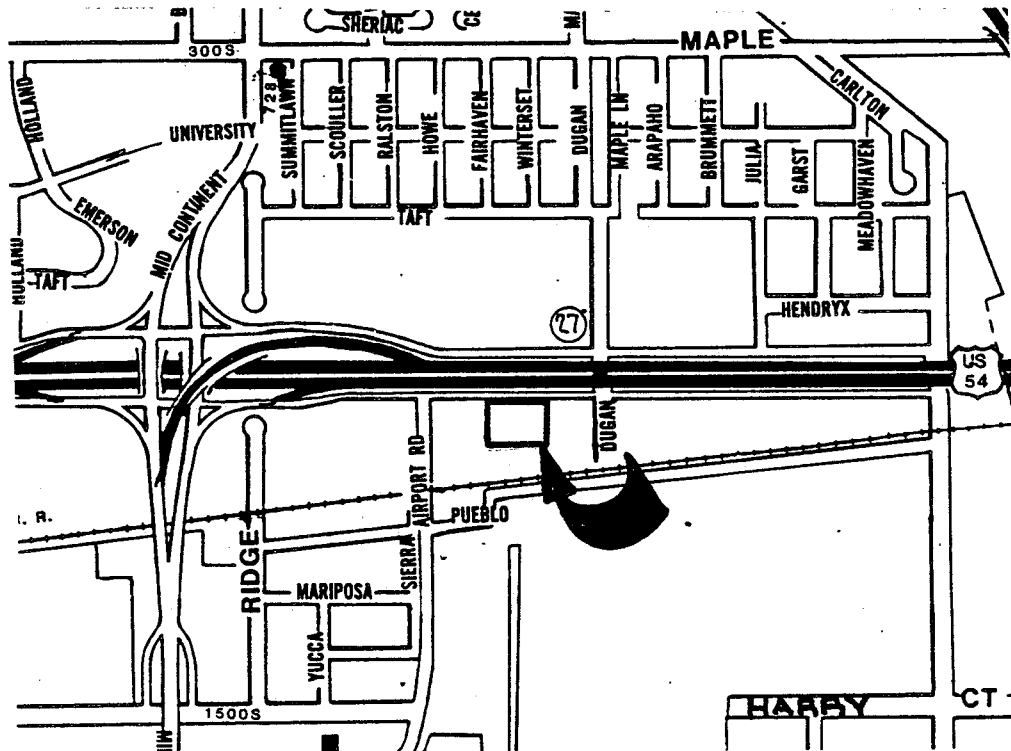
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 134,000 Sq. Ft.

CURRENT ZONING: "C"

PROPOSED ZONING: "C"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. On the final plat tracing, complete access control shall be indicated along a line separating the areas designated for Kellogg Drive and Kellogg (U.S. 54 Highway). No reference to this access control should, however, be referenced in the plattor's text. The indication of this access control is information only and is not being dedicated by this plat.
- 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.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?
- J. The representative from City Engineering should be prepared to state if this plat is in conflict with any proposed highway improvement plans.

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

