

STAFF COMMENTS:

- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. 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 structures constructed on subject property.
- C. Since this plat is indicating the platting of complete access controls from Lot 1, to the intersection of Julia and Kellogg Drive, the plattor's text shall be amended on the final plat tracing to also indicate this dedication.
- D. The construction of on-site storm sewers shall be required at the time of site development.
- E. The platting of the minimum building pad elevations shall be noted on the face of the plat as well as in the platlor's text as 122.3.
- F. On the final plat tracing it shall be indicated if the minimum building pad elevation involves the lowest floor or opening elevation.
- G. At the time of submitting the final plat tracing, the applicant shall submit a marked copy of the plat indicating the location of the various drainage easements, K.G.& E. easement, access easement, etc. listed in the tile binder of this plat. If these items are off-site and do not impact this plat there locations shall be noted and explained on the marked plat. If on-site, copies of the documents establishing these easements shall be provided for the plat file.
- H. The final plat tracing shall indicate the most current chairman in the MAPC signature block.
- 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).
- L. Recording of the plat within 30 days after approval by the City Council.

May 10, 1990

STAFF REPORT

(Final Plat; Preliminary Plat Approved 4/5/90)

CASE NUMBER: S/D 90-17 - THE LANDING 2ND ADDITION

OWNER/APPLICANT: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd., Mitchell Bldg., Bentonville, Arkansas 72716

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Kellogg between Dugan and Julia

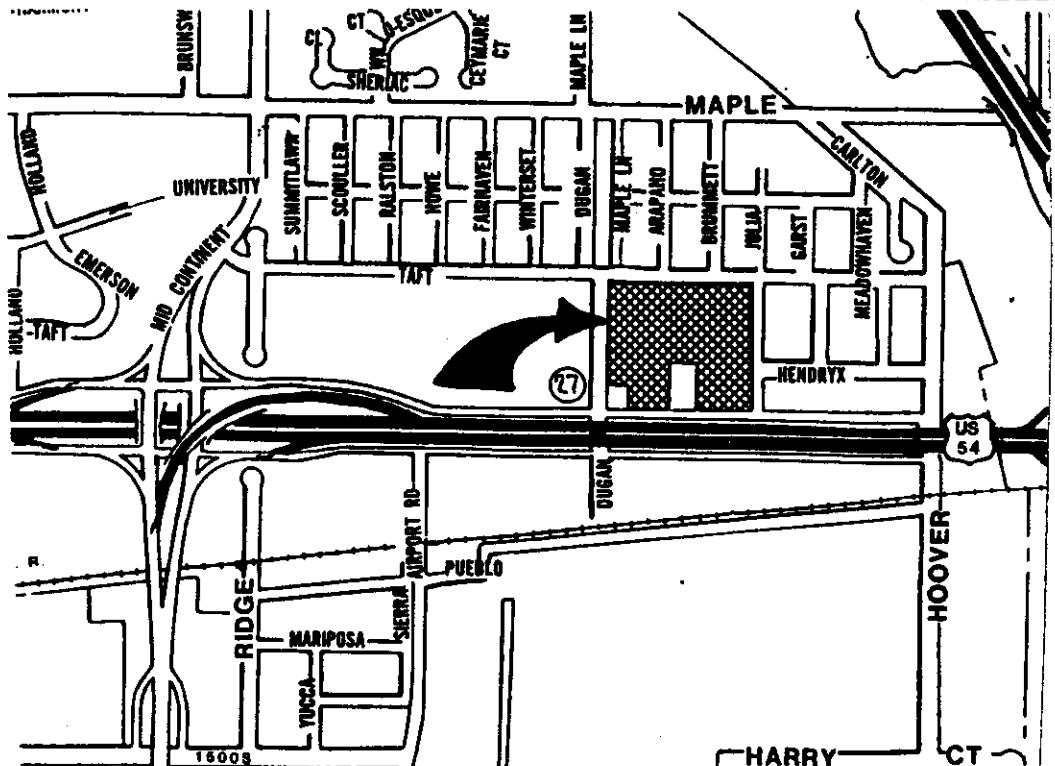
SITE SIZE: 28.5 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 14 Acres

CURRENT ZONING: "C" Commercial (DP-150 Amendment No. 2)

VICINITY MAP:



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 11, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-17 - THE LANDING 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 4, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd.,
Mitchell Bldg., Bentonville, AR 67211
Mike Lindebak, City Engineer

FILE COPY

WICHITA, SEDGWICK COUNTY, KANSAS.

BENCH MARKS:

1. Square Cut on top of curb @ east end of return @ S.E. Corner of Dugan & Taft
Elevation = 1306.01 M.S.L.
118.61 C.D.
2. Square Cut on top of curb (parking lot) @ N.W. Cor of McDonald's property
Elevation = 1305.89 M.S.L.
118.29 C.D.