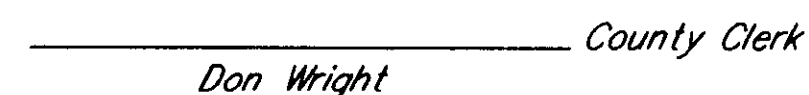
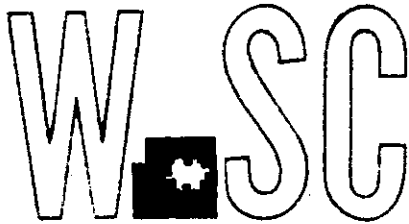


WICHITA, SEDGWICK COUNTY, KANSAS





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 20, 1992

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 92-60 PMT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 19, 1992, 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 November 17, 1992.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: PMT Properties, Inc., Attn: Larry G. Widmer, 9418 Woodspring
Ct., Wichita, KS 67226
Mr. Everett Fettis, 120 South Market, Wichita, KS 67202
Mike Lindebak, City Engineer

requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

November 19, 1992

STAFF REPORT
(Final Plat Approved 11/12/92)

CASE NUMBER: S/D 92-60 - PMT ADDITION

OWNER/APPLICANT: PMT Properties, Inc., Attn: Larry G. Widmer,
9418 Woodspring Ct., Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita,
KS 67211

LOCATION: North side of 37th Street North and west of
Arkansas

SITE SIZE: 1.5 Acres

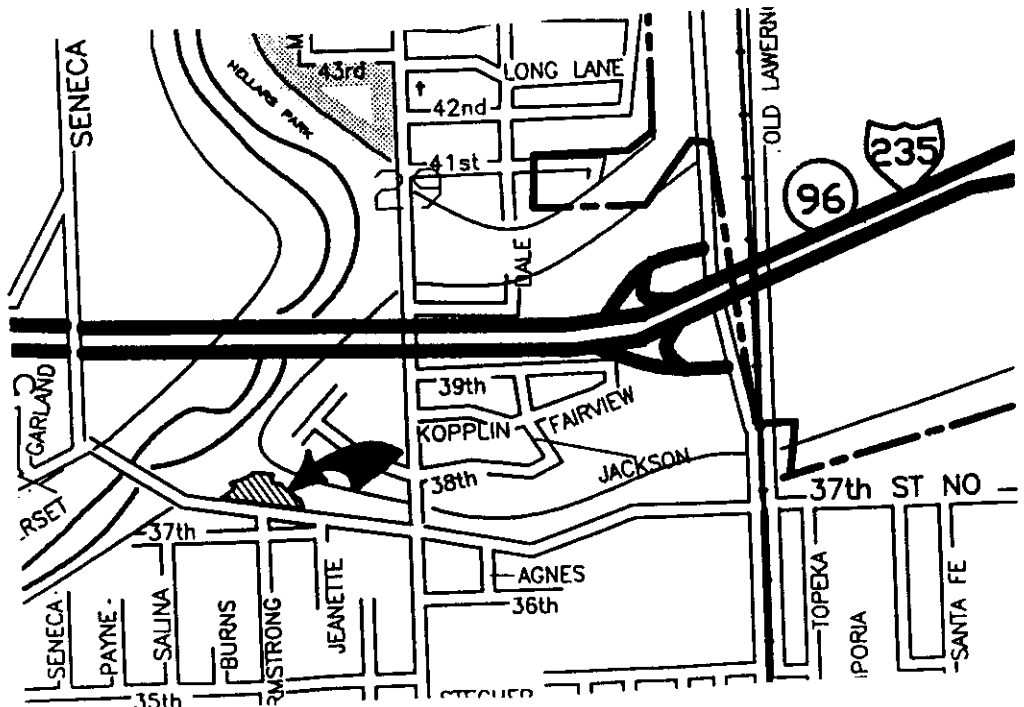
NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 1.5 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "E" (Z-3057)

VICINITY MAP:



NOTE: A zone change to "E" Light Industrial has been approved for this site subject to platting by September 15, 1993. As was volunteered during the zone change, a restrictive use covenant and detailed site development plan are to be provided for recording with the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As necessary, the applicant shall provide on the plat any needed on-site easements for the extension of the sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate the platting of the 35-foot building setback from 37th Street North through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. However, any nonpermanent structures, such as sheds, shall be removed from the building setback. A letter shall be submitted which indicates such structures have been removed.
- D. As volunteered during the zone change review, the applicant shall submit for recording with the final plat tracing, a restrictive use covenant and detailed site development plan.
- E. The applicant's agent shall provide to Planning information on the nature of the right-of-way agreements to Phillips Petroleum and KG&E that impact this plat and if therefore they need to be shown on the final plat tracing. Copies of these agreements shall be submitted for the plat file.
- F. As requested by the utility representatives (KG&E, S.W. Bell, KG&E Gas) the final plat tracing shall either indicate utility easements to cover their existing facilities or arrangements shall be made for the relocation of any such facilities. If to be relocated, letters shall be submitted from the involved utilities indicating that satisfactory arrangements have been made.
- 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. The applicant's engineer is advised that the Register of Deeds is