

June 11, 1987

Wilson & Company
218 North Waco
Wichita, Kansas 67202

Re: Final Plat S/D 87-48 - P.S. ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 1987, 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 June 4, 1987.

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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:bb

cc: R.L. Swearingen
Route 3, Box 162F
Augusta, Kansas 67010

S/D No.: 87-48 Name: P.S. ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: Southwest corner of Pawnee Avenue and 143rd Street East.
Owner: R.L. Swearingen, Route 3, Box 162F, Augusta, KS 67010
Surveyor/Engineer: Wilson & Company, 218 N. Waco, Wichita, KS 67202

1. Gross Acreage of Plat: 10
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 7.8± Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, a 25-foot building setback shall be indicated from Pawnee Avenue.
- E. If the platting of this property requires the establishment of a minimum building pad elevation, the elevation shall be expressed in Mean Sea Level. The platting of the minimum building pad shall be referenced on the face of the plat and in the platting text.
- F. On the final plat tracing, the spelling of the Deputy City Clerk's name shall be corrected to Rea.
- G. Since the floodway is to be platted as a part of the lot, as opposed to creating a separate reserve for floodway purposes, the line denoting the northwesterly limit of the floodway shall be changed to a dashed line. This change will clearly indicate that the floodway is a part of the subject lot.
- H. On the final plat tracing, "complete access control" shall be dedicated to Pawnee Avenue from the east 40 feet of the lot. "Complete access control" shall also be dedicated to 143rd Street East from the north 40 feet of the lot. These changes in access control shall be reflected on the face of the plat.
- I. 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.
- J. 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.
- 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.
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
- N. Both representatives of the County Engineer's Office and of the utility companies should be prepared to comment on the need for utility easements.

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