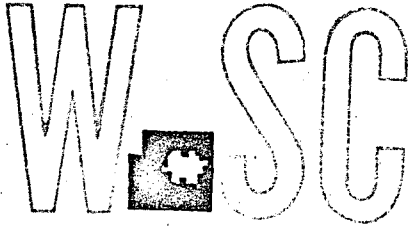


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 4, 1987



Wilson & Company  
218 N. Waco  
Wichita, KS 67202

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

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. On the final plat tracing, a 25-foot building setback shall be indicated from Pawnee Avenue.
- C. The final plat tracing shall indicate the adjustment to the perimeter of the floodway that is required by the drainage plan.
- D. On the final plat tracing, the spelling of the Deputy City Clerk's name shall be corrected to Rea.
- E. 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.
- F. 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.

WICHITA - SEDGWICK COUNTY

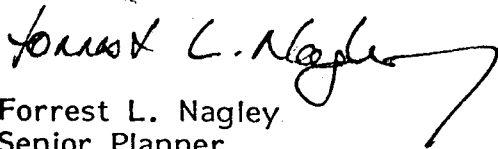
Final Plat S/D 87-48 - P.S. ADDITION  
Page 2

- G. 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.
- H. 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.
- 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.

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, June 11, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: R.L. Swearingen, Route 3, Box 162F, Augusta, KS 67010  
Jim Weber, County Bureau of Public Services  
Jack Brown, Health Department  
✓ Mike Lindebak, City Engineer

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"

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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 plat's 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.