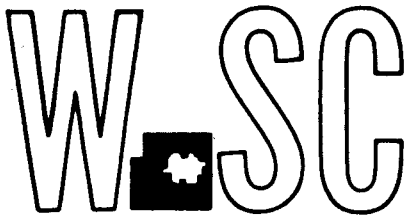
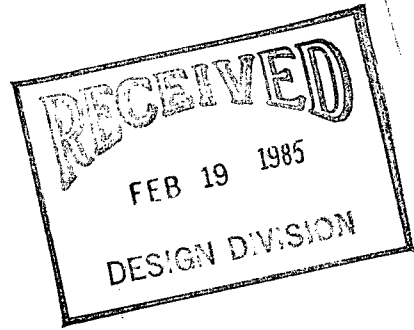


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 15, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-9 - Final Plat of LPM Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this replat is accomplishing the vacation of platted street right-of-way, the applicant shall guarantee the relocation of the sidewalk along 21st Street North to the new property line. This guarantee shall be in the form of a sidewalk certificate.
- B. The applicant shall guarantee the curb construction and intersection work made necessary by the vacation of street right-of-way. The applicant shall meet with City Engineering to determine the method of the guarantee.
- C. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording with this plat.
- D. The final plat tracing shall indicate a 35-foot building setback from the south line of the lot.
- E. The final plat tracing shall indicate "complete access control" to Payne Street across the south 40 feet of the lot. Appropriate reference shall be added to the plat's text.
- F. The final plat tracing shall change the name of this plat to LPM Addition.
- G. Closure computations shall be submitted with the final plat tracing.

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Baughman Company, P.A.  
Re: S/D 85-9 - Final Plat of LPM Addition  
February 15, 1985  
Page 2

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, February 21, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley BB*

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Cecil E. Merkel, et al, 411 Colorado Derby Building, Wichita, KS 67202  
✓Mike Lindebak, City Engineer

Item Description

1. Johnnie Bell  
No water in Alley, no water problems
  2. Monty R. Jones  
No water main in easement, no water problems.
  3. Builders Development Inc.  
No water in Utility Easement, no water problem
  4. Western Lithograph Second  
Water Lines as shown, no extension necessary
  5. Walnut Grove 5th Revised  
Water extension required as indicated. Need hydrant locations from Fire Dept. (Existing Project # 81816)
  6. Baalman Second Addition  
No available water
  7. Jeff & Jay Addition  
Lot 2 served along East side  
Lot 1 needs extension along 29th.  
If possible would suggest Water extension from Rock Road along 29th to West end of Plot. Propose 12" or 16" in 29th. Water Dept. to pick up oversizing.  
Do they have proposed layout for Lot 2?
  8. Dan Morzen Addition  
Lots 3 Water as shown, no extension necessary.
  9. New Western Addition  
Water as shown on plot. Baughman need to show exists. water Lines on Preliminary Plat
  10. PLM Addition  
U.L. shown on plot. No extension necessary
- 11-12-13 West street R/W Dedication no problem with U.L.

S/D No.: 85-9      Name: PLM ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: Northeast corner of 21st Street North and Payne  
Owner: Cecil E. Merkel, et al, 411 Colorado Derby Building, Wichita, KS 67202  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.35 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 14,787.0 Sq. Ft.
  4. Existing Zoning: AA
  5. Proposed Zoning: LC
- 

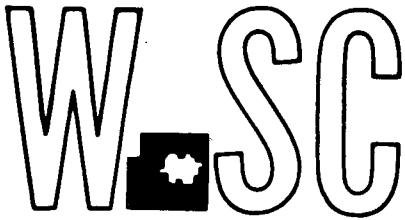
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2623) requesting "AA" to "LC" has been approved subject to replatting.

- A. Since this replat is accomplishing the vacation of platted street right-of-way, the applicant shall guarantee the relocation of the sidewalk along 21st Street North to the new property line. This guarantee shall be in the form of a sidewalk certificate.
- B. The applicant shall guarantee the curb construction and intersection work made necessary by the vacation of street right-of-way. The City Engineer's representative should be prepared to comment on the necessary curb work to assure the closure of 22nd Street.
- C. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording with this plat.
- D. The final plat tracing shall indicate a 35-foot building setback from the south line of the lot.
- E. The final plat tracing shall indicate "complete access control" to Payne Street across the south 40 feet of the lot. Appropriate reference shall be added to the plat's text.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the proposed street vacation.

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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

February 22, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re.: S/D 85-9 - Final Plat of LPM Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 1985, 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 February 15, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platator.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

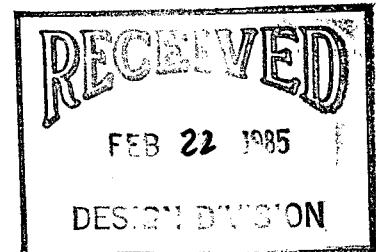
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Cecil E. Merkel, et al, 411 Colorado Derby Building, Wichita, KS 67202  
Mike Lindebak, City Engineer



THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE June 17, 1985

TO Forest Nagley, Senior Planner

FROM Larry Henry, Program Development Engineer

SUBJECT Petitions for LPM Addition;  
Gordon Norris Addition;  
Ernie Alcorn Addition

The required petitions for the above-referenced additions  
have been received.



Larry Henry  
Program Development Engineer

LH:mgr