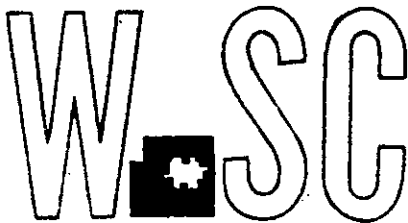




WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 28, 1992

Mid-Kansas Engineering Consultants, Inc.  
3500 N. Rock Road - #800  
Wichita, KS 67226

Re: S/D 92-37 HOME DESIGN CENTER SECOND ADDITION (Final  
Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 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 August 21, 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: Loop Properties, c/o Classic Real Estate - Don Ablah, 8343 E.  
32nd Street North #150, Wichita, KS 67226  
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee is needed for providing service to Lot 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that based on the C.U.P. (DP-194) which affects this site, while no specific limitations are indicated on the number of buildings allowed on parcel 1 of the C.U.P. (Lots 1, 2, and 3 of this plat), square footage and area coverage limitations are indicated, and such limitations are established for the parcel as a whole and not necessarily to each specific building site (proposed lot).
- D. As indicated by this site's drainage plan, the applicant shall submit with the final plat tracing, for recording, a cross lot drainage agreement.
- E. 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.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

August 27, 1992

STAFF REPORT  
(Final Plat Approved 8/20/92)

CASE NUMBER: S/D 92-37 - HOME DESIGN CENTER SECOND ADDITION

OWNER/APPLICANT: Loop Properties, c/o Classic Real Estate (Don Ablah), 8343 E. 32nd Street North #150, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: Southeast corner of Penstemon and 32nd Street North

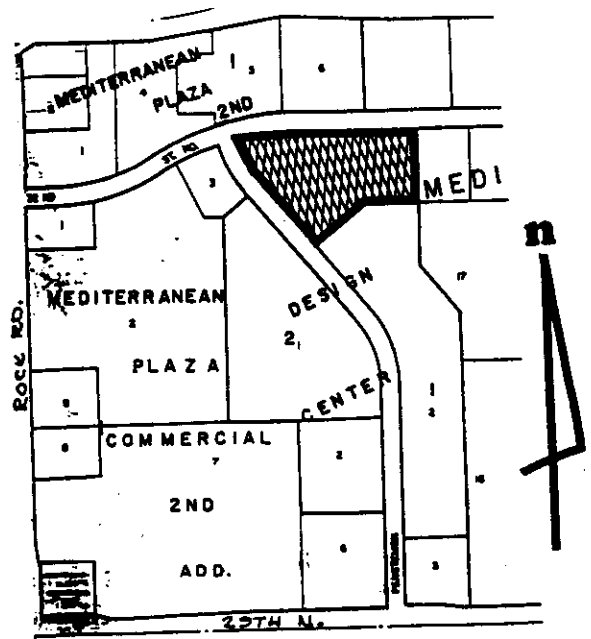
SITE SIZE: 4.53 Acres

NUMBER OF LOTS  
 Residential:  
 Office:  
 Commercial: 3  
 Industrial:  
 Total: 3

MINIMUM LOT AREA: 49,500 sq. ft.

CURRENT ZONING: "C" Commercial District

VICINITY MAP:



*Handwritten:* COPY