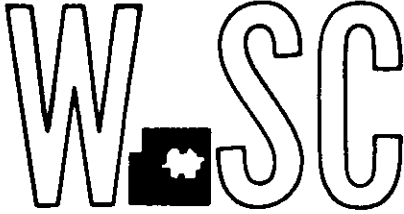


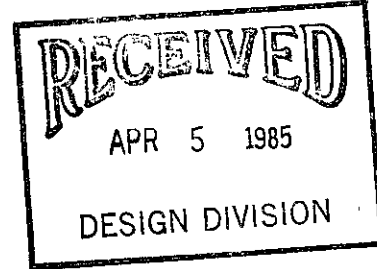
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 4, 1985



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

Re: S/D 85-22 - Final Plat of Anderson Investment Third
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 4, 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 March 28, 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 platlor.
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,

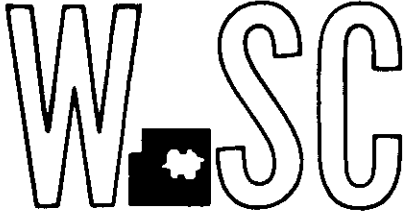
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Keith L. Anderson, 1125 South Rock Road, Wichita, KS 67207
✓ Mike Lindebak, City Engineer

C
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P
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 28, 1985



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

Re: S/D 85-22 - Final Plat of Anderson Investment Third
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 3.
- B. The applicant shall attempt to obtain a valid petition for the paving of University from Kessler to Leonine.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall reference the recording information for the half-street right-of-way for University Avenue adjacent to the south line of this plat.
- E. Closure computations shall be submitted with the final plat tracing.
- F. 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.

C
O
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Y

Baughman Company, P.A.

Re: S/D 85-22 - Final Plat of Anderson Investment Third Addition.

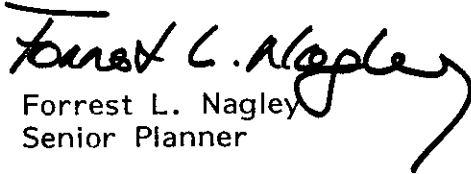
March 28, 1985

Page 2

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, April 4, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Keith L. Anderson, 1125 South Rock Road, Wichita, KS 67207
✓ Mike Lindebak, City Engineer

Proc. Sub Mar. 28, 1905

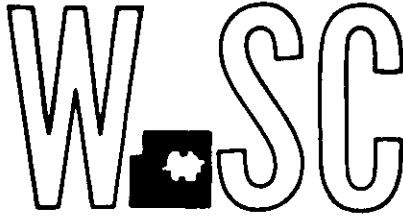
Water

Item

Project

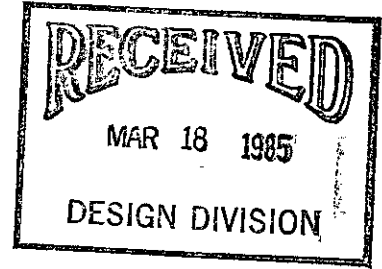
1. Vac. Access Control on Tyler Ct. - no problem
2. Sherwood Acres Mobile Home Park - Water goes E from Minneapolis to approx. 146' E. of E Minneapolis
3. Midtown Third Addition - 8" water in Water St. Access must be maintained along Water St. Park Elem. School has service from Water St. Is Lot 5 - 40x433?
4. Inwood Addition - No water in 36th or 34th at this time. There is a project for 36 St. (Cometara Office Center 81758) and a project for 34th St. (81759) neither have been let. No project set up for Inwood Addn. Item A - extend water.
5. Deerwood Addition - Existing 24" PCSC Water Main in Webb Rd.
6. Andersen Investment Third - Area served
7. Batson Industrial Second - Mnd Petition for Water extension
8. Lot 2 Block 3 Riverside Ranch Second - No problem
9. Tollgros Co. Utility Esmt. - No problem
10. Lot 3 & 4 Sherwood - No water in Esmt.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 15, 1985

C
O
P
Y
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-22 - Preliminary Plat of Anderson Investment Third
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 14, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 3.
- B. The applicant shall attempt to obtain a valid petition for the paving of University from Kessler to Leonine.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate "access control except for two (2) openings" to Maple across the north line of this lot.
- F. The applicant shall guarantee the closure of two (2) driveway approaches to Maple Street.

Baughman Company, P.A.

Re: S/D 85-22 - Preliminary Plat of Anderson Investment Third Addition
March 15, 1985

Page 2

- G. Only 30 feet of half-street right-of-way exists for Maple Street adjacent to this property, whereas a 50-foot is required. Due to the use of a portion of the needed right-of-way for private circulation isles, the final plat shall indicate the following as additional right-of-way for Maple rather than a full 20 feet:
1. The north 10 feet of the property as an outright street dedication.
 2. The south 10 feet of the north 20 feet as a contingent street dedication. Said contingency being removal of the adjacent buildings within the platted 45-foot building setback.
- H. The final plat shall indicate a 45-foot setback from the south line of the 10-foot outright street dedication.
- I. The final plat shall indicate the east 10 feet of this property as utility easement.
- J. The final plat shall indicate the north 10 feet of proposed Lots 1 through 6 as an utility easement.
- K. The 10-foot by 25-foot utility easement, adjacent to the east line of Lot 7, shall be increased to a 20-foot width.
- L. Since Lot 7 is subject to three different zoning classifications (north 350 feet - commercial "C", south 100 feet of north 450 feet - multiple family "B", and the south 71 feet - single family "AA"), approval of this preliminary plat shall be subject to the applicant obtaining approval from the City Commission to rezone all of Lot 7 to a zoning classification which permits residential storage warehouses. "C" zoning is the first district which permits residential storage warehouses as an outright use. "LC", "BB" and "B" permit such a use with a BZA exception.
- M. The final plat shall indicate a 10-foot utility easement adjacent to the west line of Lot 7 from the south line of the lot to the sewer lateral to the north.

Baughman Company, P.A.

Re: S/D 85-22 - Preliminary Plat of Anderson Investment Third Addition
March 15, 1985

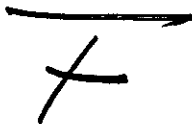
Page 3

- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,

A handwritten signature consisting of a horizontal line with a diagonal stroke crossing it from the bottom left to the top right.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Keith L. Anderson, 1125 South Rock Road, Wichita, KS 67207
✓ Mike Lindebak, City Engineer

S/D No.: 85-22 Name: ANDERSON INVESTMENTS THIRD ADDITION

Preliminary Approved: 3/14/85
Scheduled S/D Meeting: 3/28/85

DESCRIPTION

General Location: North side of University between Kessler and Leonine.
Owner: Keith L. Anderson, 1125 South Rock Road, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.22 Acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 8,399.9 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: This final plat is a portion of the seven-lot preliminary plat approved by the Subdivision Committee on March 14, 1985.

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 3.
- B. The applicant shall attempt to obtain a valid petition for the paving of University from Kessler to Leonine.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall reference the recording information for the half-street right-of-way for University Avenue adjacent to the south line of this plat.
- 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.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any improvements required to be guaranteed with this plat?

S/D No.: 85-22 Name: ANDERSON INVESTMENT THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: South side of Maple between Kessler and Leonine.
Owner: Keith L. Anderson, 1125 South Rock Road, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 5.8 Acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 7
 3. Minimum Lot Area: 8,400 Sq. Ft.
 4. Existing Zoning: C, B, and AA
 5. Proposed Zoning: Same
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 3.
- B. The applicant shall attempt to obtain a valid petition for the paving of University from Kessler to Leonine.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate "access control except for two (2) openings" to Maple across the north line of this lot.
- F. The applicant shall guarantee the closure of two (2) driveway approaches to Maple Street.
- G. Only 30 feet of half-street right-of-way exists for Maple Street adjacent to this property, whereas a 50-foot is required. Due to the use of a portion of the needed right-of-way for private circulation isles, the final plat shall indicate the following as additional right-of-way for Maple rather than a full 20 feet:
 1. The north 10 feet of the property as an outright street dedication.
 2. The south 10 feet of the north 20 feet as a contingent street dedication. Said contingency being removal of the adjacent buildings within the platted 45-foot building setback.
- H. The final plat shall indicate a 45-foot building setback from the south line of the 10-foot outright street dedication.
- I. The final plat shall indicate the east 10 feet of this property as the west half of needed alley right-of-way.
- J. The final plat shall indicate the north 10 feet of proposed Lots 1 through 6 as an utility easement.
- K. The 10-foot by 25-foot utility easement, adjacent to the east line of Lot 7, shall be increased to a 20-foot width.

- L. Since Lot 7 is subject to three different zoning classifications (north 350 feet - commercial "C", south 100 feet of north 450 feet - multiple family "B", and the south 71 feet - single family "AA"), approval of this preliminary plat shall be subject to the applicant obtaining approval from the City Commission to rezone all of Lot 7 to a zoning classification which permits residential storage warehouses. "C" zoning is the first district which permits residential storage warehouses as an outright use. "LC", "BB" and "B" permit such a use with a BZA exception.
- M. The final plat shall indicate a 10-foot utility easement adjacent to the west line of Lot 7 from the south line of the lot to the sewer lateral to the north.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this plat.
- Q. The applicant or his agent shall be prepared to discuss the ownership of the 32.93-foot strip of unplatted property adjacent to the west line of this plat.

Water

Item Pre Sub 3/13/85

1, 2, 3 No Problem

4 No problem if they do not wish want to cut the parking along the streets.

5 Paine Mesa 4th
Water projects need to be revised with existing costs transferred to new projects to be set up in the future.

6 St. Paul Addition
South end of lots 9 and 10 are not adjacent to water mains. Area is served on the other 3 sides.

7 Bealman 2nd
No water available to site.

8 Sycamore Village 4th
Water is in 24th and in Rock. May be extended by interior mains.

9 Jeff & Jay Addn.
Will water be constructed all along 29th going W. from Rock?

10 Botson Addn.
only a portion is covered by water Petition. Petitions needed for the balance of the project. Item F is incorrect.

11 Anderson Inv. 3rd.
Project under contract to extend water to S in Knight from University. Hold off paving until project is completed.

12, 13, 14 No Problems.