

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 24, 1993

Armstrong Land Survey, P. A.
Attn: Donn Armstrong
1021 East Waterman
Wichita, Ks 67211

Re: S/D 93 - 58 GARCIA ADDITION (Final Plat)

Dear Mr. Armstrong:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 23, 1993, 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 September 17, 1993.

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: Vince Garcia, 706 N. Covington, Wichita, Ks 67212
Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, Ks 67052
Mike Lindebak, City Engineer

FILE COPY

approved by the MAPC before new appointments are made.

- I. As requested by County Engineering, the final plat tracing shall show the platting of a Floodway Reserve. The platting's text shall also reference this Floodway Reserve. Also, a minimum building pad elevation should be indicated on the face of the plat and referenced in the platting's text. It shall indicate if this elevation is for the lowest opening or floor level and both on and off-site benchmarks, shall be indicated.
- 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. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

September 23, 1993

STAFF REPORT
(Final Plat Approved 9/16/93)

CASE NUMBER: S/D 93-58 GARCIA ADDITION

OWNER/APPLICANT: Vince Garcia, 706 N. Covington, Wichita, KS 67212

SURVEYOR/ENGINEER: Armstrong Land Survey, P. A., 1021 E. Waterman, Wichita, 67211

TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th S West, Goddard, KS 67052

LOCATION: East of 135th Street West and north of 13th Street North

SITE SIZE: 4.61 Acres

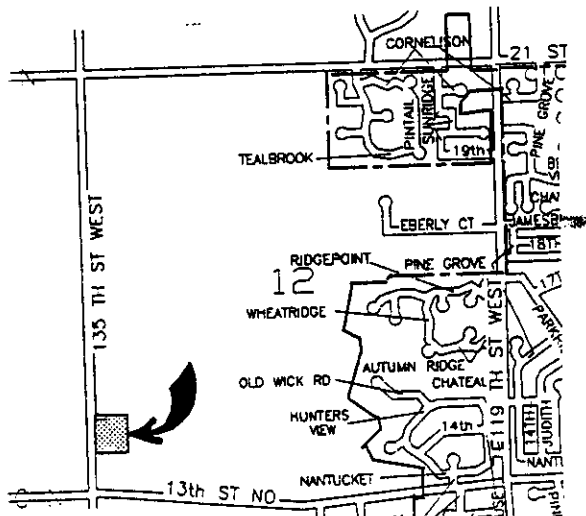
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.61 Acres.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:

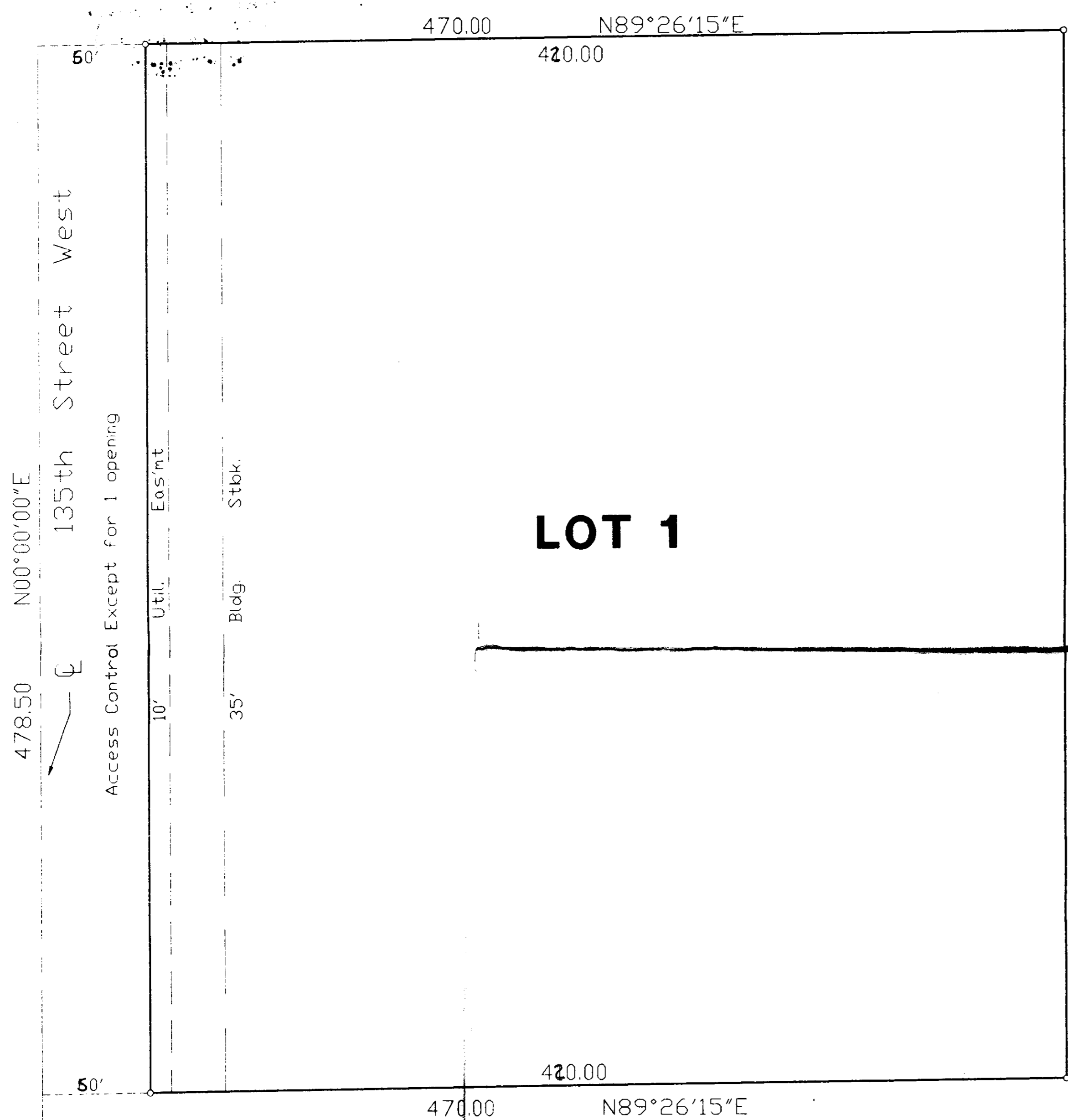


STAFF COMMENTS:

- 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. However, as indicated by the sketch plat, this site is fairly significantly encumbered by an existing pond and as requested by the Health Department a covenant shall be submitted to Planning, for recording, which indicates that a lagoon will be installed in a specific location as approved by the Health Department.
- B. As indicated by the Subdivision Regulations, the use of a lagoon requires a minimum lot size exclusive of road rights-of-way of 5-Acres. For a one (1) lot situation, a minimum of 4.5 Acres can be accepted providing additional property cannot be obtained. The applicant should attempt to obtain additional property for this site and if able, the final plat tracing should be revised to indicate this.
- C. A guarantee shall be submitted for the future extension of municipal water to this site.
- D. Although this plat is presently in the County, the applicant is advised that a plat within Wichita already exists with the name "Garcia". To assure that this Addition retains a distinct name, it is recommended that this plat alters its name such as by adding a first name or initial to the plat; e.g., Vince or V. Garcia Addition.
- E. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the platator's text shall reference the dedication of access controls along 135th Street. This dedication should be to the County with the opening to be approved by the County Engineer.
- H. On the final plat the MAPC' signature block shall be amended. L. O. Breckenridge is no longer an MAPC member. The signature line shall therefore either be left blank, or, if a new chairman is appointed, that name should be indicated. However, at this time, James Miner is serving as the acting chairman and could be used if the plat is

FINAL PLAT
GARCIA ADDITION TO SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



LOT 1

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/16/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9-17-93

511.50
 N00°00'00"E
 478.50
 Access Control Except for 1 opening
 135th Street West
 10' Util. Easmt
 35' Blkg. Stbk.
 S.W. cor S.W.1/4
 Sec 12-T27S-R2W



o - 5/8" rebar set

State of Kansas)
 County of Sedgwick) ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____ 1993, I have surveyed and plotted "GARCIA ADDITION" an Addition to Sedgwick County, Kansas, into a lot and block, the same being described as follows: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 511.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE, 478.50 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 470.00 FEET; THENCE SOUTH PARALLEL TO SAID WEST LINE, 478.50 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE, 470.00 FEET TO THE POINT OF BEGINNING.

DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be plotted into a lot to be known as "GARCIA ADDITION" AN ADDITION TO SEDGWICK COUNTY, KANSAS. The Utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The street is hereby dedicated to and for the use of the public.

OWNERS:

Vince J. Garcia
 Garcia

State of Kansas)
 County of Sedgwick) ss

Be it remembered that on this _____ day of _____ 1993, before me, a Notary Public in aforesaid state and county, came _____ to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 1993.

L.D. Breckenridge Jr. Chairman
 Marvin S. Krout Secretary

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this _____ day of _____ 1993.

Elmo Broadfoot Mayor
 Pat Burnett City clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____ 1993.

Mark F. Schroeder Chairman
 Billy O. McCray Chairman Pro Tem
 Betsy Gwin Commissioner
 Paul W. Hancock Commissioner
 Tom Winters Commissioner
 Susan E. Crockett-Spoon County Clerk

Entered on transfer record the _____ day of _____ 1993

Susan E. Crockett-Spoon County Clerk

State of Kansas
 County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 1993, at _____ M., and is duly recorded.

Pat Kettler Register of Deeds
 Ed Resa Deputy