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SEDGWICK COUNTY



August 29, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

William Abbott S/D 96-51  
Abbott Surveys, Planning and Civil Design  
16418 West 51st Street South  
Clearwater, Ks 67026

Re: S/D-96-51 - ANAYA ADDITION (Final Plat)

Dear Mr. Abbott:

At the regular meeting of the Metropolitan Area Planning Commission on August 29, 1996, 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 22, 1996.

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 and/or County Commission 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 developments.

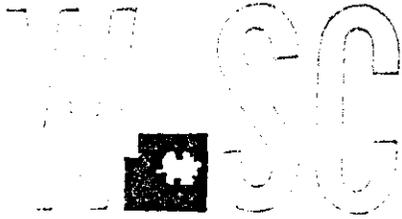
Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Curtis P. Anaya, 2759 S. Broadway, Wichita, KS 67216  
Daniel F. Hauserman, 1610 S. Butternut Dr., Wichita, KS 67230  
Mike Lindebak, City Engineer



August 22, 1996

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Re: S/D-96-51 - ANAYA ADDITION (Final Plat)

Dear Mr. Abbott:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 22, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A water line is shown extending westward to Lawrence Avenue.
- B. The applicant shall guarantee or provide a certificate for sidewalk extension along the south side of Carp.
- 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. *socket - plat notes "Controlled Access" in the - I told*  
On the final plat tracing, both the face of the plat and the plat's text shall note the *Abbott* platting of complete access control to Broadway and Old Lawrence Road. *about as typically set.*
- F. Based on the Unified Zoning Code, the final plat tracing shall indicate the *typically set* platting of a 20-foot building setback from Carp through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

Also, a 20-foot building setback shall be indicated to Lawrence.

G. On the final plat tracing, an appropriate title/name shall be shown. Specifically, this plat

shall indicate "Anaya Addition, Sedgwick County, Kansas".

- ~~H.~~ On the final plat tracing, all utility easements shall indicate a width of at least 20-feet. Both water lines and sanitary sewer lines being located in the same easement will be acceptable with the provision of a 25-foot utility easement .
- I. The applicant's agent is advised that the platting binder is to be submitted with the final plat. This binder shall be submitted with the final plat tracing and approval of this plat will be subject to a review of the binder and any relevant conditions.
- ~~J.~~ *not what I asked for, however*  
The final plat shall reference a tie point to a previously platted lot corner or section corner.
- ~~K.~~ On the final plat tracing, all appropriate names shall be printed below their signature lines; e.g., Mayor, Bob Knight, etc.  
  
Also for the City Clerk's signature line "Deputy" shall be deleted.
- ~~L.~~ On the final tracing sufficient dimensions from lot corners shall be provided to precisely indicate the location of and/or extent of the indicated utility easements.
- ~~M.~~ 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- ~~N.~~ 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.
- ~~O.~~ In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- ~~P.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~Q.~~ Recording of the plat within 30 days after approval by the City Council.
- ~~R.~~ The applicant's drainage plan has been submitted and is approved.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are

S/D 96 - 51 - Final Plat of the . JAYA ADDITION  
August 22, 1996  
Page 3

also 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, August 29, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Curtis P. Anaya, 2759 S. Broadway, Wichita, KS 67216  
Daniel F. Hauserman, 1610 S. Butternut Dr., Wichita, KS 67230  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

August 29, 1996

STAFF REPORT  
(Final Plat Approved 8/22/96)

**CASE NUMBER:** S/D 96-51 ANAYA ADDITION

**OWNER/APPLICANT:** Curtis P. Anaya, 2759 S. Broadway, Wichita, KS 67216  
and Daniel F. Hauserman, 1610 S. Butternut Dr., Wichita, KS 67230

**SURVEYOR/ENGINEER:** William Abbott, Abbott Surveys, Planning and Civil Design, 16418 West 51st Street South, Clearwater, Ks 67026

**LOCATION:** West of Broadway and north of 31st Street South

**SITE SIZE:** 4.5 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

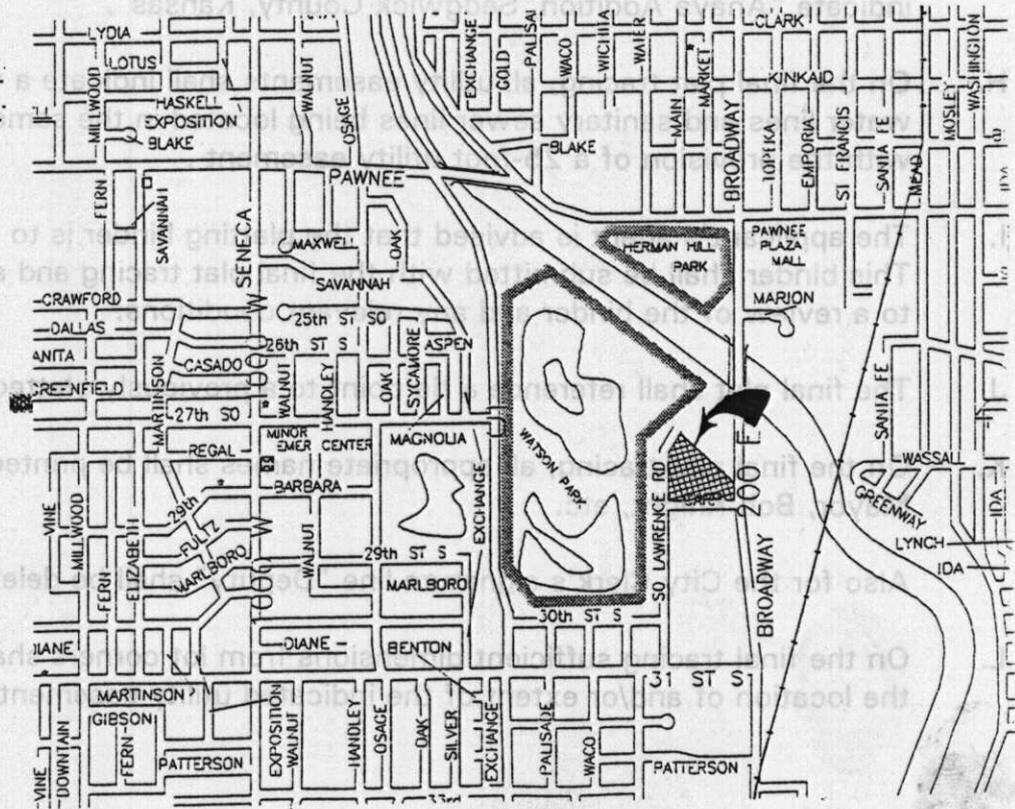
**MINIMUM LOT AREA:** 0.49 Acre

**CURRENT ZONING:** "GC"

**PROPOSED ZONING:**

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**VICINITY MAP:**



FILE COPY

STAFF COMMENTS:

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- E. On the final plat tracing, both the face of the plat and the plattor's text shall note the platting of complete access control to Broadway and Old Lawrence Road.
- F. Based on the Unified Zoning Code, the final plat tracing shall indicate the platting of a 20-foot building setback from Carp through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.  
  
Also, a 20-foot building setback shall be indicated to Lawrence.
- G. On the final plat tracing, an appropriate title/name shall be shown. Specifically, this plat shall indicate "Anaya Addition, Sedgwick County, Kansas".
- H. On the final plat tracing, all utility easements shall indicate a width of at least 20-feet. Both water lines and sanitary sewer lines being located in the same easement will be acceptable with the provision of a 25-foot utility easement .
- I. The applicant's agent is advised that the platting binder is to be submitted with the final plat. This binder shall be submitted with the final plat tracing and approval of this plat will be subject to a review of the binder and any relevant conditions.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
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Also for the City Clerk's signature line "Deputy" shall be deleted.
- L. On the final tracing sufficient dimensions from lot corners shall be provided to precisely indicate the location of and/or extent of the indicated utility easements.

- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. 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.
- O. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The applicant's drainage plan has been submitted and is approved.

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