

Air Capital Land | rveyors
October 30, 1992
Page 2 - S/D 92-48

Please call if you have any questions.

Sincerely,

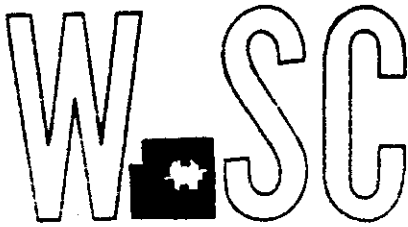
A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:rh

cc: Oanh Van Bui, Et al, 5301 S. Woodlawn, Wichita, KS 67037
John Smith, P. O. box 601, Derby, KS ~~67307~~ 67037
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1636
(316) 268-4421

October 30, 1992

Air Capital Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 92-48 O. V. BUI ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, October 22, 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 October 19, 1992. However, in regard to Comment A, the MAPC approved the contingent dedication of 35-feet along this plat's northern property line. Both the face of the plat and the plat's text shall indicate this dedication. This contingency shall be noted as being given on the basis of the need for the public right-of-way and a corresponding dedication from the property to the north.

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.

- E. 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.
- F. As requested by KG&E and Southwestern Bell, the final plat tracing shall indicate a 10-foot utility easement along this plat's north property line.
- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

October 22, 1992

STAFF REPORT
(Final Plat, Vote 2-2)

CASE NUMBER: S/D 92-48 O. V. BUI ADDITION

OWNER/APPLICANT: Oanh Van Bui, Et al, 5301 S. Woodlawn,
Wichita, KS 67037

SURVEYOR/ENGINEER: Air Capital Land Surveyors, 2160 West 21st
Street, Wichita, KS 67203

LOCATION: West side of Woodlawn between 47th Street
South and 55th Street South

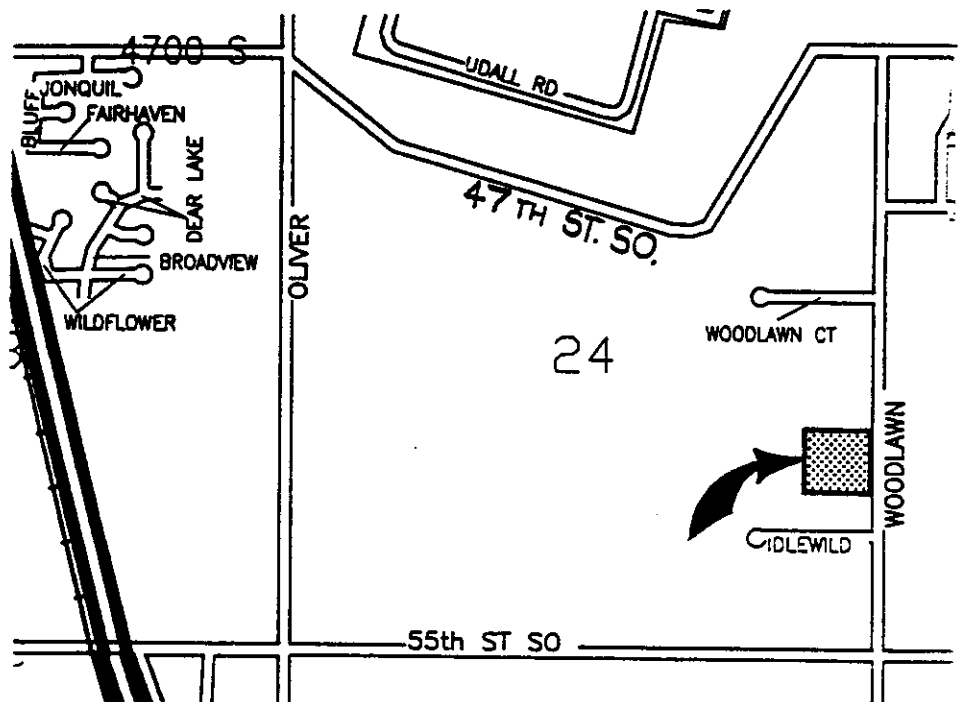
SITE SIZE: 8.33 Acres

NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 8 Acres

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



FILE COPY

Note: At the October 15, 1992 meeting of the Subdivision Committee, a 2-2 moot vote resulted in regard to requiring that this plat dedicate 35-feet of right-of-way along the north line of this addition.

A county BZA case (6-92) has been approved for this site. This case involved an ownership of 16 acres and a use exception to permit a manufactured home at the site. Also, being an unplatted site, the applicant was required to plat. However, the plat as now being reviewed covers only a portion of the applicant's ownership, or approximately eight (8) acres. Based on aerial photos of this area, it appears that the rear or western portion of this property will become landlocked.

STAFF COMMENTS:

- A. The applicant is advised that the western portion of their ownership, not being included within this plat, will become landlocked and cannot be platted for development in the future unless public access is provided to the site. Also, there are no physical conditions or unique conditions that should allow for the use of private access easements in the future. The lack of public access in this area is the result of the pattern of private development being requested.

A 35-foot strip of property along the north line of this plat appears to have been set aside as a means of access for property to the west, but a full public street requires 70-feet of right-of-way. This plat does have sufficient space along its south line for a full public street but this would create a double frontage situation with the platted lots immediately south. The development on these lots has also not been made with the consideration to a public street being adjacent to their property.

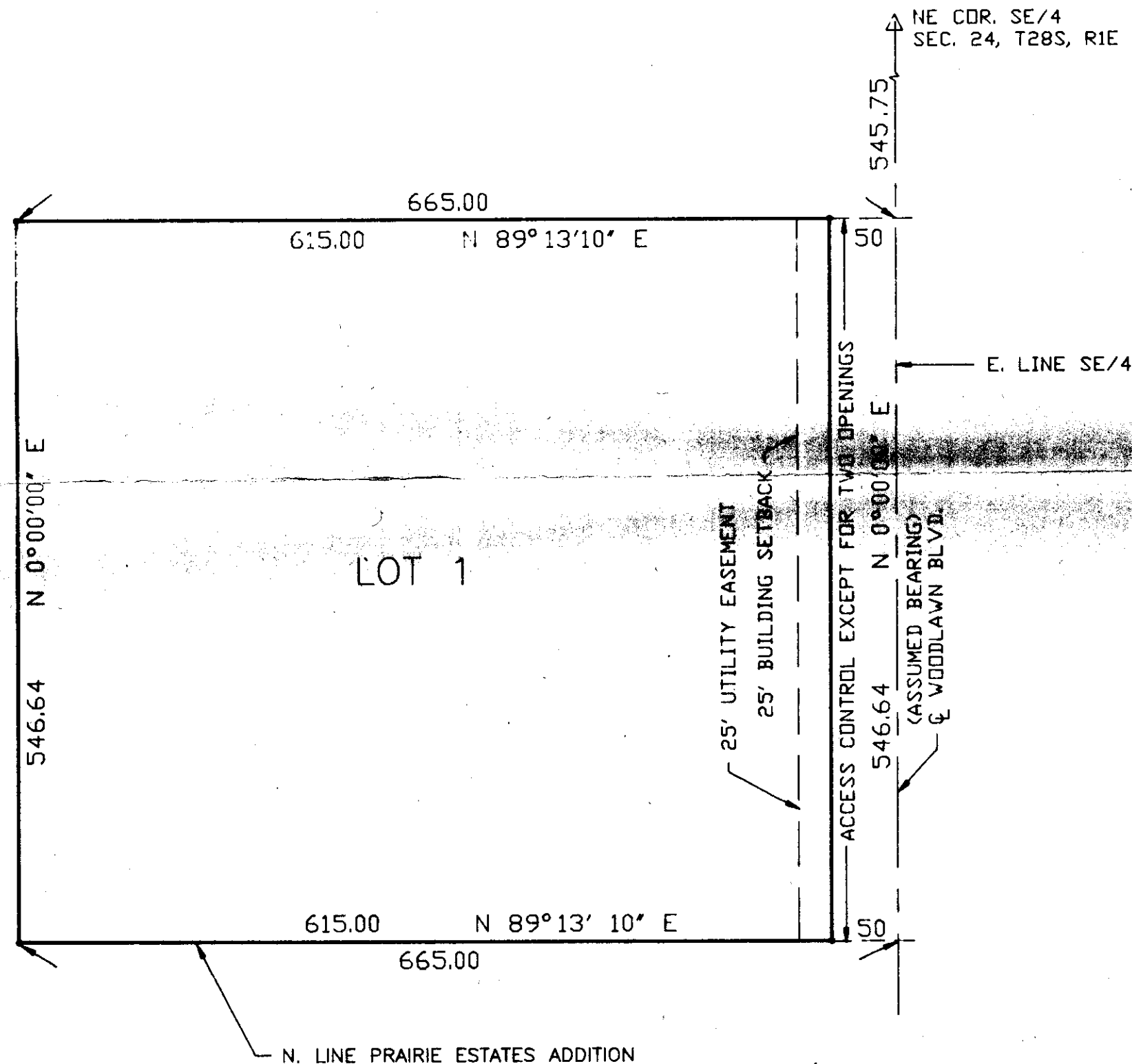
The applicant shall dedicate right-of-way as determined appropriate by the MAPC.

- B. 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.
- C. On the final plat tracing, until a new Mayor is officially designated, the Mayor's signature line should be left blank.
- D. 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.

LEGAL DESCRIPTION

The East 665 feet of the following described tract of land:

Beginning at a point in the East line of the Southeast Quarter of Section 24, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, and 545.75 feet south of the Northeast corner of the Southeast Quarter of said Section 24; thence south along the East line of the Southeast Quarter of said Section 24, a distance of 546.64 feet; thence west parallel with the North line of the Southeast Quarter of said Section 24 a distance of 1353.94 feet; thence north 546.64 feet; thence east 1356.02 feet to the point of beginning.



FINAL PLAT

**O.V. BUI ADDITION
SEDGWICK COUNTY, KANSAS**

1992

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

**OFFICE COPY
DO NOT REMOVE**

SID 10/15/92 UTA = 2-2
forward to M.A.P.C. for action

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77

DATE

Know all men by these presents that John A. Smith and Judith Ann Smith, husband and wife, owners of the land described in the surveyor's certificate and John Q. Branom and Dung T. Branom, husband and wife, contract purchasers of the land described in the surveyor's certificate have caused said tract of land to be surveyed and platted into a lot and a street to be known as O. V. BUI Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. The street is hereby dedicated to and for the use of the public. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body and the location of permitted openings shall be determined by the appropriate Engineer.

JOHN A. SMITH

JOHN Q. BRANOM

JUDITH ANN SMITH

DUNG T. BRANOM

STATE OF KANSAS
COUNTY OF SEDGWICK

The foregoing instrument was acknowledged before me this day of _____ 1992 by John A. Smith and Judith Ann Smith, husband and wife, and John Q. Branom and Dung T. Branom, husband and wife.

_____, Notary Public

My Appointment Expires: _____

This plat of O. V. BUI Addition, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1992.

_____, Chairman
CHRISTOPHER J. GOEBEL

_____, Secretary
MARVIN S. KROUT

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1992.

_____, Mayor
BOB KNIGHT

_____, Deputy City Clerk
PAT BURNETT

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1992.

_____, Chairperson
BETSY GWIN

_____, Chair Pro Tem
MARK F. SCHROEDER

_____, Commissioner
PAUL W. HANCOCK

_____, Commissioner
BERNARD A. HENTZEN

_____, Chairperson
BILLY Q. MCCRAY

ATTEST:

_____, County Clerk
DON WRIGHT

Entered on transfer record this _____ day of _____, 1992.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ M. on the _____ day of _____, 1992.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA