

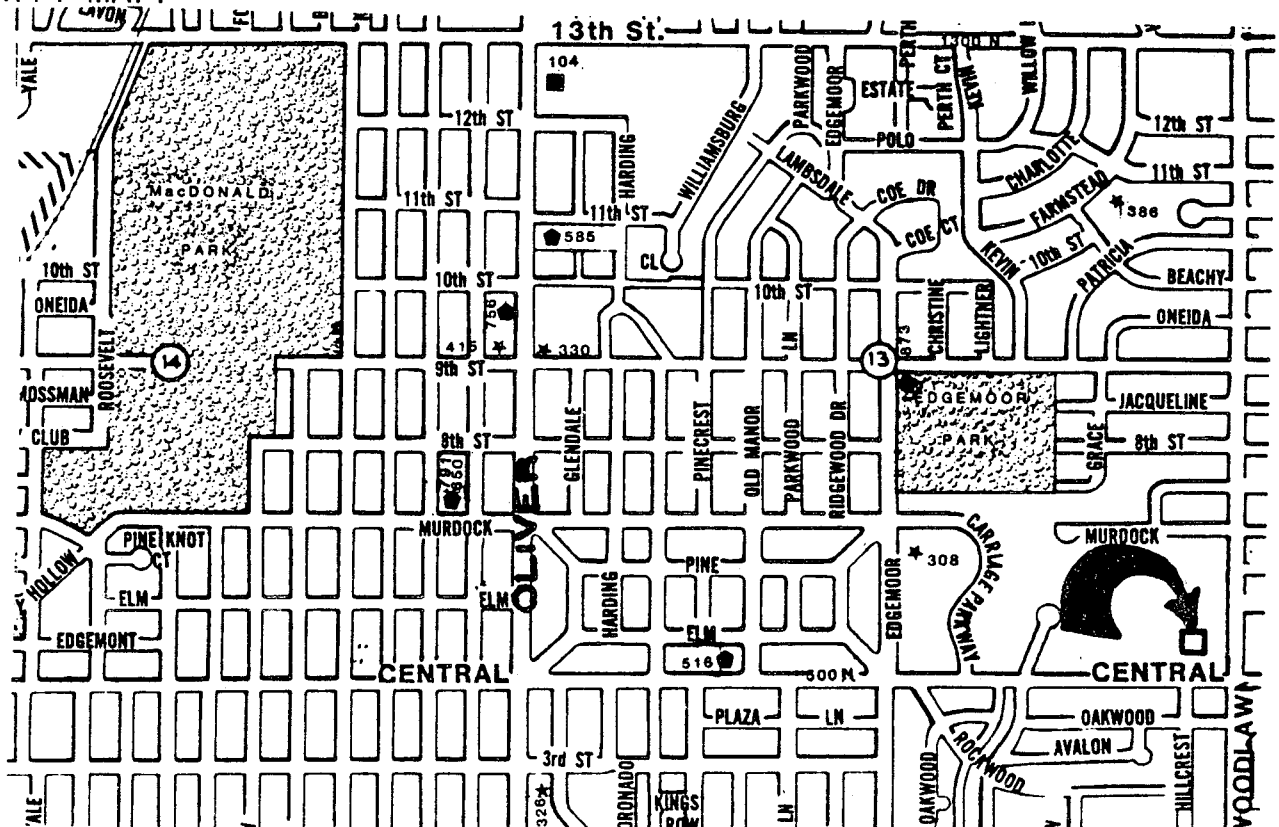
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 14
APRIL 21, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-29 - KAPAUN FIFTH ADDITION
OWNER/APPLICANT: Carl Chuzy, 555 N. Woodlawn, Wichita, KS 67208
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: In an area north of Central and west of Woodlawn.
SITE SIZE: 0.4 Acre
NUMBER OF LOTS:
Residential: _____
Office: _____
Commercial: 1
Industrial: _____
Total: 1
MINIMUM LOT AREA: 18,319.5 Sq. Ft.
CURRENT ZONING: "LC" with DP-45
PROPOSED ZONING: "LC" with DP-45

VICINITY MAP:



STAFF COMMENTS:

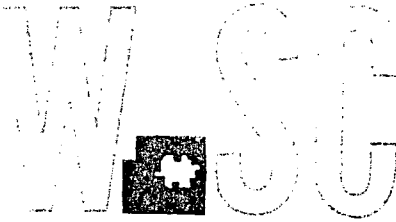
NOTE: This property is subject to the provisions of the C-K-M Community Unit Plan (DP-45). The property may be developed with food service and retail sales.

Access to this site is being provided by means of two ingress and egress easements. No public streets abut this site.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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 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 structure constructed on subject property.
- F. The final plat tracing should more clearly indicate the areas involved in the 30-foot ingress and egress and utility easements along the north side of this plat and the 27.5-foot drainage easement along its west side.
- 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. 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.
- 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.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

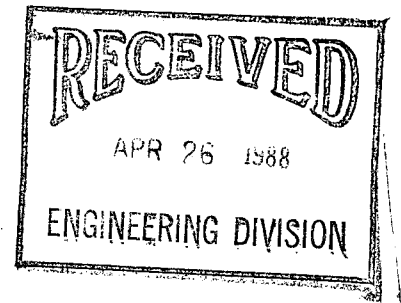
NOTE: This plat has been submitted in final form only.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



April 22, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-29 KAPAUN FIFTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, 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 the lots being platted.
- 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 shall submit a copy of the private water line easement that provides the route for this lot to have access to the water main in Woodlawn.
- 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 structure constructed on subject property.
- E. The final plat tracing should more clearly indicate the areas involved in the 30-foot ingress and egress and utility easements along the north side of this plat and the 27.5-foot drainage easement along its west side.

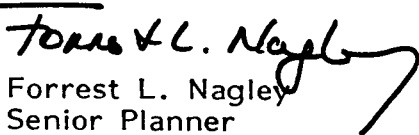
SEDGWICK COUNTY
KAPAUN FIFTH ADDITION
April 22, 1988
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- F. The applicant shall obtain the off-site utility easement needed on the property to the north.
- G. The applicant shall obtain the off-site drainage agreement needed on the property to the north. This agreement is required by subdivision's drainage plan.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

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 28, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:blw
Enclosure

cc: Carl Chuzy, 555 North Woodlawn, Wichita, Kansas 67208
Mike Lindebak, City Engineer