

S/D No. 82-49 Name Kapaun Fourth Addition
Date Application Rec'd. 7-20-82 Preliminary Approval _____
Scheduled S/D Meeting 9-2-82

DESCRIPTION

General Location North of Central in an area west of Woodlawn

Owner Carl Chuzy
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>3.0</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>4</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>100</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>15,000</u> sq. ft. | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC with C.U.P. (DP-45)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. This plat represents a further division of a lot split site approved in 1978. The south 330 feet of Lot 6, Kapaun First Addition should be included in this replat. No additional building permits can be obtained on the south 330 feet of Lot 6 until it is replatted.
- B. The associated community unit plan does not permit any access across the north line of this property. The interior circulation plan (as required by General Provision #10 of the C.U.P.) will have to be taken into account.
- C. The existing north-south common drive easement which is now partially within proposed Lot 1 was granted for the sole benefit of the racquetball club site which is west of Lot 1. If it is now intended to be used by other sites, the easement will need to be regranted.
- D. If either of the other two north-south driveways coming off of Central are to be used for access to these lots, they shall be indicated on the plat and the recording data noted.
- E. The applicant or his agent shall be prepared to state which easements are existing and which are proposed. Proposed private easements shall be recorded after they are approved (by the utility company, or Planning Department, as applicable). Recording data for all private easements shall be shown on the final plat tracing.
- F. The applicant shall be prepared to discuss the reason for the location of Lot 4. It does not have access to sanitary sewer or water or any utility easement except that of Gas Service Company.
- G. The applicant shall be prepared to discuss the existing and proposed agreements for joint use of the two existing asphalted areas.
- H. The City Engineer's office shall be prepared to comment on the applicant's proposed drainage plan and state whether any drainage improvements need to be guaranteed with this plat.

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.