

STAFF COMMENTS:

- 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. On the final plat tracing, a 35-foot building setback shall be indicated from Webb Road.
- D. Approval of this plat is subject to any conditions of approval of the associated zoning case (Z-2939).
- E. The applicant is advised, that the existing drive on lot 3 should be closed if it is not intended to be used as the one access opening to Webb Road.
- F. On the final plat tracing, the pipelines that cross the east edge of the plat, shall be indicated. Any easements and recording information shall also be indicated.
- G. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline (or other pipelines) Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

February 2, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-109 - CALIENDO 11TH ADDITION

OWNER/APPLICANT: Angeline M. Schmit, c/o Richard Caliendo,
12222 E. Douglas, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Webb Road, in an area south of
Harry.

SITE SIZE: 3.8 Acres

NUMBER OF LOTS

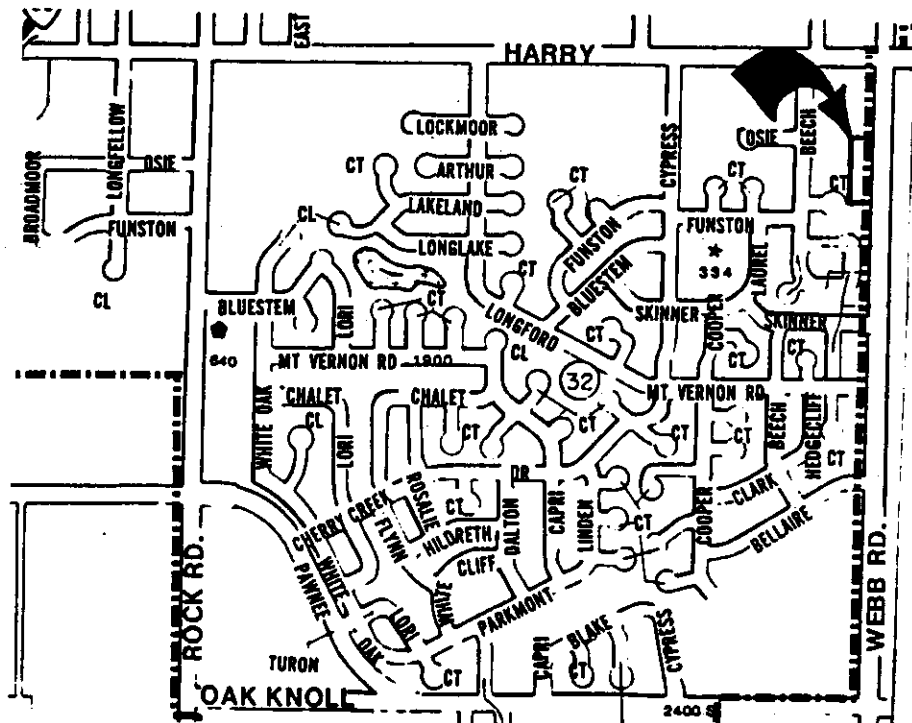
Residential:	3
Office:	3
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 27,880 sq. ft.

CURRENT ZONING: "AA" One-family

PROPOSED ZONING: "BB" Office (Z-2939)

VICINITY MAP:



FINAL PLAT

OFFICE COPY
DO NOT REMOVE

CALIENDO 11TH ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/26/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/27/89

State of Kansas } S.S. We, Baughman Company, P.A. Survey-
Sedgwick County } ors in aforesaid county and state do hereby certify that
we have surveyed and platted "CALIENDO 11TH ADD-
ITION", Wichita, Kansas and that the accompanying
plat is a true and correct exhibit of the property sur-
veyed, described as the east 10 acres of the N $\frac{1}{2}$ of the
NE $\frac{1}{4}$ of Sec. 32, Twp. 27S, R-2E of the 6th. P.M., Sedgwick
County, Kansas, except the south 1 acre thereof and
except beginning 640 feet north of the S.E. Corner of
the N $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence west, 330 feet more or
less to the west line of the east 10 acres of the N $\frac{1}{2}$ of
said NE $\frac{1}{4}$; thence north to the north line of said
NE $\frac{1}{4}$; thence east to the east line of said NE $\frac{1}{4}$; thence
south to the point of beginning.

Baughman Company, P.A.

Date

Mark A. Savoy

Surveyor

Know all men by these presents,
that we, the undersigned, have caused the land
described in the surveyors certificate to be platted
into lots and a street to be known as "CALIENDO
11TH ADDITION", Wichita, Kansas. Utility ease-
ments are hereby granted as indicated for the con-
struction and maintenance of all public utilities.
The street is hereby dedicated to and for the use of
the public. All abutters rights of access to or from
Webb Rd, over and across the east line of Lots 1, 2,
and 3 are hereby granted to the City of Wichita,
provided however that Lots 1 and 3 shall have
access to Webb Rd at 1 point each and that Lot 2,
shall have access to Webb Rd at 2 points, all as
shall be determined by the City Engineer of the
City of Wichita, Kansas.

Angeline M. Schmit

Maebert G. Caliendo

Richard S. Caliendo

Kimberly Caliendo

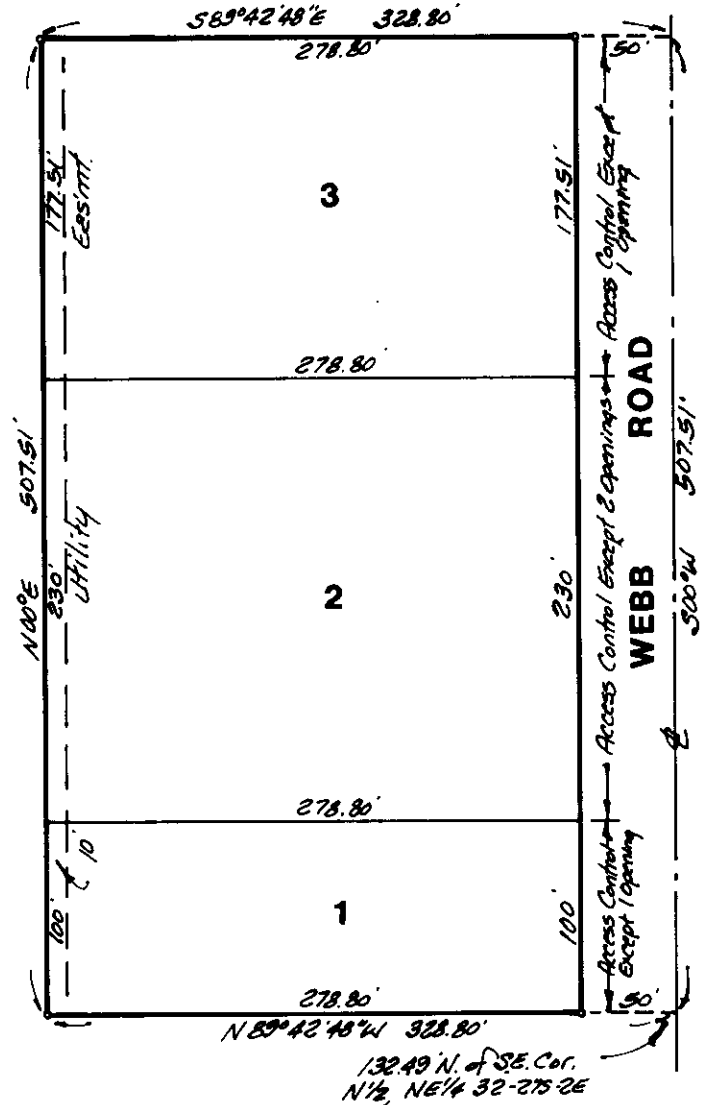
State of Kansas } S.S. The foregoing instrument acknowl-
Sedgwick County } edged before me this day of 1989, by
Angeline M. Schmit, a single person, Maebert G.
Caliendo, a single person, Richard S. Caliendo and
Kimberly Caliendo, his wife

My Appt Exp.

Notary Public

N

1" = 100'
0 = Iron



This plat of "CALIENDO 11TH ADD-
ITION", Wichita, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metro-
politan Area Planning Commission, Wichita, Kansas.
Dated this day of 1989.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett

Chairman

Marvin S. Krout

Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City
of Wichita, Kansas, this day of 1989.

Sheldon Kamen

Mayor

Dale E. Rea

Deputy City Clerk

Entered on transfer record this
 day of 1989.

Don Wright

County Clerk

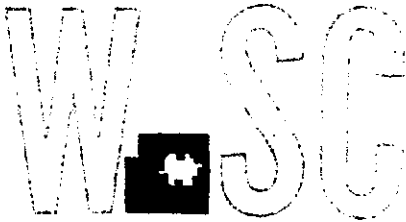
State of Kansas } S.S. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register of
Deeds this day of 1989, at o'clock
 M; and is duly recorded.

Pat Kettler

Register of Deeds

Ed Reza

Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 2, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D-88-109 - Caliendo 11th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 27, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Angeline M. Schmidt
12222 E. Douglas
Wichita, KS 67206
Richard S. Caliendo
12222 E. Douglas
Wichita, KS 67206
Mike Lindebak, City Engineer

FILE COPY