

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.

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:

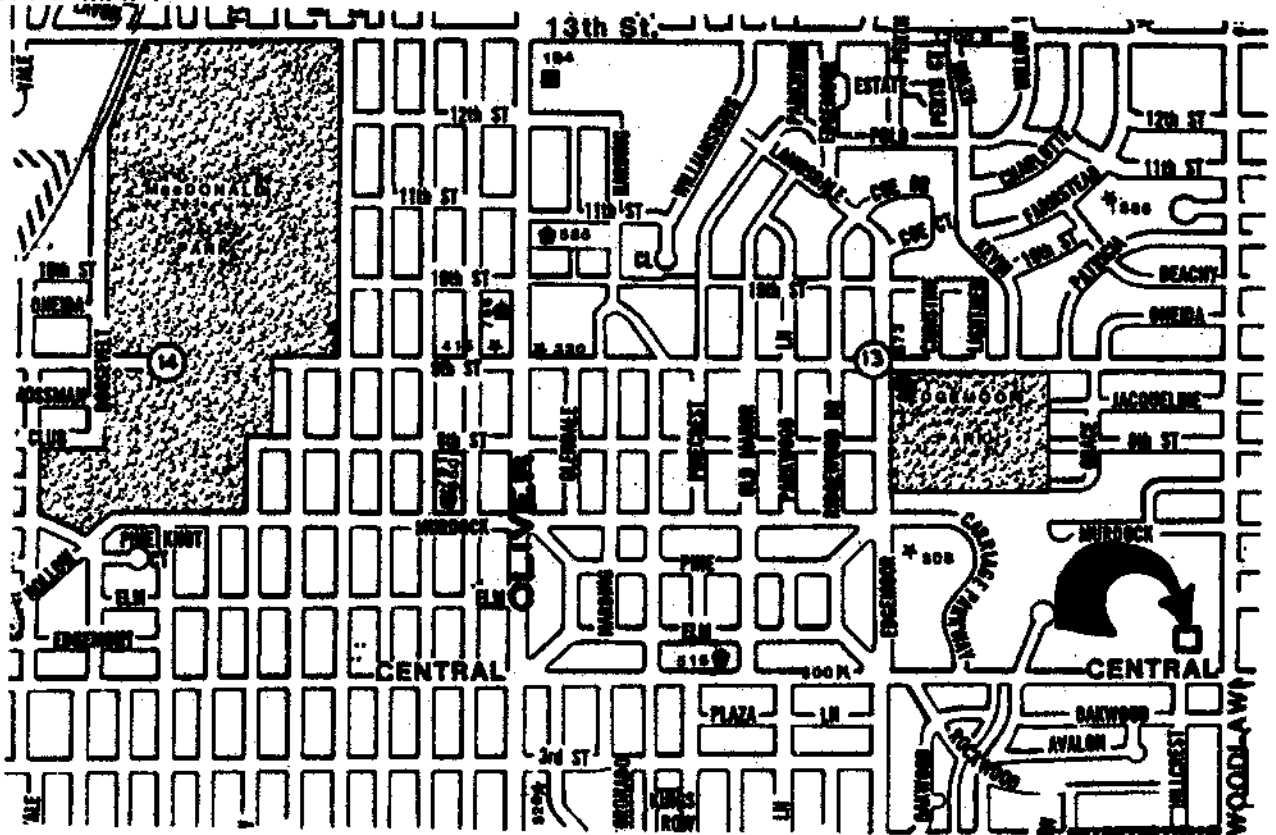
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 18,319.5 Sq. Ft.

CURRENT ZONING: "LC" with DP-45

PROPOSED ZONING: "LC" with DP-45

VICINITY MAP:



FINAL PLAT

KAPAUN FIFTH ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/21/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN
ED IN OUR LETTER DATED 4/22/88

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we
have surveyed and platted "KAPAUN FIFTH ADDITION,"
Wichita, Kansas, and that the accompanying plat is a
true and correct exhibit of the property surveyed, described
as and being a replat of part of Lot 2, Kapaun First
Addition to Wichita, Kansas, described as beginning at the
N.W. Corner thereof; thence east along the north line of
said Lot, 135 feet; thence south parallel with the west
line of said Lot, 165.7 feet to the N.W. Corner of Lot 1 in
said Kapaun First Addition; thence west along the north
line of said Lot 1, extended 135 feet to the west line of
said Lot 2; thence north 165.7 feet to beginning, except
the north 30 feet thereof. Being situated in the SE 1/4 of
Sec. 13, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas.

Baughman Company, P. A.

date

Mark A. Savoy Surveyor

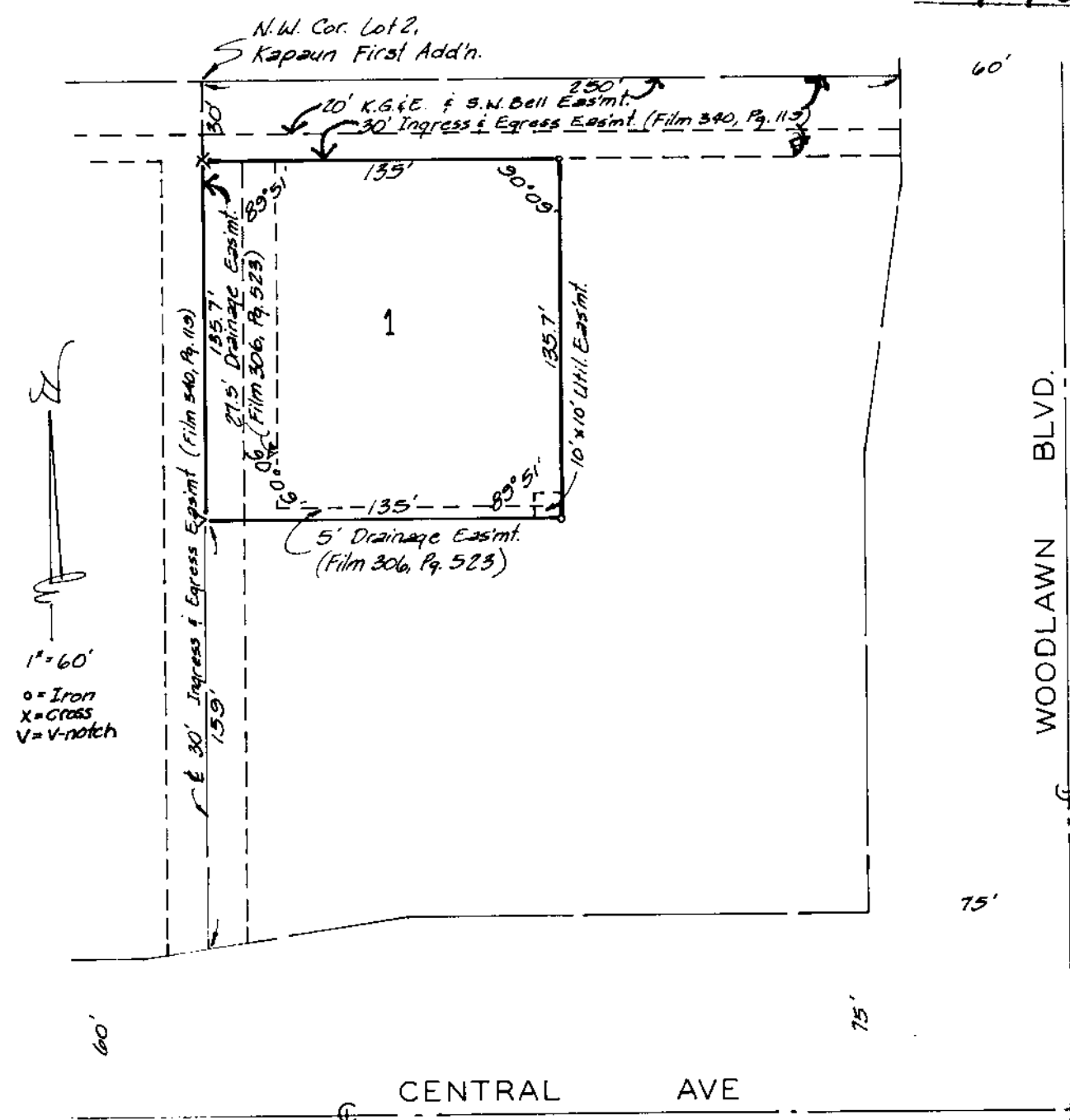
Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into a lot to be
known as "KAPAUN FIFTH ADDITION" Wichita, Kansas.
The utility easement is hereby granted as indicated for
the construction and maintenance of all public utilities.

Carl Chuzy

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198__ by
Carl Chuzy a single person.

Notary Public

My Appt. Exp. _____



This plat of "KAPAUN FIFTH ADDITION,"
Wichita, Kansas, has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons 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 _____ 198__

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____
day of _____ 198__

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 _____ 198__
at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 28, 1988

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

Re: Final Plat S/D 88-29 - KAPAUN FIFTH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 28, 1988, 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 April 22, 1988.

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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Carl Chuzy, 555 N. Woodlawn, Wichita, KS 67208

FILE COPY