

*CAPITAL ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS*

STATE OF KANSAS)
COUNTY OF SEDGWICK)

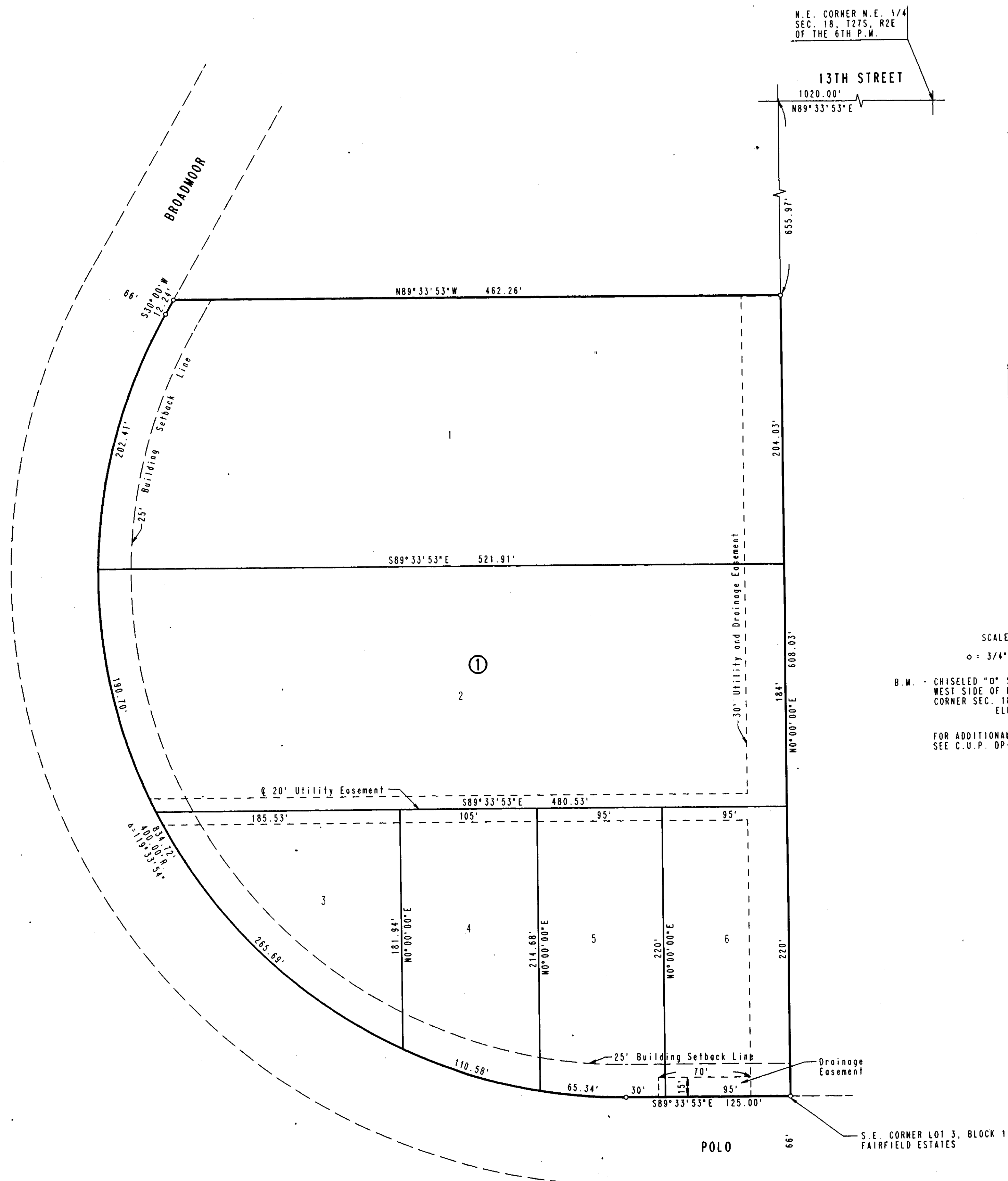
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. ALL PORTIONS OF LOT 3, BLOCK 1, FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 605.97 FEET THEREOF, AND THAT PORTION OF DRAINAGE EASEMENT ON SUBJECT PROPERTY AS PER FILM 1328, PAGE 619 ARE HEREBY VACATED AND REPLACED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-146.

CAPITAL ENTERPRISES, INC. AND CAPITAL APARTMENTS, L.P. ARE ALL THE PARTNERS OF FAIRFIELD PARTNERS.

MY COMMISSION EXPIRES _____

_____, DEPUTY
ED RESA



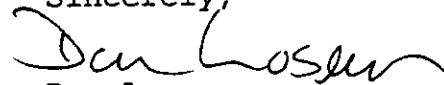
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. As requested by the applicant, the final plat tracing may combine Lots 5 and 6 into one lot; that is, the final plat tracing may indicate 5 rather than 6 lots.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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, July 15, 1993 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

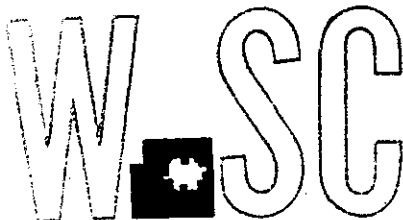


Don Losew
Senior Planner

DL:rh

cc: Fairfield Partners, c/o Sharol Rasberry, 300 N. Main - Suite 200,
Wichita, KS 67202
George Sherman, SPSH, Inc., 224 E. Douglas - #500, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 9, 1993

P.E.C., P.A.
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 93-42 CAPITAL ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1993, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As requested by City Engineering, the applicant shall submit square footage information and/or an agreement for the redistribution of existing specials. New guarantees shall also be provided for the extension of sanitary sewer and drainage improvements. — *done w/ previous lot split*
- 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 is reminded that if this area is to be developed for Office uses, as indicated by the CUP, DP-146, a 35' building setback to Broadmoor/Polo is required, even though a 25-foot building setback is being shown on the plat. The applicant may, however, eliminate the setback from the face of the plat and reference in a note that the setbacks are per the CUP.
- 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.
- E. 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.

STAFF COMMENTS:

- A. As requested by City Engineering, the applicant shall submit square footage information and/or an agreement for the redistribution of existing specials. New guarantees shall also be provided for the extension of sanitary sewer and drainage improvements.
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METROPOLITAN AREA PLANNING COMMISSION

July 15, 1993

STAFF REPORT
(Final Plat Approved 7/8/93)

CASE NUMBER: S/D 93-42 - CAPITAL ADDITION

OWNER/APPLICANT: Fairfield Partners, c/o Sharol Rasberry,
300 N. Main - Suite 200, Wichita, KS 67202

AGENT: George Sherman, SPSH, Inc., 224 E. Douglas,
#500, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S.
Topeka, Wichita, KS 67202

LOCATION: South of 13th Street North and west of Rock
Road

SITE SIZE: 6.4 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 0.48 Acres

CURRENT ZONING: "BB"

PROPOSED ZONING: "BB" (DP-146)

VICINITY MAP:

