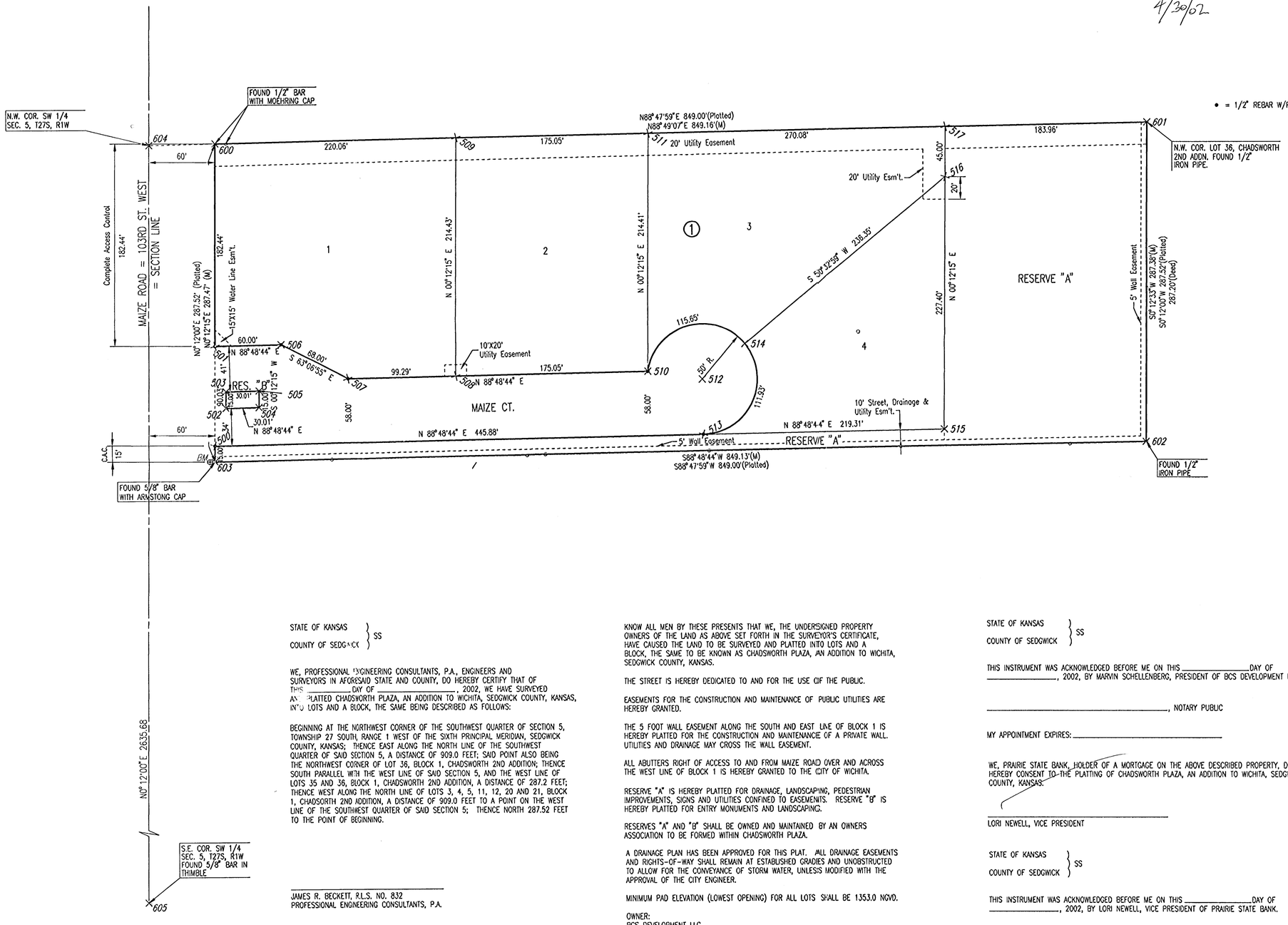
CHADSWORTH PLAZA

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 4/30/02



SCALE: 1"=50'
M = MEASURED
• = 1/2" REBAR W/PEC CAP SET UNLESS NOTED OTHERWISE

BENCHMARK #1: CITY OF WICHITA BENCH MARK DISC IN TOP OF CURB AT W. END OF MEDIAN, IN CENTER STERLING STREET. E. SIDE OF MAIZE RD. (2400 BLOCK N. MAIZE RD.)

ELEV.= 1353.57

BENCHMARK #2: BENCH TIE IN SW FACE POWER POLE, E. SIDE MAIZE RD. 350' N. OF STERLING ST., 290' S. OF THE W. 1/4 CORNER SEC. 5, T27S, R1W, 1/2± MILE N. OF 21ST ST. N.

ELEV.= 1351.63

I, DAVID D. CRANMER, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CHADSWORTH PLAZA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

DAVID D. CRANMER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY DAVID D. CRANMER, A SINGLE PERSON.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF CHADSWORTH PLAZA HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR
J.D. MICHAELIS

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2002.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2002.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY MANAGER
CHRIS CHERCHES

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2002.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2002.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS _____ DAY OF _____, 2002, WE HAVE SURVEYED AND PLATTED CHADSWORTH PLAZA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 909.0 FEET; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 36, BLOCK 1, CHADSWORTH 2ND ADDITION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 5, AND THE WEST LINE OF LOTS 35 AND 36, BLOCK 1, CHADSWORTH 2ND ADDITION, A DISTANCE OF 287.2 FEET; THENCE WEST ALONG THE NORTH LINE OF LOTS 3, 4, 5, 11, 12, 20 AND 21, BLOCK 1, CHADSORTH 2ND ADDITION, A DISTANCE OF 909.0 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 287.52 FEET TO THE POINT OF BEGINNING.

_____
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, THE SAME TO BE KNOWN AS CHADSWORTH PLAZA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE 5 FOOT WALL EASEMENT ALONG THE SOUTH AND EAST LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM MAIZE ROAD OVER AND ACROSS THE WEST LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVE "A" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS, SIGNS AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR ENTRY MONUMENTS AND LANDSCAPING.

RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CHADSWORTH PLAZA.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADIES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR ALL LOTS SHALL BE 1353.0 NGVD.

OWNER:
BCS DEVELOPMENT LLC

BY: _____
MARVIN SCHELLENBERG, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY MARVIN SCHELLENBERG, PRESIDENT OF BCS DEVELOPMENT LLC.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, PRAIRIE STATE BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CHADSWORTH PLAZA, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____
LORI NEWELL, VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY LORI NEWELL, VICE PRESIDENT OF PRAIRIE STATE BANK.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

C:\2001\01320\BCS\dwg\BUBBLE MAP 04-25-2002 10:57:30 am

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 7, 2002

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2002-15 -- One-Step Final Plat of Chadsworth Plaza Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 7, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 1, 2002.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 1, 2002

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2002-15 -- One-Step Final Plat of Chadsworth Plaza Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 28, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water 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. City Engineering needs to comment on the status of the applicant's drainage plan. ***An off-site drainage agreement is needed. Minimum pad elevations need to be platted.***

D. Complete access control has been dedicated along Maize Road with one opening for a proposed new street.

E. ***To obtain sufficient width for a business/industrial street, Traffic Engineering has requested that the drainage and utility easement abutting the street along the south be relabeled as a "street, drainage and utility easement".***

F. The plattor's text shall note the dedication of the street to and for the use of the public.

G. The Applicant shall guarantee the paving of the proposed street.

H. As commercial lots abutting a non-arterial street, the Subdivision regulations require a sidewalk along Maize Road Court.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

K. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the two approved Protective Overlays and their special conditions for development on this property.

L. The **City Fire Department/GIS** needs to comment on the plat's street names. ***Maize Road Court should be relabeled as Maize Ct.***

M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

N. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

P. 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.

Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley

Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy has requested additional easements.***

W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, March 7, 2002, at 1:00 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Marvin Schellenberg, BCS Development, LLC, 7921 S. 21st Street No., Wichita, KS 67205
Sara Ellinger Dukes, 2517 N. Crestline Ct.,Wichita, KS 67205
Bruce L. and Lisa M. Hardy, 10314 W. Sterling Ct., Wichita, KS 67205

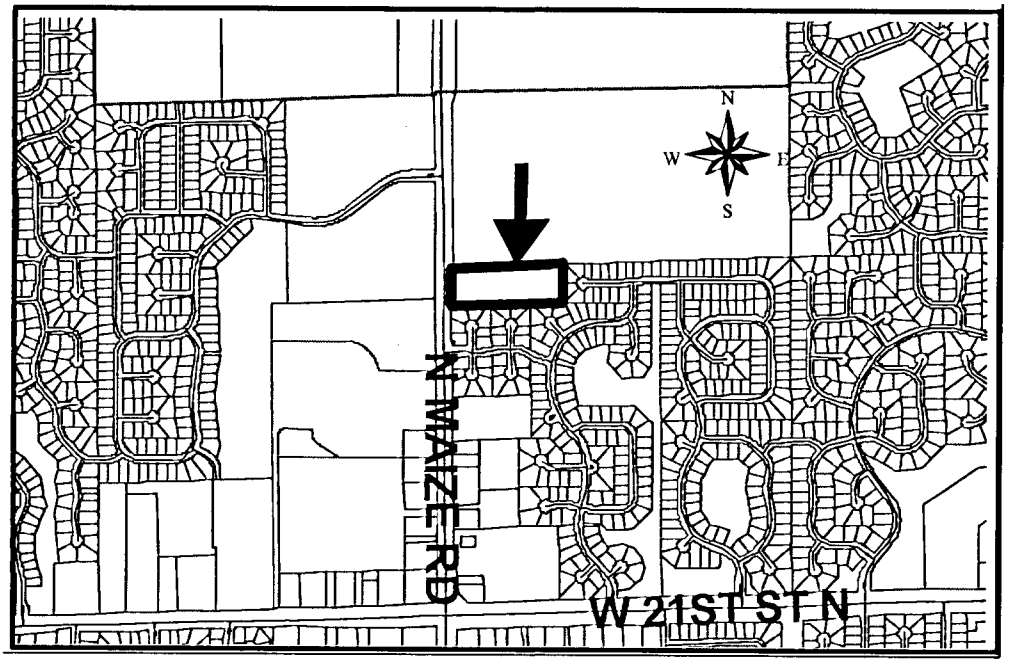
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6
MARCH 7, 2002

STAFF REPORT
(One-Step Final Plat Approved 3/28/02)

CASE NUMBER:	**SUB 2002-15 -- CHADSWORTH PLAZA ADDITION**
OWNER/APPLICANT:	BCS, Development, LLC, 7921 W. 21st St. North, Wichita, KS 67205
SURVEYOR/ENGINEER:	PEC. P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202
LOCATION:	North of 21st St. North, East side of Maize Road
SITE SIZE:	5.6 Acres
NUMBER OF LOTS	
Residential:	
Office:	3
Commercial:	1
Industrial:	
Total:	4
MINIMUM LOT AREA:	28,800 Sq. Ft.
CURRENT ZONING:	SF-5, Rural Residential
PROPOSED ZONING:	NR, Neighborhood Retail (Lot 1); GO, General Office (Lot 2); NO, Neighborhood Office (Lots 3 and 4)

VICINITY MAP



NOTE: This unplatted site has been approved for a zone change (ZON 2001-47) from SF-5, Single-Family Residential to NR, Neighborhood Retail (Lot 1) and to GO, General Office (Lot 2). A zone change (ZON 2001-62) has also been approved from SF-5, Single-Family Residential to NO, Neighborhood Office (Lots 3 and 4). Both zone changes were approved subject to a Protective Overlay addressing a screening wall. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water 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. City Engineering needs to comment on the status of the applicant's drainage plan. ***An off-site drainage agreement is needed. Minimum pad elevations need to be platted.***

D. Complete access control has been dedicated along Maize Road with one opening for a proposed new street.

E. ***To obtain sufficient width for a business/industrial street, Traffic Engineering has requested that the drainage and utility easement abutting the street along the south be relabeled as a "street, drainage and utility easement".***

F. The plattor's text shall note the dedication of the street to and for the use of the public.

G. The Applicant shall guarantee the paving of the proposed street.

H. As commercial lots abutting a non-arterial street, the Subdivision regulations require a sidewalk along Maize Road Court.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

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L. The City Fire Department/GIS needs to comment on the plat's street names. ***Maize Road Court should be relabeled as Maize Ct.***

M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

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O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

P. 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.

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R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy has requested additional easements.***

W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.