

Final tracing received 12-1-00

# C. J. J. 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "C.J.J. 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 77, together with the west half of Lot 78, Linwood Acres, Sedgwick County, Kansas, EXCEPT that part that part condemned for highway in District Court Case A-17549.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SW1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.


Baughman Company, P.A.

This plat of "C.J.J. 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

Michael G. Conroy, Surveyor  


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

Bob Knight, Mayor

Pat Burnett, City Clerk

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Street, to be known as "C.J.J. 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Kellogg Street, (U.S. Highway 54) over across the south line of Kellogg Drive are hereby granted to the City of Wichita, Kansas.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Larnard E. Smith, Eva Ilean Smith  
Larnard E. Smith, Eva Ilean Smith

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

James Alford, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

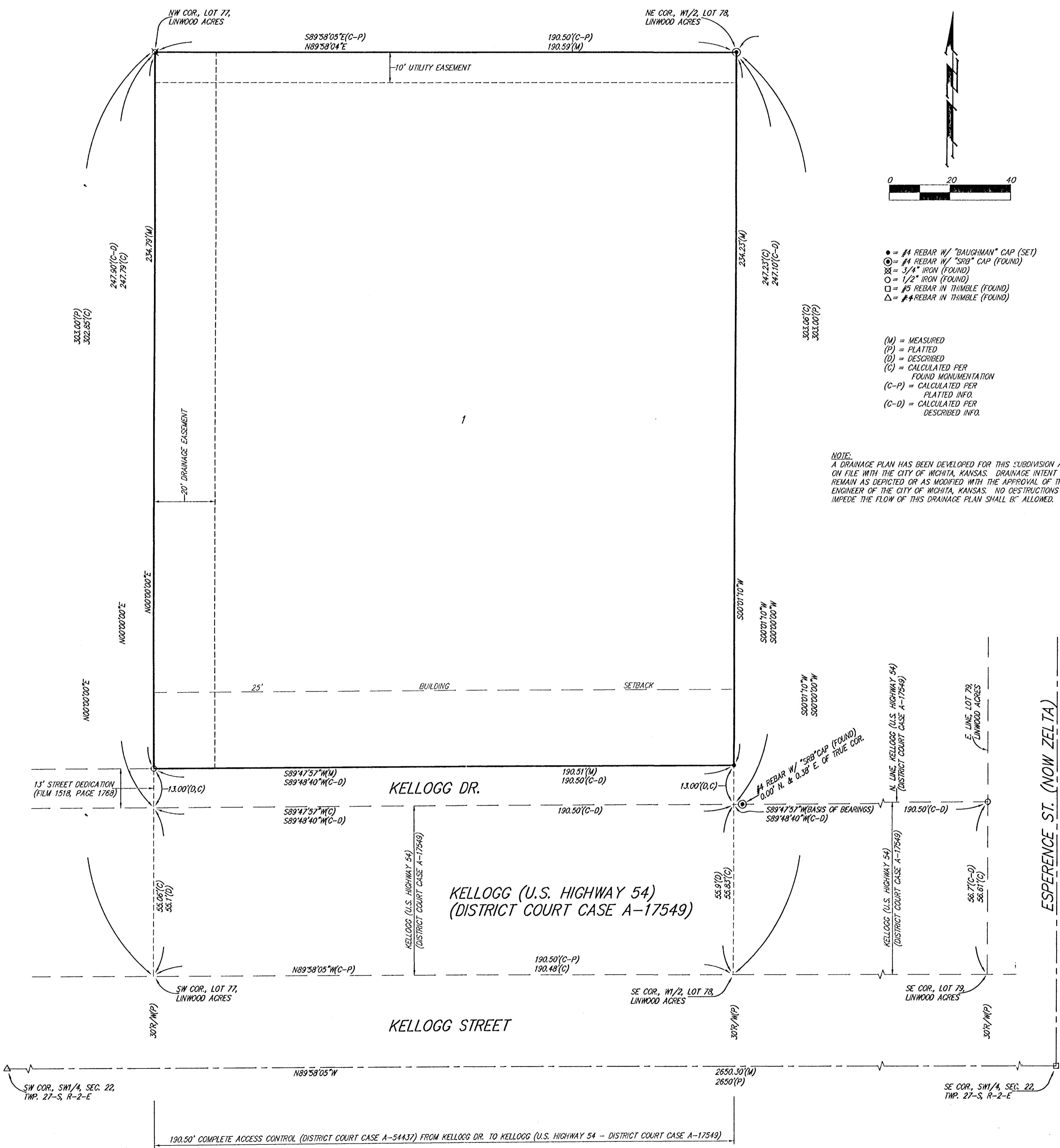
State of Kansas) SS The foregoing instrument acknowledged before me, this 27th day of NOVEMBER, 2000, by Larnard E. Smith and Eva Ilean Smith, husband and wife.

Susan K. Monette, Notary Public

My App't. Exp. 11-2-03

SUSAN K. MONETTE  
Notary Public - State of Kansas  
My App't. Expires 11-2-03

Linda Kizzire, Deputy



NOTE:  
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDS THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 13, 2000

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

RE: SUB 2000-38 - Final Plat of C.J.J. 2<sup>ND</sup> ADDITION (FORMERLY LARNARD SMITH ADDITION)

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 2000, 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 July 7, 2000.

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.

Sincerely,

A handwritten signature in cursive script that reads '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](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 7, 2000

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

RE: SUB 2000-38 - Final Plat of C.J.J. 2<sup>ND</sup> ADDITION (FORMERLY LARNARD SMITH ADDITION)

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- 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. The drainage plan is approved subject to KDOT's approval. A letter shall be provided from KDOT indicating their willingness to accept such drainage.
- D. The plat'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.
- E. 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.)
- F. 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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- G. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. 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.

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 13, 2000, at 12:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

**STAFF REPORT**

(Final Plat Approved 7/6/00; Preliminary Plat Approved 6/8/00)

**CASE NUMBER:** SUB 2000-38 -- C.J.J. 2<sup>nd</sup> ADDITION (Formerly Larnard Smith Addition)

**OWNER/APPLICANT:** Larnard E. Smith, 2802 E. Douglas, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North side of Kellogg, East of Greenwich Road

**SITE SIZE:** 1.02 Acres

**NUMBER OF LOTS**

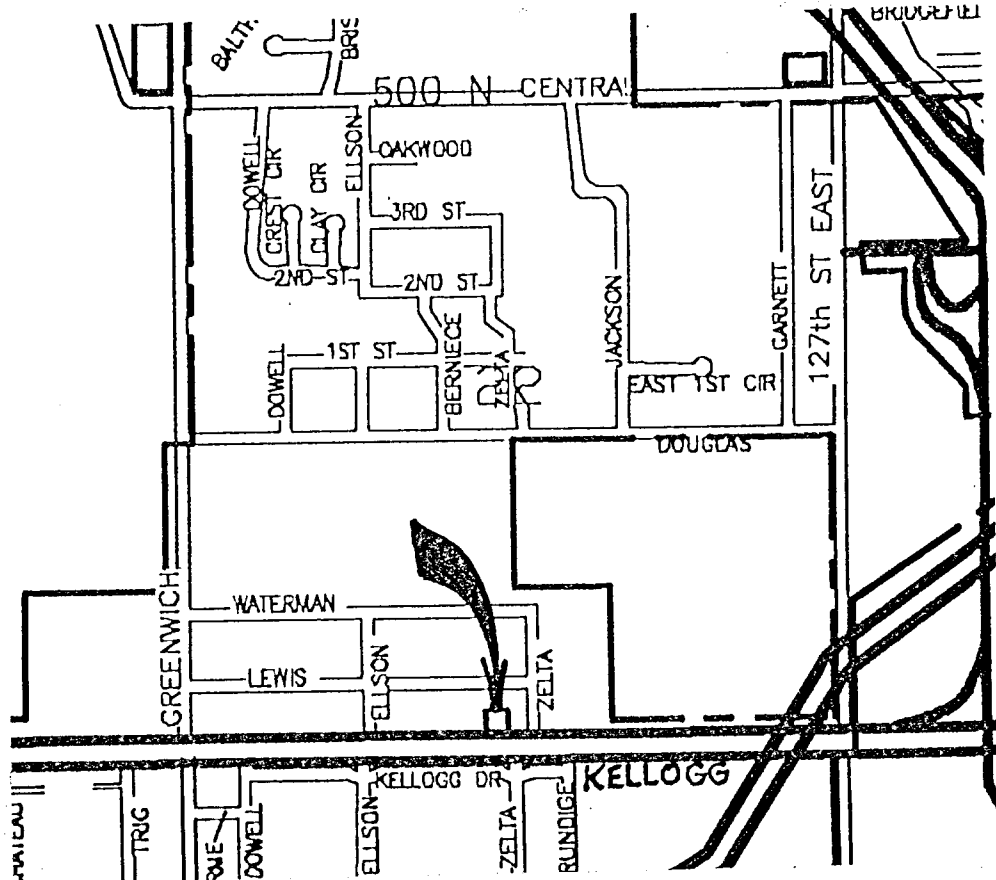
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 44,747 Sq. Ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** GC, General Commercial

**VICINITY MAP**



**Note:** This is a replat of Lots 77 and 78 Linwood Acres. A zone change was approved from LC, Limited Commercial to GC, General Commercial subject to replatting.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. *No guarantees are required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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**SUB 2000-38 -- Final Plat of C.J.S. 2<sup>nd</sup> ADDITION**  
**July 13, 2000 - Page 3**

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