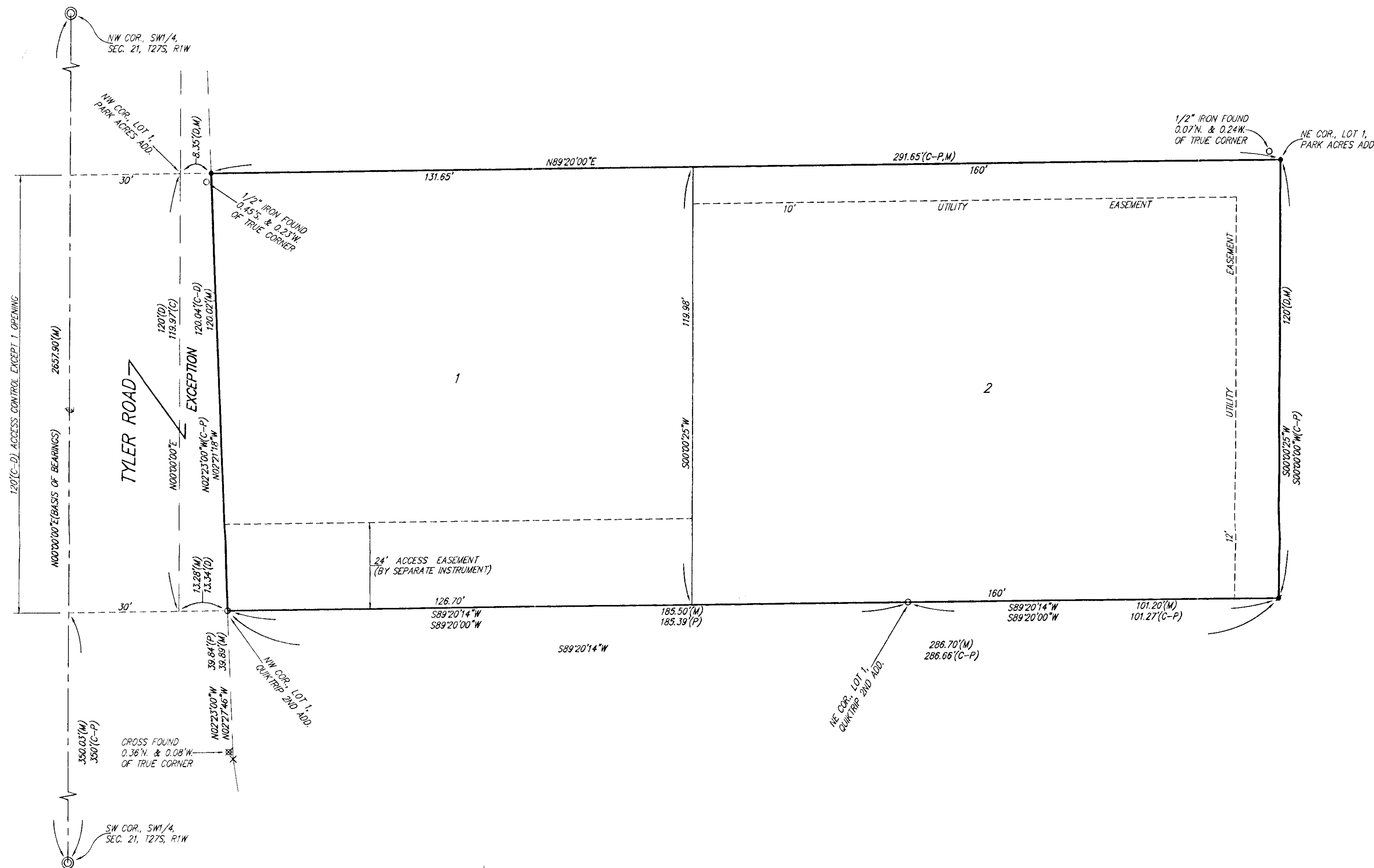


CHAPPELLE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

4-2-99
final tracing



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)
- × = CROSS (SET)
- × = CROSS (FOUND)
- ⊙ = 3/4" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
BUILDING SETBACKS PER
ZONING ORDINANCE

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and State do hereby certify that we have surveyed
and platted "CHAPPELLE ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The north 120 feet of Lot 1,
Park Acres Addition to Wichita, Sedgwick County, Kansas, EXCEPT
beginning at the NW corner of said Lot 1; thence south along the
west line of said Lot 1, 120 feet; thence east parallel with the north
line of said Lot 1, 13.34 feet; thence northwesterly to the north line
of said Lot 1; thence west, 8.35 feet to the point of beginning.

All being situated in the SW1/4 of Sec. 21, Twp. 27-S, R-1-W
of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Co., P.A.

Michael G. Conrey
Michael G. Conrey
Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into Lots to be known as "CHAPPELLE ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as
as indicated for the construction and maintenance of all public utilities.
All abutters rights of access to or from Tyler Road over and across the
west line of Lot 1 are hereby granted to the City of Wichita, Kansas
provided, however, that said Lot 1 shall have access to Tyler Road at
one location as shall be determined by the City Engineer of the City
of Wichita, Kansas.

Mark A. Chappelle
Mark A. Chappelle
Lonna J. Chappelle
Lonna J. Chappelle

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 6TH day of JANUARY, 1999, by Mark A. Chappelle
and Lonna J. Chappelle, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

My App't. Exp. 11-7-2001

Judith M. Terhune
JUDITH M. TERHUNE
Notary Public

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"CHAPPELLE ADDITION", Wichita, Sedgwick County, Kansas.

Homecomings Financial Network, Inc.

D. Fraumeni
DARREIL FRAUENHEIM
AVP
(Title)

State of TEXAS) SS The foregoing instrument acknowledged be-
fore me, this 17TH day of MARCH, 1999, by DARREIL FRAUENHEIM,
ASST. V.P. of Homecomings Financial Network, Inc., on behalf of
the corporation.

My App't. Exp. 08/04/2001

VINCENT J. VERE
VINCENT J. VERE
Notary Public, State of Texas
My Commission Expires 08/04/2001

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

Dated this 4TH day of APRIL, 1999,
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson
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 4TH day of APRIL, 1999.

Bob Knight
Mayor

Pat Burnett
City Clerk

Entered on transfer record this 4TH day
of APRIL, 1999.

James Alford
County Clerk

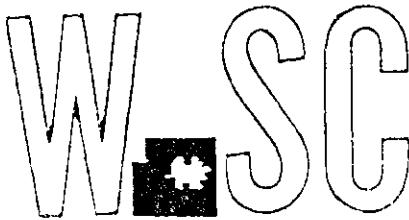
State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this 4TH day
of APRIL, 1999, at 10 o'clock A.M. and is duly
recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
315-252-7271 • 315 ELLIS • WICHITA, KANSAS 67211

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 253-4421
FAX (316) 258-4390

November 19, 1998

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

RE: S/D 9899 -- One-Step Final Plat of CHAPPELLE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 19, 1998, 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 November 6, 1998.

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 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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 9899 -- One-Step al Plat. of CHAPPELLE ADDITION
November 19, 1998
Page 2

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

Sincerely,

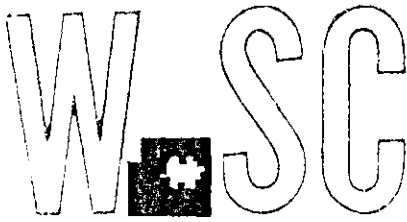
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Mark Chappelle, 515 N. Ridge Road, #200, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

November 6, 1998

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

RE: S/D 9899 -- One-Step Final Plat of CHAPPELLE ADDITON

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees or easements 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. A cross-lot drainage easement is required.
- D. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. The Applicant seeks to close the driveway at the time of the development of Lot 2.
- E. The access easement needs to be established by separate instrument.
- F. The final plat shall reference a tie point to a section corner.
- G. The MAPC Chairman needs to be revised to "William M. Johnson".
- H. Traffic Engineering needs to comment on the need for improvements to Tyler.
- I. The Applicant is reminded that a platting binder is required with the final plat tracing.



- 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. (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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

S/D 9899 -- One-Step Final Plat of CHAPPELLE ADDITION

November 6, 1998

Page 3

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, November 19, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Mark Chappelle, 515 N. Ridge Road, #200, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 26
November 19, 1998

STAFF REPORT
(One-Step Final Plat Approved 11/5/98)

CASE NUMBER: S/D 98-99 - CHAPPELLE ADDITION

OWNER/APPLICANT: Mark Chappelle, 515 N. Ridge Road, #200, Wichita, KS 67212

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

LOCATION: East side of Tyler, North of Maple

SITE SIZE: .80 acres

NUMBER OF LOTS

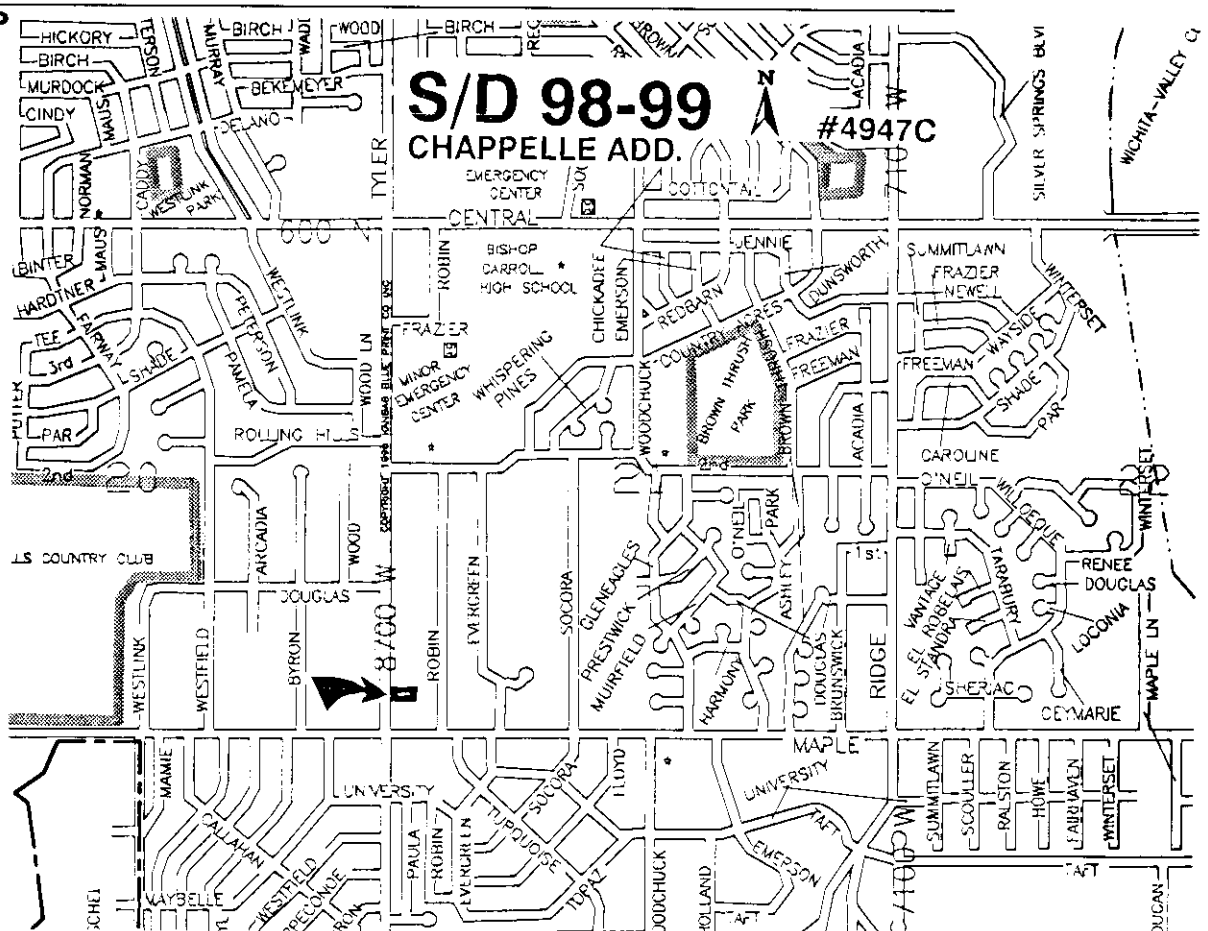
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 15,487 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail

VICINITY MAP



Note: This site has been approved for a zone change (Z-3277) from SF-6, Single-Family Residential to NR, Neighborhood Retail. This is a replat of Lot 1, Park Acres Addition. An access easement will be established adjoining the south line of Lot 1 to create access from Tyler to Lot 2.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees or easements 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. A cross-lot drainage easement is required.*
- D. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. *The Applicant seeks to close the driveway at the time of the development of Lot 2.*
- E. The access easement needs to be established by separate instrument.
- F. The final plat shall reference a tie point to a section corner.
- G. The MAPC Chairman needs to be revised to "William M. Johnson".
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- I. The Applicant is reminded that a platting binder is required with the final plat tracing.
- 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. (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.)

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- L. 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.
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- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.