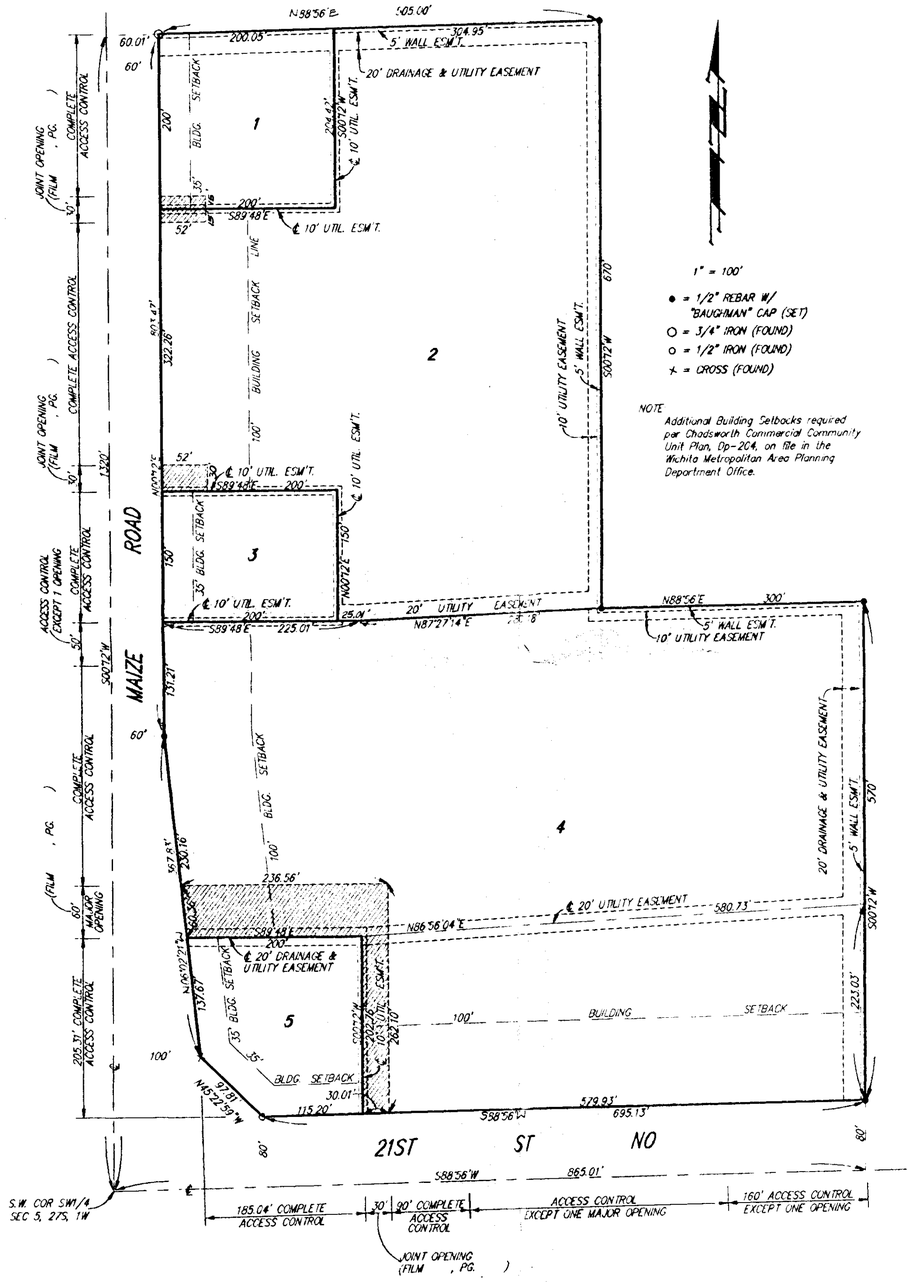
Copied from — Drawing 7/13/95

# CHADSWORTH COMMERCIAL 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS




1" = 100'

● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/4" IRON (FOUND)
o = 1/2" IRON (FOUND)
+ = CROSS (FOUND)

NOTE
Additional Building Setbacks required per Chadsworth Commercial Community Unit Plan, Dp-204, on file in the Wichita Metropolitan Area Planning Department Office.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CHADSWORTH COMMERCIAL 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 Lots 1, 2, 3, 4, 5, 6, and 7, Chadsworth Commercial Addition, Wichita, Sedgwick County, Kansas.

All being situated in the SW1/4 of Sec. 5, 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 Company, P.A.

Gregory F. Severns 7-12-95 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "CHADSWORTH COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines are allowed to cross these easements. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Access controls as depicted on the face of the plat are hereby granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bruce A. Pearson — Esther L. Pearson

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 12th day of JULY, 1995, by Bruce A. Pearson and Esther L. Pearson, husband and wife.

Philip J. Meyer Notary Public
PHILIP J. MEYER

My App't. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

This plat of "CHADSWORTH COMMERCIAL 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 29th day of June, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
John W. McKay, Jr.

SEAL

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1995.

_____ County Clerk
Suson E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1995, at _____ o'clock ___M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 29, 1995

Baughman Company S/D 95-44
315 South Ellis
Wichita, KS 67211

Re: S/D 95-44 CHADSWORTH COMMERCIAL 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 1995, 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 June 22, 1995.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: Bruce A. and Esther L. Pearson, 10218 W. 21st Street North, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
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June 22, 1995

Baughman Company S/D 95-44
315 South Ellis
Wichita, KS 67211

Re: S/D 95-44 CHADSWORTH COMMERCIAL 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As indicated by the sewer layout plan, the final plat tracing shall provide easements for the indicated line locations.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for needed improvements in both 21st Street North and Maize Road.

C. The applicant shall guarantee with paving any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. As indicated by the Chadsworth Commercial CUP, DP-204 the following traffic improvements shall, if not already constructed or provided for, guarantee:

1. The reconstruction of the grass medial in 21st Street to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 1.

2. The construction of continuous accel/decel lanes along 21st Street and Maize Road to serve the openings to all lots including partial reconstruction of the 21st Street/Maize Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.

3. The widening of Maize Road to provide a two-way center turning lane to serve Lots 1, 2, 3, 4, & 5.

4. The construction of a temporary third lane on Maize Road adjacent to the plat if development occurs before Maize Road is constructed to a 4 lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or Maize is improved to 4 lanes. (Partial development would necessitate partial construction of the third lane.)

In addition, the applicant shall guarantee the construction of the portion of major entrances within street right-of-way.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. Since this plat is proposing the use of joint openings for access to certain lots, such joint access easements or agreements shall be created by separate instrument. These instruments should specify who is to benefit by the joint opening, how the easement will be maintained, that no obstruction of the opening (easement) will be allowed, and so forth. These instruments need to be submitted to Planning for review. After approval the applicant needs to record the instruments and place the recording information on the plat tracing, or indicate same on the face of the plat.

The applicant shall record cross lot circulation agreements or indicate same on the face of the plat.

H. On the final plat tracing, dimensions shall be provided for the areas of complete access control involving Lot 5.

I. If not already done, the final plat shall indicate the utility easements requested by KG&E.

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.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. 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, June 29, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Bruce A. and Esther L. Pearson, 10218 W. 21st Street North, Wichita, KS 67212
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-6

**METROPOLITAN AREA PLANNING COMMISSION**

**June 29, 1995**

**STAFF REPORT**
**(Final Plat 6/22/95)**

**CASE NUMBER:** S/D 95-44 CHADSWORTH COMMERCIAL 2ND ADDITION

**OWNER/APPLICANT:** Bruce A. and Esther L. Pearson, 10218 W. 21st Street North, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, 315 South Ellis, Wichita, KS 67211

**LOCATION:** North of 21st Street North and east of Maize Road

**SITE SIZE:** 18.01 Acres

**NUMBER OF LOTS**

| | |
|---|---|
| Residential: | |
| Office: | |
| Commercial: | 5 |
| Industrial: | |
| Total: | 5 |

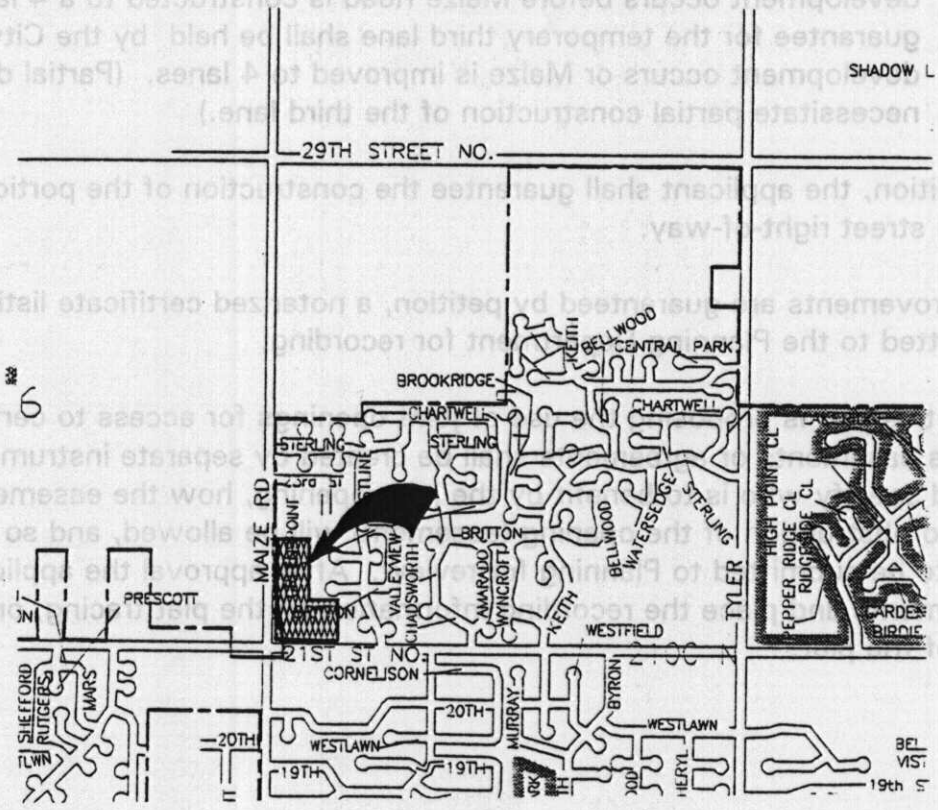
**MINIMUM LOT AREA:** .69 Acres

**CURRENT ZONING:** "LC" DP-204

**PROPOSED ZONING:** "LC"

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**VICINITY MAP:**



STAFF COMMENTS:

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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.

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