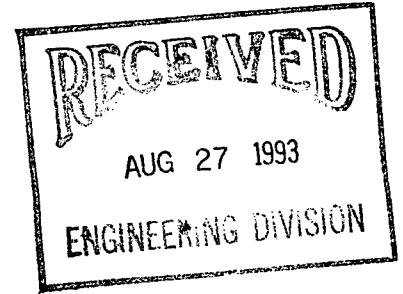


# THE CITY OF WICHITA



OFFICE OF CENTRAL INSPECTION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

August 26, 1993



Mr. Jay Russell  
455 N. Maize Road  
Wichita, Kansas 67212

RE: Grading and Drainage Elevations on Lots 1 through 14, Block 1,  
Chadsworth Addition to the City of Wichita.

Dear Mr. Russell:

As you are aware, all developed lots in this subdivision were to be filled and graded in accordance with the approved, detailed drainage plan submitted and approved with the final plat, and later recorded with the final plat (per Sections 5-302(D)(5), 5-403(E), and 7-209 of the Wichita-Sedgewick County Subdivision Regulations).

After the heavy rains which we had this summer, several residents of the above-developed lots began complaining about the amount of water on the rear of these lots. The City of Wichita subsequently hired an engineer to shoot elevations at the rear of these lots, and found that the final grade and elevations of the lots were generally 2'- 4' lower in the rear than shown on the approved detailed drainage plan.

Per Section 9-108 of the Wichita-Sedgewick County Subdivision Regulations, as amended, you, as subdivider, are responsible for assuring that any defects or deficiencies in any improvements as installed from final engineering plans and specifications are corrected within six (6) weeks of the date of notification.

This is your official notification to take necessary action to correct the deficiencies noted above by October 11, 1993. Should you have questions, or need additional information, you may contact me at 264-4481 or Mike Lindebak, City Engineer, at 264-4266.

Thanks for your prompt attention to this matter.

Sincerely,  
  
Kurt A. Schroeder  
Acting Superintendent  
of Central Inspection

CC: Doug Moshier, Assistant City Attorney  
Mike Lindebak, City Engineer



I N T E R O F F I C E   M E M O R A N D U M

Printed by:       Mike Lindebak  
Date:             11-Jun-1993 03:32pm CDT  
From:             Steve Lackey  
                  LACKEY\_S  
Dept:             Public Works  
Tel No:           268-4422

TO:   Mike Lindebak

( LINDEBAK\_M )

CC:   Kurt Schroeder

( SCHROEDER\_K )

Subject: Chadsworth

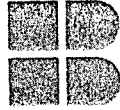
Have a survey crew go out and survey the property line on the east side of the Chadsworth ditch along the back yards that we have talked about. I want a map made to show the lot corner elevations of what they supposed to be and what they are today.

You better verify that the ditch was cut properly too.

When all of this is accomplished, I want to discuss at the DRC.

Complete by 6-21-93.

WILLIAM L. KORBER, L.S.  
N. BRENT WOOTE, P.E.



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Page 1 of 2

Project No. 92-08-G025

Fischer

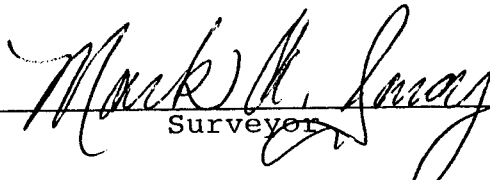
State of Kansas )  
                          )    SS  
County of Sedgwick )

August 7, 1992

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 7th day of August, 1992, perform an inspection of Lot 20, Block 6, Chadsworth Addition, Wichita, Sedgwick County, Kansas.

On said parcel is house No. 2456 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said parcel by buildings on the adjacent parcels.

The accompanying sketch is a true representation to the best of our knowledge and was prepared for mortgagee title insurance only. This document does not constitute a boundary survey and no property corners were set. This inspection and the dimensions of the property shown are subject to any inaccuracies that a subsequent boundary survey may disclose and are not to be used to establish fences, structures or other improvements to the property. No warranty is extended herein to the present or future owners or occupants.

  
\_\_\_\_\_  
Surveyor

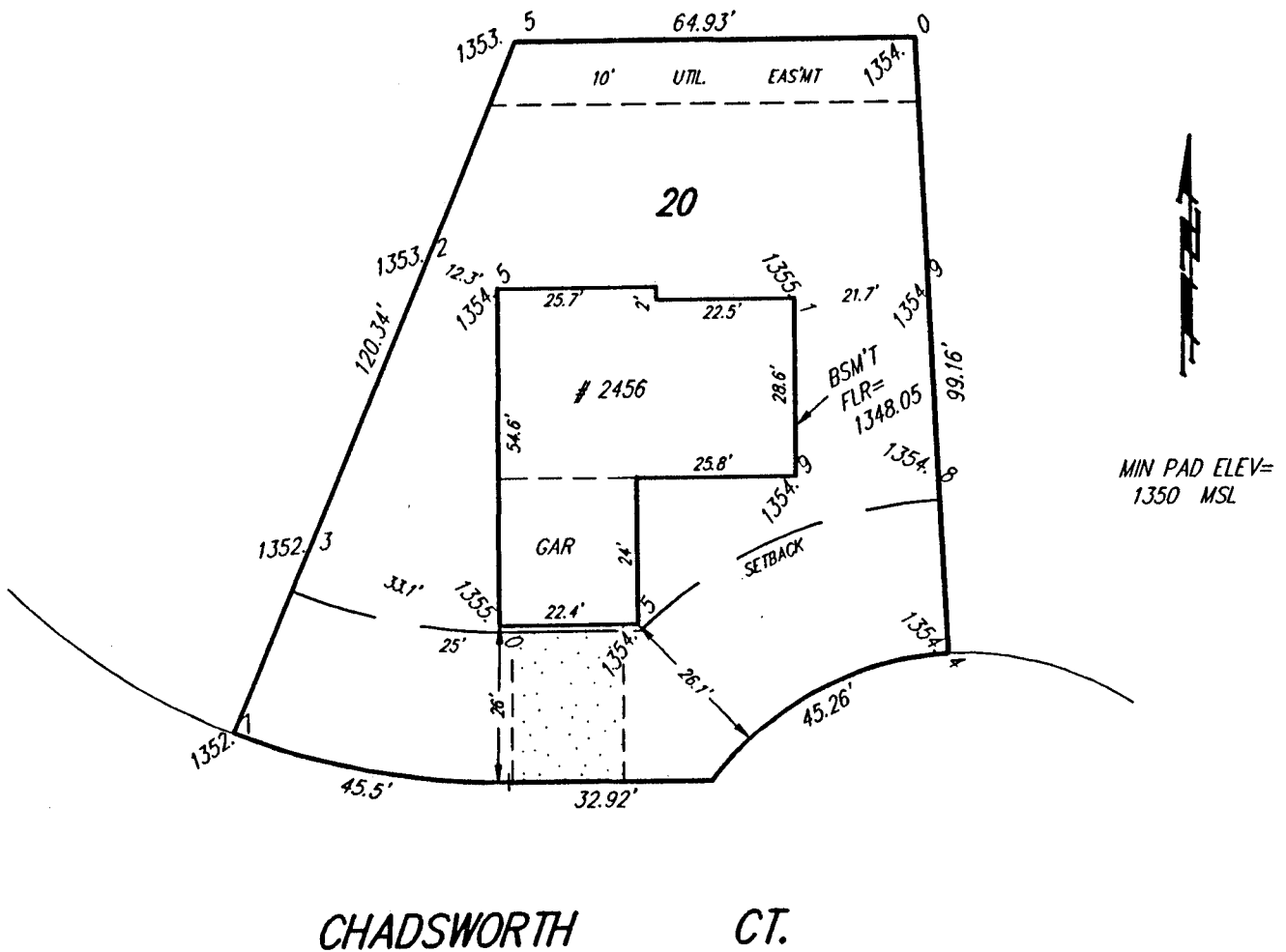


WILLIAM L. KORBER, L.S.  
N. BRENT WOOTEEN, P.E.



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Page 2 of 2



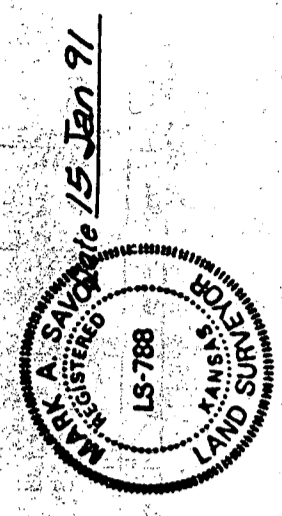
DWG FILE: C2250206A-TLM  
Project No. 92-08-G069  
FEMA FIRM 200321 0125A  
JUNE 3, 1986

According to scaled location on FIRM, the majority of the lot including the house  
is Zone C approximately the north 20 feet of the Lot is Zone C.





Baughman  
 Mark A. Savoy

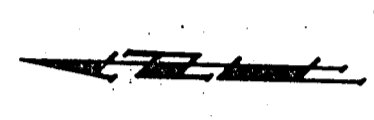


Know all men by these presents that the undersigned, have caused the land described in this certificate to be platted into Lots, Blocks, Reserves to be known as "CHADSWORTH ADDITION", Wichita, Sedgewick County, Kansas. Reserve "A" is hereby reserved for drainage space, and landscaping, Reserve "B" is hereby reserved for entry features and for the construction and main public utilities. Reserve "C" is hereby reserved for open space and entry features. Reserve "D" is hereby reserved for purposes, open space, recreational purposes, and reserves shall be owned and maintained by the home owner for the addition. The wall/fence easements are as indicated for the construction and maintenance of screening wall or fence and utility main lines and service to cross these easements. The wall easement allowed for pedestrian access and sidewalk purposes or other obstructions shall be allowed within said easement utility easements are hereby granted for the construction of all public utilities. The drainage easements granted for drainage purposes. The temporary Cul-De-Sac at such time as Chartwell is extended further west of as a permanent Cul-De-Sac on the property to the streets are hereby dedicated to and for the use of the abutters rights of access to or from 21st St. No. one the south line of Reserve's "A" and "C" and Lots 2, 3, 3, are hereby granted to the appropriate governing body for Pad Elevations for lowest floor and lowest opening shaft on the face of the plat.

Rider Land & Cattle  
 9 Colorado  
 Dwight C. Rider  
 Matthias F. Eck

State of Colorado) SS The foregoing instrument acknowledge me, this 15th day of January, 1991, at  
 Sedgewick County, Kansas  
 Dwight C. Rider, General Partner of Rider Land & Cattle  
 and Matthias F. Eck, on behalf of the Partnership.

My App't. Exp. 6-30-94  
 Melody J. Pores



1" = 100'  
 0 = IRON

MINIMUM BUILDING PAD ELEVATIONS

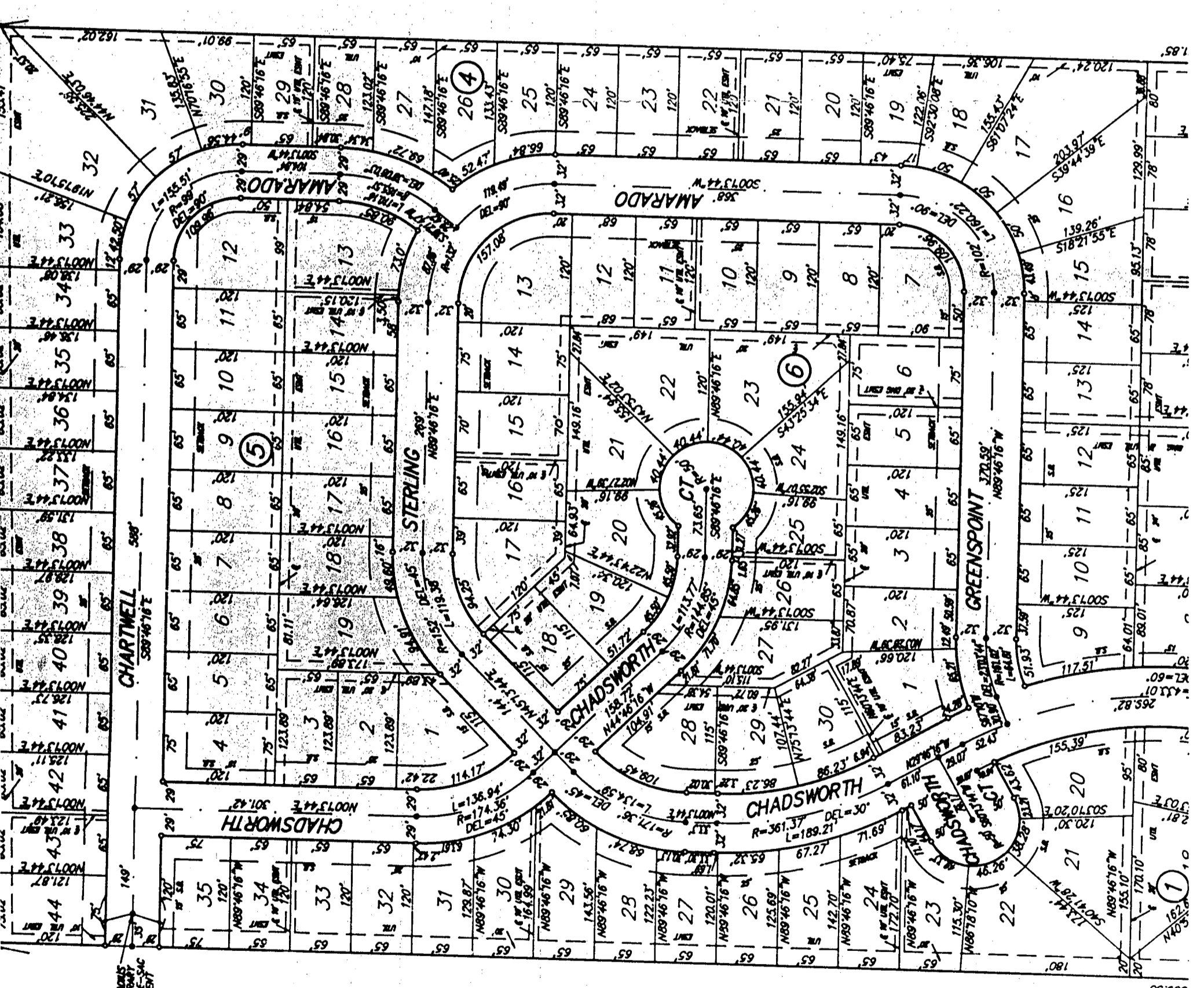
Lowest Floor Elevation of Structure  
 163.6 City Datum / 135.0 M.S.L.

Lots 28, 29, 30, 31, 32, 33, 34, and 35, Block 1  
 Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44, Block 4  
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Block 5  
 Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, and Lot 28, Block 6

Lowest Opening Elevation to Structure  
 160 City Datum / 134.7 M.S.L.

Lots 1, 2, 3, 4, and 5, Block 1  
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, Block 2

BENCH MARK:  
 Square Cut on top of Headwall at N.E. Corner of RCBC on the north side of 21st St. No., west of Keith  
 Elevation = 161.28 City Datum  
 Elevation = 1348.68 M.S.L.



559.55

\*\*\* DRAFT \*\*\*

CITY OF WICHITA - RESIDENTIAL BUILDING PERMIT

Receipt: 00000000

Location: 02464 N CHADSWORTH CT Bldg: Suite:  
Permit No: 92-005426-0101 Secondary Addr: Zip: 67205-0000

Contractor: SUTER LARRY INC License No: 0000620 Type: BC  
Owner: HEARTHSIDE HOMES I  
Address: 13040 W 13TH Phone: (316)722-8830

City: WICHITA State: KS Zip: 67235-0000  
Tax Key No: D-44878- -

Lot: 18 Bl: 6 Add: CHADSWORTH ADDITION  
Legal:

CUP: DP- Zoning: AA  
BZA: - - - - - Occ. Group: R3  
Other(Cov-DR): Const. Type: 5N  
Map No: 4850C  
Improvement Type: NEW BUILDING Lot Split:  
Proposed Use: ONE-FAMILY Hist. Struc: N  
Third Party: Hist. Dist: N  
Unit No: Cert of Appr:

Fed Flood: N El: 0.0 Public Ownership: N Public Water: Y  
Loc Flood: N El: 0.0 Special Inspection: N Public Sewer: Y

Description ERECT 1 FAMILY DWELLING UNFIN BSMT ATT GARAGE  
of Work:

Foundation: CONCRETE	Square Ft	Stories: 1
Structure Frame: WOOD	Basement: 1403	Height: 18
Roof: WOOD	First Floor: 1403	Bedrooms: 3
Floor: WOOD	Second Floor: 0	Bathrooms: 2
	Other: 0	Parking
Covering Roof: COMPOSITION	Total: 2806	Reqd: 1
Ext. Walls: WOOD		Shown: 2
Int. Walls: DRY-WALL		

	Valuation:	\$77,000.00
	Building Permit:	\$456.00
	Electrical Permit:	\$81.00
	Plumbing Permit:	\$81.00
	Mechanical Permit:	\$63.00
Basement	Special Fees: ES FA	\$20.00
Finished: 0	Total Permit Fee:	\$701.00
UnFinished: 1403	Adjusted Total Fee: N	

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Applicant  
Signature: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Staff ID: 037 TAYLOR LEVINS

Date Issued: 04/17/92



# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

December 2, 1991

H.U.D. Regional Office  
1103 Grand  
Kansas City, MO 64106

Subject: Chadsworth Addition,  
Phase II

This letter is to verify that paving, sanitary sewer, drainage, and water improvements have been constructed to serve the lots listed below. The facilities were designed and built to Wichita's urban standards.

Lots 1-29, Block 1  
Lots 1-24, Block 2  
Lots 1-15, Block 3  
Lots 1-26, Block 4  
Lots 1-19, Block 5  
Lots 1-30, Block 6  
All in Chadsworth Addition

Sincerely,

Michael E. Lindebak, P.E.  
City Engineer

MEL:BM:cls



DEPARTMENT OF THE ARMY  
KANSAS CITY DISTRICT, CORPS OF ENGINEERS  
700 FEDERAL BUILDING  
KANSAS CITY, MISSOURI 64106-2896

September 24, 1991

REPLY TO  
ATTENTION OF:

Project Compliance Section  
(SG, KS, NPR)

Mr. N. Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, Kansas 67211

Dear Mr. Wooten:

This is in response to your letter dated August 29, 1991, regarding a determination of the requirement for obtaining a Department of the Army (DA) permit for a proposed development site located in the southwest quarter of Section 5, Township 27 south, Range 1 west, Sedgwick County, Kansas.

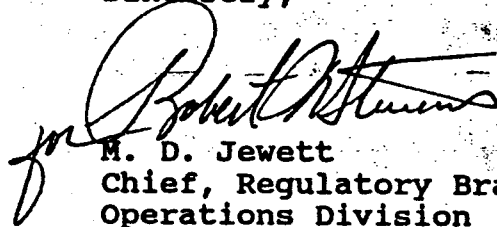
The Corps of Engineers has regulatory jurisdiction over waters of the United States pursuant to the provisions of Section 404 of the Clean Water Act (33 USC 1344), which is administered under Federal regulations 33 CFR 320-330. These provisions require prior authorization from the Corps of Engineers for the discharge of dredged or fill material into waters of the United States, including wetlands.

Our review of the information provided reveals that the project will not involve the discharge of fill material into any waters or wetlands which are within the Corps of Engineers' regulatory jurisdiction. Therefore, a DA permit will not be required for the project.

Although a DA permit will not be required, this does not preclude the possibility that other Federal, state and/or local permits may be required and you should satisfy yourself in this regard.

If you have any questions, please feel free to write me or to call Mr. Bob McDowell at 816-426-5643.

Sincerely,

  
for M. D. Jewett

Chief, Regulatory Branch  
Operations Division

Copies Furnished:

Kansas Department of  
Wildlife and Parks

Kansas State Board  
of Agriculture



# KANSAS STATE BOARD OF AGRICULTURE

GARY L. HALL, Acting Secretary

## DIVISION OF WATER RESOURCES

901 S. Kansas Avenue, Second Floor  
TOPEKA, KANSAS 66612-1283

DAVID L. POPE, Chief Engineer-Director  
(913) 296-3717

Respond to: 913/296-2933  
FAX: (913) 296-1176

September 5, 1991

MR N BRENT WOOTEN PE  
BAUGHOO COMPANY PA  
315 ELLIS  
WICHITA KS 67211

Re: Approval Determination  
Floodplain Fill, Cadillac Lake  
City of Wichita  
WSN: LSG-0065

Dear Mr. Wooten:

This letter is in response to your letter to the District Engineer of the Corps of Engineers, dated August 29, 1991, concerning approval requirement for a development project involving floodplain fill at a location in the SW 1/4 of Section 5, Township 27 South, Range 1 West, City of Wichita, Sedgwick County, Kansas. An approval from the Chief Engineer is needed for the floodplain fill under K.S.A. 24-126. A permit would also be required if any modifications are to be made to the drainage ditch that is on the East side of the Section which now diverts water from Cadillac Lake to a tributary of Cowskin Creek.

Enclosed are application forms for approval of levee plans and for a permit to construct obstructions in streams, application supplements, Rules and Regulations, and sample plans.

Every application has to go through a 30-day environmental review. Processing time for the application should take approximately 70 days. If there are any questions, please call this office.

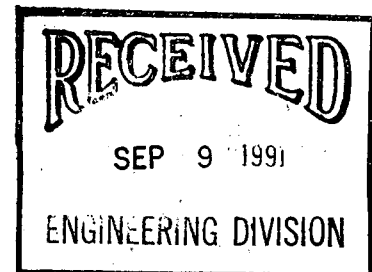
Sincerely,

*Russell W. LaForce*  
Russell W. LaForce, P.E.

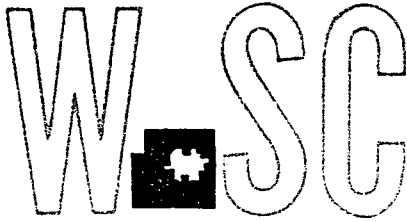
RWL:kf

Enc.

pc: Stafford Field Office  
District Engineer, Kansas City  
Corps of Engineers  
~~Mr. Chris Breitenstein, P.E.~~  
Mr. Fred Foshag, P.E.



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 24, 1990

Bill Korber  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-62 - Chadsworth Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 1990, 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 December 14, 1990.

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.

Please call if you have any questions.

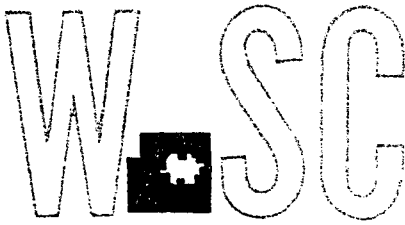
Sincerely,

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Three A H Corp., P.O. Box 9007, Wichita, KS 67277-0007  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 14, 1990

Bill Korber  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-62 (Final Plat) Chadsworth Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 13, 1990, 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.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee 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. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of a decel lane to serve the opening off of 21st North. The applicant shall also guarantee medial or other lane improvements to provide for left turns for east bound traffic adjacent to this site.
- G. As required by the City Sidewalk Ordinance and Section 8-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Chadsworth and Chartwell. However, the applicant has submitted an alternate sidewalk plan which extends along the west side of Chadsworth from 21st St. to Reserve D; then loops around

the perimeter of this Reserve and extends back out to Chadsworth through the walk easement between lots 9 and 10 of Block 2; continuing up the west side of Chadsworth to Chartwell and extending westward across the north line of Lot 35, Block 1. Since this alternate substantially meets the requirements of the sidewalk ordinance, it is recommended that the alternate be approved. Installation of this sidewalk may, as possible, be included in the street paving petitions. If City Engineering cannot include the portion in Reserve D in such petitions, the applicant shall submit a separate guarantee for this situation (cash, letter of credit, bond).

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Chartwell. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of this street. If Engineering approves, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plat's text and the temporary cul-de-sac is indicated on the face of the plat.
- J. The final plat tracing shall clearly indicate the right-of-way being dedicated for 21st St. N. adjacent to this site.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. 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. This covenant shall also indicate that the access easement between Lots 9 and 10, Block 2 will be maintained by the lot owners association. Further, this covenant shall indicate that the lot owners association shall maintain the open space or parking strip area between the south line of the plat and the paved area for 21st St. North.
- M. 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 a method similar to special assessments.

- N. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine the minimum pad elevations for the lots in the northern portion of the plat, presently located in a floodplain. The platting of these minimum building pad elevations shall be noted on the face of the final plat tracing as well as in the plattor's text.
- Also, minimum pad elevations are required for the lots adjacent to the proposed lakes. It shall be noted for both situations if these elevations involve the lowest floor or opening elevation. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. As indicated by the drainage concept, an off-site drainage easement shall be provided, along the west side of this plat by separate instrument. This easement shall be submitted to City Engineering for approval and to Planning for recording with the plat.
- P. The final plat tracing shall indicate in the plattor's text that no fencing or other obstruction shall be allowed within the 10-foot walk easement.
- Q. On the final plat tracing a full 20-foot utility easement shall be indicated along the south line of Lots 2, 3, and 4, Block 3. The 3-foot wall easement is to be exclusive of the utility easement and cannot be used as a reason to reduce the utility easement.
- R. As indicated by the sanitary sewer layout plan, several sections of sewer line are not covered by an easement. The final plat tracing shall indicate additional easements to cover all sections of the proposed sewer layout.
- S. The title binder indicates that an easement was granted to K.G. & E. in the area of this plat. A copy of this easement shall be submitted to Planning. If this easement effects this site it shall either be indicated on the plat or a release from K.G. & E. will have to be obtained.
- T. Prior to release of the final plat tracing for recording, proof that 1990 property taxes have been paid will need to be provided.
- U. The applicant shall meet with the representative from K.G. & E. to determine additional utility easement requirements to be provided on the final plat tracing. A letter shall be provided from K.G. & E., indicating that the final plat tracing indicates all needed easements.

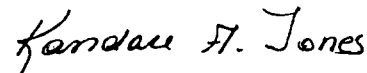
- V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- X. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Z. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, December 20, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Three A H Corp., P.O. Box 9007, Wichita, KS 67277-0007  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7  
December 13, 1990

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 11/29/90)

CASE NUMBER: S/D 90-62 - CHADSWORTH ADDITION

OWNER/APPLICANT: Three A H Corp., P.O. Box 9007, Wichita, KS  
67277-0007

SURVEYOR/ENGINEER: Bill Yung Design/Baughman Company

LOCATION: North of 21st Street North in an area east of  
Maize Rd.

SITE SIZE: 57.9 Acres

NUMBER OF LOTS

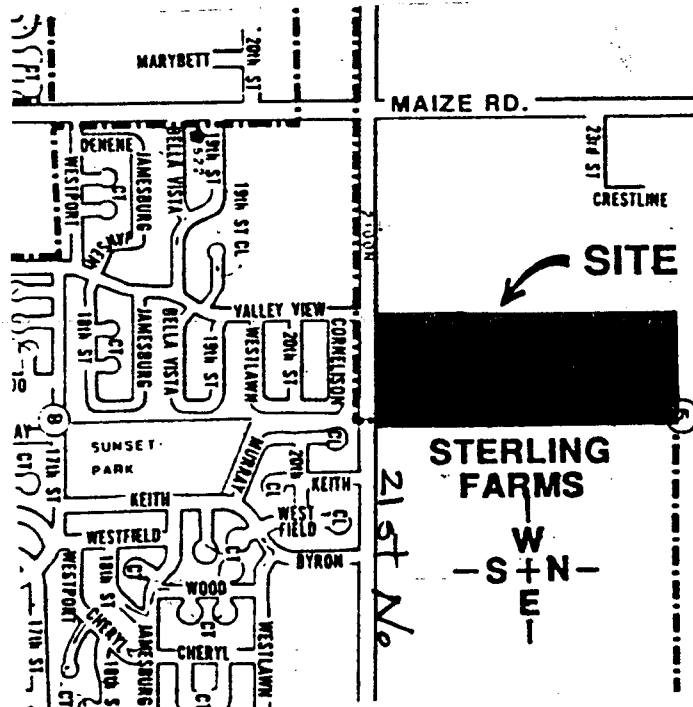
Residential:	167
Office:	
Commercial:	
Industrial:	
Total:	167

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (Upon Annexation)

VICINITY MAP:



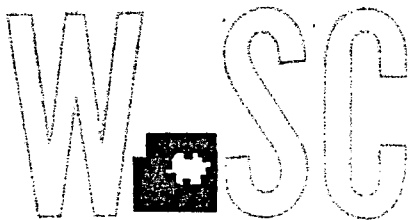
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee 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. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of a decel lane to serve the opening off of 21st North. The applicant shall also guarantee medial or other lane improvements to provide for left turns for east bound traffic adjacent to this site.
- G. As required by the City Sidewalk Ordinance and Section 8-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Chadsworth and Chartwell. However, the applicant has submitted an alternate sidewalk plan which extends along the west side of Chadsworth from 21st St. to Reserve D; then loops around the perimeter of this Reserve and extends back out to Chadsworth through the walk easement between lots 9 and 10 of Block 2; continuing up the west side of Chadsworth to Chartwell and extending westward across the north line of Lot 35, Block 1. Since this alternate substantially meets the requirements of the sidewalk ordinance, it is recommended that the alternate be approved. Installation of this sidewalk may, as possible, be included in the street paving petitions. If City Engineering cannot include the portion in Reserve D in such petitions, the applicant shall submit a separate guarantee for this situation (cash, letter of credit, bond).
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Chartwell. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of this street. If Engineering approves, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattor's text and the temporary cul-de-sac is indicated on the face of the plat.

- Q. On the final plat tracing a full 20-foot utility easement shall be indicated along the south line of Lots 2, 3, and 4, Block 3. The 3-foot wall easement is to be exclusive of the utility easement and cannot be used as a reason to reduce the utility easement.
- R. The title binder indicates that an easement was granted to K.G. & E. in the area of this plat. A copy of this easement shall be submitted to Planning. If this easement effects this site it shall either be indicated on the plat or a release from K.G. & E. will have to be obtained.
- S. Prior to release of the final plat tracing for recording, proof that 1990 property taxes have been paid will need to be provided.
- T. As requested by K.G. & E., utility easements need to be indicated between Lots 7 and 8, 12 and 13, Block 1; Lots 26 and 25, Block 6; Lots 7 and 8, and 4 and 3, Block 2.
- U. 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.
- V. 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.
- W. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within 30 days after approval by the City Council.
- Z. The representatives from City and County Engineering should be prepared to comment on the status of the applicant's drainage plan.

- J. The final plat tracing shall clearly indicate the right-of-way being dedicated for 21st St. N. adjacent to this site.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. 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. This covenant shall also indicate that the access easement between Lots 9 and 10, Block 2 will be maintained by the lot owners association. Further, this covenant shall indicate that the lot owners association shall maintain the open space or parking strip area between the south line of the plat and the paved area for 21st St. North.
- M. 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 a method similar to special assessments.
- N. The platting of minimum building pad elevations shall be noted on the face of the final plat tracing as well as in the plattor's text. These minimum pad elevations are required for the lots adjacent to the proposed lakes. It shall be noted if these elevations involve the lowest floor or opening elevation. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. As indicated by the drainage concept, an off-site drainage easement shall be provided, along the west side of this plat by separate instrument. This easement shall be submitted to City Engineering for approval and to Planning for recording with the plat.
- P. The final plat tracing shall indicate in the plattor's text that no fencing or other obstruction shall be allowed within the 10-foot walk easement.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

November 30, 1990

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 90-62 (Preliminary Plat) Chadsworth Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 29, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee 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. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of a decel lane to serve the opening off of 21st North. Such a right turn lane was guaranteed into the residential development on the Sterling Farms Addition. The applicant shall also guarantee medial or other lane improvements to provide for left turn for east bound traffic adjacent to this site.
- G. As required by the City Sidewalk Ordinance and Section 8-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Chadsworth and Chartwell. These sidewalks

shall be guaranteed by including their construction in the associated street paving petition. Sidewalk shall extend along Chadsworth to the north as well as continue west at Chartwell or along Lot 35, Block 1. If the applicant chooses he may submit an alternate sidewalk plan for review and approval which meets the basic requirements indicated above.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
- J. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Chartwell. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of this street. If Engineering approves, a temporary cul-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plat's text and the temporary cul-de-sac is indicated on the face of the plat.
- K. The final plat shall clearly indicate the right-of-way being dedicated for 21st St. N. adjacent to this site.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. 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. This covenant shall also indicate that the access easement between Lots 11 and 12, Block 2 will be maintained by the lot owners

association. Further, this covenant shall indicate that the lot owners association shall maintain the open space or parking strip area between the south line of the plat and the paved area for 21st St. North.

- O. 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 a method similar to special assessments.
- P. The platting of minimum building pad elevations shall be noted on the face of the plat as well as in the plat's text. These minimum pad elevations are required for the lots adjacent to the proposed lakes. It shall be noted if these elevations involve the lowest floor or opening elevation. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- Q. The final plat shall indicate the platting of 25-foot front yard building setbacks on all lots, with a 15-foot side yard building setback also on each of the corner lots.
- R. Since Reserves A and D are being platted to allow the construction of gazebos and structures, the applicant shall show a 25-foot building setback for these structures from the adjacent streets (Chadsworth and 21st).
- S. The final plat should show any utility easements located in the reserves. It is indicated that the Reserves will allow utilities within easements.
- T. As indicated by the drainage concept, an off-site drainage easement shall be provided, along the west side of this plat by separate instrument. This easement shall be submitted to City Engineering for approval and to Planning for recording with the plat.
- U. As requested by City Engineering, the applicant shall submit a sanitary sewer layout plan at the time of submitting the final plat.
- V. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

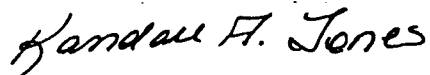
- W. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- X. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. A copy of the drainage plan shall also be submitted to County Engineering and the time of submitting the final plat.
- Z. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Kandace A. Jones  
Associate Planner

KJ:sm  
Enclosure

cc: Three A H Corp., P.O. Box 9007, Wichita, KS 67277-0007  
Baughman Company, 315 Ellis, Wichita, KS 67211  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

November 29, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-62 - CHADSWORTH ADDITION

OWNER/APPLICANT: Three A H Corp., P.O. Box 9007, Wichita, KS  
67277-0007

SURVEYOR/ENGINEER: Bill Yung Design/Baughman Company

LOCATION: North of 21st Street North in an area east of  
Maize Rd.

SITE SIZE: 57.9 Acres

NUMBER OF LOTS

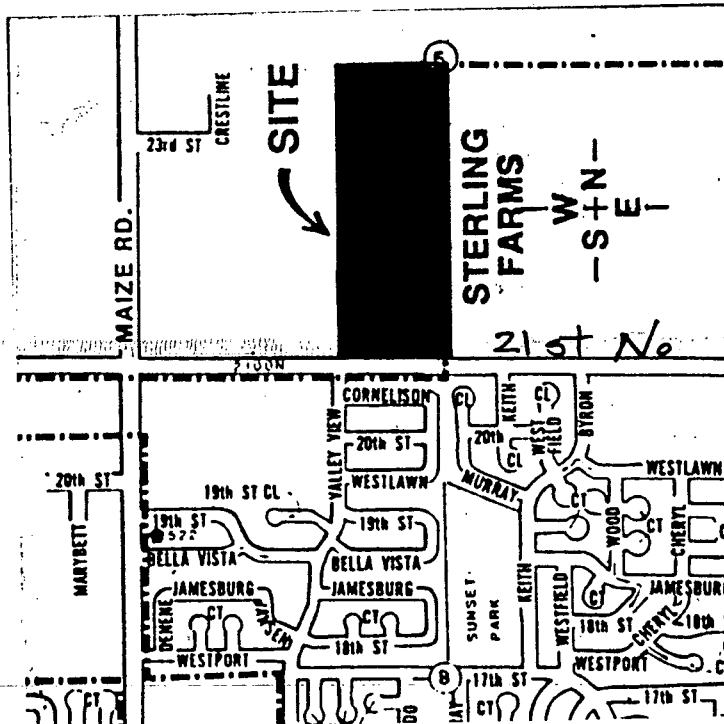
Residential:	167
Office:	
Commercial:	
Industrial:	
Total:	167

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (Upon Annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is located just outside of the City, however, it touches City limit lines. This site has City sewer and water available. This plat was originally submitted for the November 1, 1990 meeting of the Subdivision Committee but was withdrawn to allow revisions to the drainage plan.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee 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. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of a decel lane to serve the opening off of 21st North. Such a right turn lane was guaranteed into the residential development on the Sterling Farms Addition.
- G. As required by the City Sidewalk Ordinance and Section 8-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Chadsworth and Chartwell. These sidewalks shall be guaranteed by including their construction in the associated street paving petition. Sidewalk shall extend along Chadsworth to the north as well as continue west at Chartwell or along Lot 35, Block 1.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
- J. In order to provide better access to the west of this site and also to improve emergency access, a continuous street or connection shall be provided in the area of Lots 10-12, Block 1.

- K. The applicant shall obtain, by separate instrument, off-site temporary street dedications for the proper termination of Chartwell and the street connection requested between Lots 10, 11 or 12 of Block 1. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of these streets. If Engineering approves, temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattor's text and the temporary culs-de-sac are indicated on the face of the plat.
- L. The final plat shall clearly indicate the right-of-way being dedicated for 21st St. N. adjacent to this site.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. 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. This covenant shall also indicate that the access easement between Lots 11 and 12, Block 2 will be maintained by the lot owners association. Further, this covenant shall indicate that the lot owners association shall maintain the open space or parking strip area between the south line of the plat and the paved area for 21st St. North.
- P. 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 a method similar to special assessments.
- Q. If required, the platting of minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text.
- R. The final plat shall indicate the platting of 25-foot front yard building setbacks on all lots, with a 15-foot side yard building setback also on each of the corner lots.

- S. Since Reserves A and D are being platted to allow the construction of gazebos and structures, the applicant shall show a 25-foot building setback for these structures from the adjacent streets (Chadsworth and 21st).
- T. The final plat should show any utility easements located in the reserves. It is indicated that the Reserves will allow utilities within easements.
- U. A representative from the Fire Dept. should be prepared to comment upon the street name Chadsworth, and whether streets such as Valleyview or Peterson to the south might be a more logical extension for purposes of emergency response.
- V. 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.
- W. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- X. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Y. 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.
- Z. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- AA. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if this site is impacted by a floodway and if minimum building pad elevations are required.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2  
November 11, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-62 - CHADSWORTH ADDITION

OWNER/APPLICANT: Three A H Corp., P.O. Box 9007, Wichita, KS  
67277-0007

SURVEYOR/ENGINEER: Bill Yung Design/Baughman Company

LOCATION: North of 21st Street North in an area east of  
Maize Rd.

SITE SIZE: 57.9 Acres

NUMBER OF LOTS

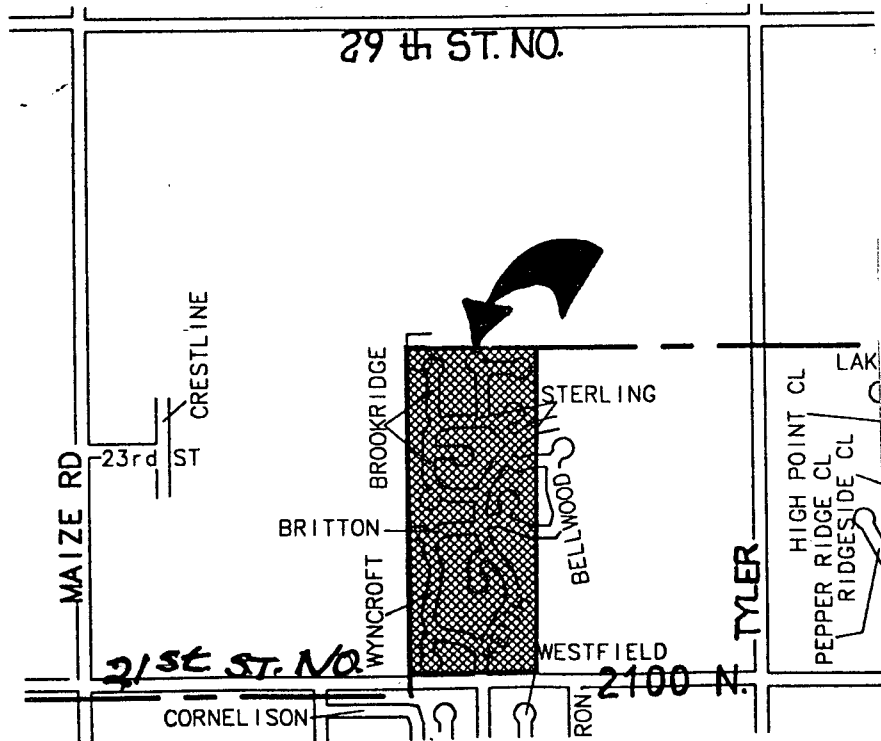
Residential:	169
Office:	
Commercial:	
Industrial:	
Total:	169

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (Upon Annexation)

VICINITY MAP:



STAFF COMMENTS:

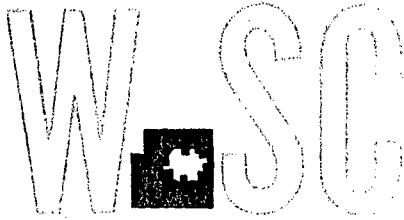
NOTE: This plat is located just outside of the City, however, it touches City limit lines. This site has City sewer and water available.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee 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. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of a decel lane to serve the opening off of 21st North. Such a right turn lane was guaranteed into the residential development on the Sterling Farms Addition.
- G. As required by the City Sidewalk Ordinance and Section 8-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Chadsworth and Chartwell. These sidewalks shall be guaranteed by including their construction in the associated street paving petition. Sidewalk shall extend along Chadsworth to the north as well as continue west at Chartwell or along Lot 45, Block 1.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
- J. The final plat shall show the platting of Amarado, Greensport and Chartwell in the area of Block 5, as 64-foot streets. The Subdivision Regulations stipulate a 58-foot street is to be no more than three blocks in length with a maximum of 24 lots per block.

- K. In order to provide better access to the west of this site and also to improve emergency access, a continuous street or connection shall be provided in the area of Lots 24-29, Block 1, instead of a cul-de-sac.
- L. The applicant shall obtain, by separate instrument, off-site temporary street dedications for the proper termination of Chartwell and the street connection requested above. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of these streets. If Engineering approves, temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattor's text and the temporary culs-de-sac are indicated on the face of the plat.
- M. The final plat shall clearly indicate the right-of-way being dedicated for 21st St. N. adjacent to this site.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- P. 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.
- Q. 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 a method similar to special assessments.
- R. If required, the platting of minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text.
- S. The final plat shall indicate the platting of 25-foot front yard building setbacks on all lots, with a 15-foot side yard building setback also on each of the corner lots.

- T. Since Reserves A, C and D are being platted to allow the construction of gazebos, the applicant shall show a 25-foot building setback for these structures from the adjacent streets.
- U. The final plat should show any utility easements located in the reserves. It is indicated that Reserves B and E will allow utilities within easements.
- V. A representative from the Fire Dept. should be prepared to comment upon the street name Chadsworth, and whether streets such as Valleyview or Peterson to the south might be a more logical extension for purposes of emergency response. Further, before submitting the final plat, the applicant shall meet with a representative from Central Inspection to discuss other issues concerning addressing and the use of street names in other portions of the plat. For example, a court coming off of a court in Block 1, Amarado Circle being a north-south street but coming off another north-south street and use of street names around the looped street sections, may not be appropriate.
- W. 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.
- X. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Z. 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.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if this site is impacted by a floodway and if minimum building pad elevations are required.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

November 1, 1990

Bill G. Yung Design  
4912 E. 29th St. N., Suite 1  
Wichita, KS 67220

Re: S/D 90-62 (Preliminary Plat) Chadsworth Addition

Dear Bill:

As discussed on October 31, 1990, the above captioned plat was withdrawn from the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 1, 1990. The action of the Committee was to defer the plat until further notice.

If you should have any questions, please call.

Sincerely,

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Three A H Corp., P.O. Box 9007, Wichita, KS 67277-0007  
Baughman Company, 315 Ellis, Wichita, KS 67211  
Mike Lindebak, City Engineer