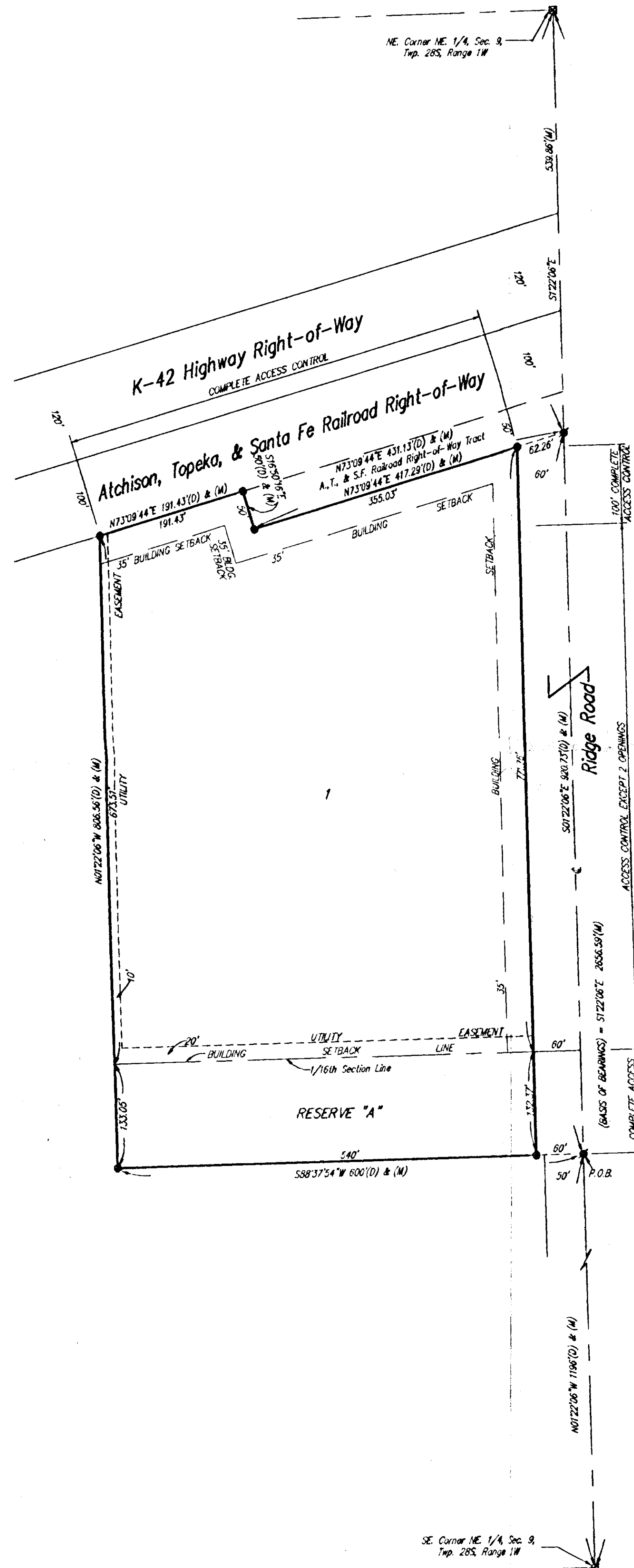


CALDWELL EQUIPMENT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Tracing
5/22/96



- (D) = Described
(M) = Measured
- = #4 Baughman Rebar Set
 - = #4 Rebar Found
 - = #5 Barber Rebar Found
 - = P.K. Nail & Shiner Set

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 "CALDWELL EQUIPMENT ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as a tract of land in the NE 1/4 of Sec. 9,
Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described
as commencing at the SE. Cor. of said NE 1/4; thence N01°22'06"W
along the east line of said NE 1/4, 1196 feet for a point of beginning;
thence at right angles to the east line of said NE 1/4 on a bearing of
S88°37'54"W, 600 feet; thence N01°22'06"W parallel to and 600 feet
distant from the east line of said NE 1/4, 806.56 feet to a point on the
south line of the Atchison, Topeka, & Santa Fe (A.T. & S.F.) Railroad
right-of-way; thence N73°09'44"E along the south line of said A.T. &
S.F. right-of-way, 191.43 feet to the NW corner of the A.T. & S.F.
Railroad tract as set forth in Deed Book 217, Page 251; thence at right
angles to said A.T. & S.F. right-of-way on a bearing of S16°50'16"E
along the westerly line of said A.T. & S.F. Railroad tract, 50 feet to the
SW. Cor. thereof; thence N73°09'44"E parallel to and 50 feet distant
from said A.T. & S.F. Railroad right-of-way along the southerly line of
said A.T. & S.F. Railroad tract extended, 417.29 feet to a point on the
east line of said NE 1/4; thence S01°22'06"E along the east line of said
NE 1/4, 920.73 feet to the point of beginning.

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

Baughman Co., P.A.

Gregory F. Severns
Gregory F. Severns, L.S. #876
KANSAS
REGISTERED
LAND SURVEYOR
5-15-96

Know all men by these presents that we, the
undersigned, have caused the land in the surveyors certificate to be platted
into a Lot, a Reserve, and a Street to be known as "CALDWELL EQUIPMENT
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The street is hereby dedicated to and for the use
of the public. Reserve "A" is hereby reserved for drainage, open space,
and landscaping. Reserve "A" shall be owned and maintained by the
owner of Lot 1. All abutters rights of access to or from Ridge Road
over and across the east line of Reserve "A" and Lot 1 and to or from
K-42 Highway over and across the north line of Lot 1 are hereby granted
to the City of Wichita, Kansas provided, however, that Lot 1 shall have
access to Ridge Road at two locations over all except the north 100 feet
of the east line of Lot 1 as shall be determined by the City Engineer of
the City of Wichita, Kansas.

Caldwell Equipment Co., Inc.

Sid Caldwell
Sid Caldwell, President

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 14th day of MAY, 1996, by Sid Caldwell,
President of Caldwell Equipment Co., Inc., on behalf of the corporation.

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

Philip J. Meyer
PHILIP J. MEYER Notary Public
NOTARY PUBLIC
STATE OF KANSAS

This plat of "CALDWELL EQUIPMENT ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this 11th day of January, 1996.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Hawes Chair

Marvin S. Krout Secretary



This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ___ day of ___, 1996.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this ___ day
of ___, 1996.

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ___ day
of ___, 1996, at ___ o'clock ___ M., and is duly
recorded.

Pat Keltner Register of Deeds

Ed Resa Deputy

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

January 11, 1996

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

RE: S/D 95-75, Final Plat of CALDWELL EQUIPMENT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 11, 1996, 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 January 4, 1996.

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
Senior Planner

DL:rh

cc: Caldwell Equipment Company, Inc., Attn: Sid Caldwell, 1210 S. West Street, Wichita, KS 67213
Larry Good, Trustee, Waco Township, 10223 W. MacArthur Road, Wichita, KS 67215
Mike Lindebak, City Engineer

SEDGWICK COUNTY



January 4, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
PHONE (316) 268-4421
FAX (316) 268-4390

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

RE: S/D 95-75, ^{Final} Preliminary Plat of CALDWELL EQUIPMENT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 4, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Although one of the primary purposes of the City/County Subdivision Regulations is not to just assure that a given site meets necessary requirements for development but to also assure that needed improvements will also be made or become available for the orderly development of adjacent properties, the following conditions or recommendations are being provided. Specifically, this site shall:

- Annex
has been
stn. fee
- not yet
completed
5/21/96
1. The Subdivision Committee recommends that annexation not be required until development is adjacent to the site (e.g., east, south or west side); and that the applicant not be required to extend sewer or water utilities to the site until such utilities are adjacent to the site. It is the City Council's policy to require annexation when property is being platted, and when that property is eligible for annexation. This property abuts the City limits along its north property line. The applicant will need to request that the City Council waive their annexation policy. The Health Department has indicated on-site domestic waste water treatment is acceptable. The Fire Department has indicated that the fire code will require sufficient water available on site with which to fight fires before a building permit may be issued.

The applicant will need to request the City Council to waive the extension of municipal services until they become reasonably available. That is, if acceptable to the City, a request for future annexation should be provided or if required to annex, a waiver of improvements, at this time be allowed.

2. As determined appropriate by City Engineering and the City's Water Department, and based upon the City's action in regard to annexation and/or waiver of improvements, the applicant shall submit guarantees for the extension of municipal sanitary sewer

January 4, 1996

Page 2

and water to this site. If annexation is not required at this time or improvements waived until a future period, guarantees shall still be provided for the future participation in such improvements.

- Has
Be. H-0
SP
3. If water and sewer improvements are not required at this time, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

In addition, since this site is proposed for "E" zoning, but is indicating actual uses that will generate only normal, residential type wastes and/or water needs, the applicant shall also submit to the Health Department for approval and to Planning for recording with the plat, a covenant which assures that only residential type wastes and water uses will be generated at this site, unless or until municipal services actually becomes available.

- ~~B.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.
- ~~C.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~D.~~ The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- ~~E.~~ The applicant is advised that based on the Airport Hazard Zoning Ordinance, this site may be restricted to structures, signs, etc. of no greater than 25-feet in height.
- ~~F.~~ 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.)
- ~~G.~~ 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.
- ~~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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

S/D 95 - 75 - Final Plat of the CALDWELL EQUIPMENT COMPANY ADDITION
January 4, 1996
Page 3

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. As noted by County Engineering, Ridge Road adjacent to this site is an FAS route and the final plat tracing shall indicate the dedication of 60-feet of 1/2 street right-of-way for Ridge Road adjacent to this Addition.

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, January 11, 1996 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: Caldwell Equipment Company, Inc., Attn: Sid Caldwell, 1210 S. West Street, Wichita, KS 67213

Larry Good, Trustee, Waco Township, 10223 W. MacArthur Road, Wichita, KS 67215

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

January 11, 1996

STAFF REPORT

(Final Plat Approved 1/4/96, Preliminary Plat Approved 12/7/95)

CASE NUMBER: S/D 95-75 CALDWELL EQUIPMENT ADDITION

OWNER/APPLICANT: Caldwell Equipment Company, Inc., 1210 S. West Street, Wichita, KS 67213

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

LOCATION: North of MacArthur and west of Ridge Road

SITE SIZE: 10.7 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

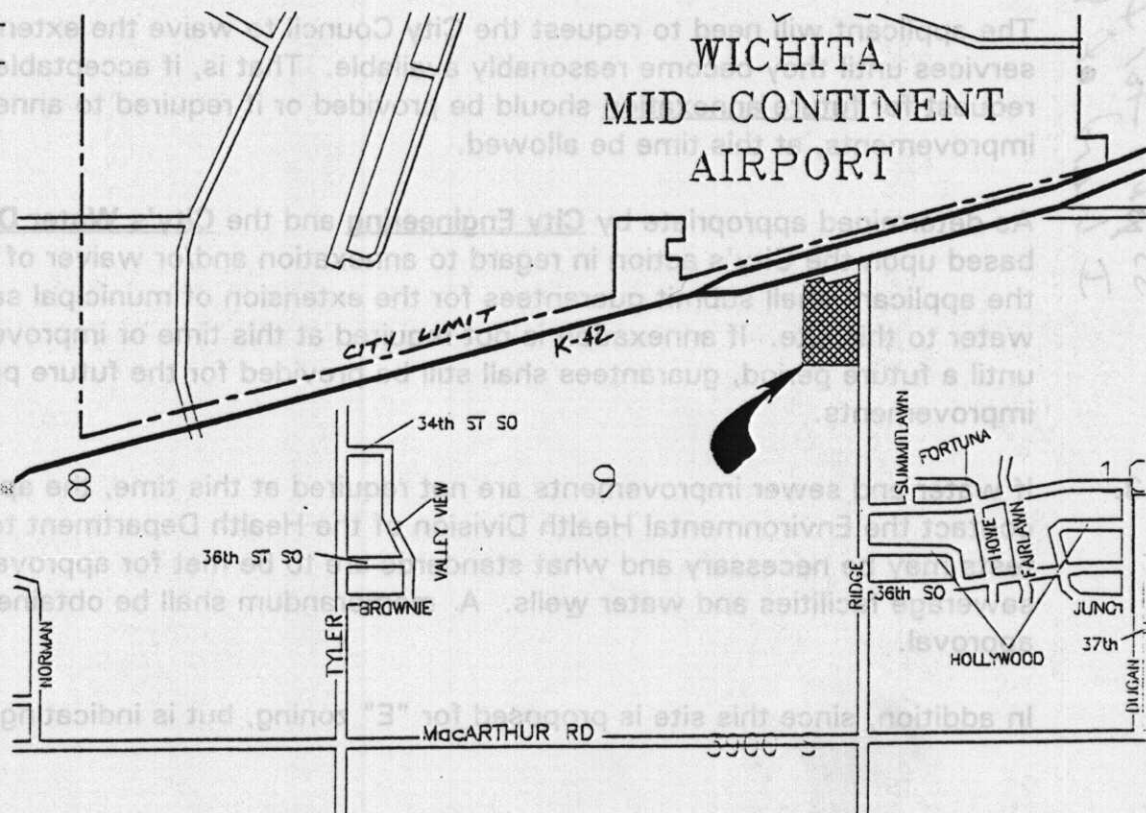
Industrial: 1

Total: 1

MINIMUM LOT AREA: 466,851.57 sq. ft.

CURRENT ZONING: "R-1" 10.7 Acres

PROPOSED ZONING: "E" - 8.8 Acres (SCZ-0693)
"R-1" 1.9 Acres

VICINITY MAP:

NOTE: Although this site is presently in the County, it is adjacent to Wichita's City Limits. However, City utilities do not now appear to be directly available to the site. The site is, though, involved in a requested zone change (SCZ-0693) to "E" Light Industrial zoning and as noted by the Subdivision Regulations would be considered an urban type plat, requiring the use of both municipal sewer and water facilities. While such sites have in the past been allowed to plat and use on-site facilities providing use restrictions are established if annexed, City Fire Department requirements will require access to an acceptable fire fighting source of water (fire hydrant). Since no such source of water may presently be available, the applicant is requesting that annexation of the site not be required at this time. Staff's position is that the applicant should request annexation now.

STAFF COMMENTS:

A. Although one of the primary purposes of the City/County Subdivision Regulations is not to just assure that a given site meets necessary requirements for development but to also assure that needed improvements will also be made or become available for the orderly development of adjacent properties, the following conditions or recommendations are being provided. Specifically, this site shall:

1. The Subdivision Committee recommends that annexation not be required until development is adjacent to the site (e.g., east, south or west side); and that the applicant not be required to extend sewer or water utilities to the site until such utilities are adjacent to the site. It is the City Council's policy to require annexation when property is being platted, and when that property is eligible for annexation. This property abuts the City limits along its north property line. The applicant will need to request that the City Council waive their annexation policy. The Health Department has indicated on-site domestic waste water treatment is acceptable. The Fire Department has indicated that the fire code will require sufficient water available on site with which to fight fires before a building permit may be issued.

The applicant will need to request the City Council to waive the extension of municipal services until they become reasonably available. That is, if acceptable to the City, a request for future annexation should be provided or if required to annex, a waiver of improvements, at this time be allowed.

As determined appropriate by City Engineering and the City's Water Department, and based upon the City's action in regard to annexation and/or waiver of improvements, the applicant shall submit guarantees for the extension of municipal sanitary sewer and water to this site. If annexation is not required at this time or improvements waived until a future period, guarantees shall still be provided for the future participation in such improvements.

3. If water and sewer improvements are not required at this time, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

In addition, since this site is proposed for "E" zoning, but is indicating actual uses that

*DATE: 1/11/96
DUE: 1/11/96
I have nothing was held up appl. as city
to annex. Ext. water & sewer - 5' x 12'
SS, add. for future. 7' x 12'
I heard of this.*

will generate only normal, residential type wastes and/or water needs, the applicant shall also submit to the Health Department for approval and to Planning for recording with the plat, a covenant which assures that only residential type wastes and water uses will be generated at this site, unless or until municipal services actually becomes available.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. The applicant is advised that based on the Airport Hazard Zoning Ordinance, this site may be restricted to structures, signs, etc. of no greater than 25-feet in height.
- F. 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.)
- G. 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.
- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. As noted by County Engineering, Ridge Road adjacent to this site is an FAS route and the final plat tracing shall indicate the dedication of 60-feet of 1/2 street right-of-way for Ridge Road adjacent to this Addition.