

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.

- I. Since certain access openings to the adjacent streets are not specifically determined by the plat, the platator's text shall note that access openings shall be approved by the City Engineer.
- J. The platator's text shall also be amended to indicate the utility easements are being "granted for the construction and maintenance of public utilities."
- K. The final plat shall indicate the utility easements requested by K.G. & E. and which are indicated on the enclosed "marked" copy of the plat.
- L. On the final plat tracing, the Mayor's signature block shall be amended to indicate Frank Ojile as Mayor. Also, the Chairman of the MAPC signature block shall be amended to Lorenza Breckenridge, Jr.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

November 5, 1992

STAFF REPORT

(Final Plat Approved 10/29/92, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-11 - CHADSWORTH COMMERCIAL ADDITION

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

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

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

SITE SIZE: 18 Acres

NUMBER OF LOTS

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 7 |
| Industrial:  |   |
| Total:       | 7 |

MINIMUM LOT AREA: 25,000 sq. ft.

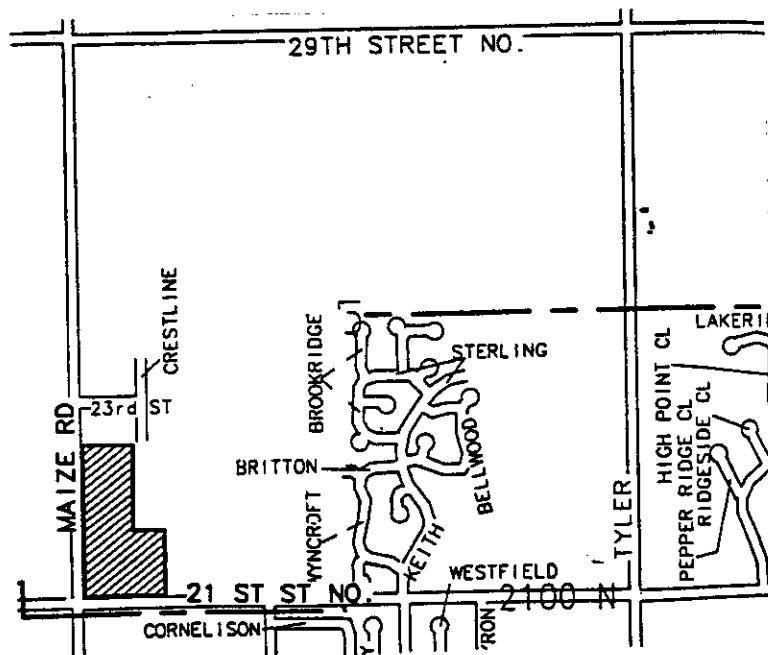
CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3049) (DP-204)

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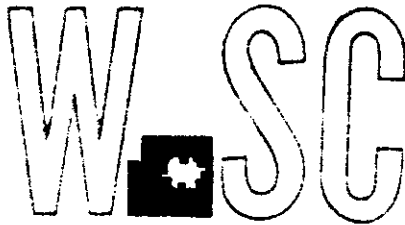
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VICINITY MAP:



STAFF COMMENTS:

- 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.
  - 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. As indicated by the Chadsworth Commercial CUP, DP-204 the following traffic improvements shall be guaranteed:
    - 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 3, 4, 5, 6 & 7.
    - 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. A note shall be placed on the face of the final plat tracing indicating that additional building setback requirements apply as indicated by the Chadsworth Commercial CUP, DP-204 on file with the Metropolitan Area Planning Department,
  - H. Since this plat is proposing the use of joint openings for access to certain lots, such joint access easements or agreements shall



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

November 9, 1992

Mr. Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 92-11 - CHADSWORTH ADDITION (Final Plat)

Dear Mr. Wooten:

At the regular meeting of the Metropolitan Area Planning Commission on November 5, 1992, 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 2, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Bill G. Yung Design, 4912 E. 29th St. N. - Suite 1, Wichita,  
KS 67220  
Bruce and Esther Pearson, 10218 W. 21st Street North  
Mike Lindebak, City Engineer