

- P. The final plat tracing shall indicate in the plat'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 affects 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.

December 20, 1990

STAFF REPORT
(Final Plat Approved 12/13/90;
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

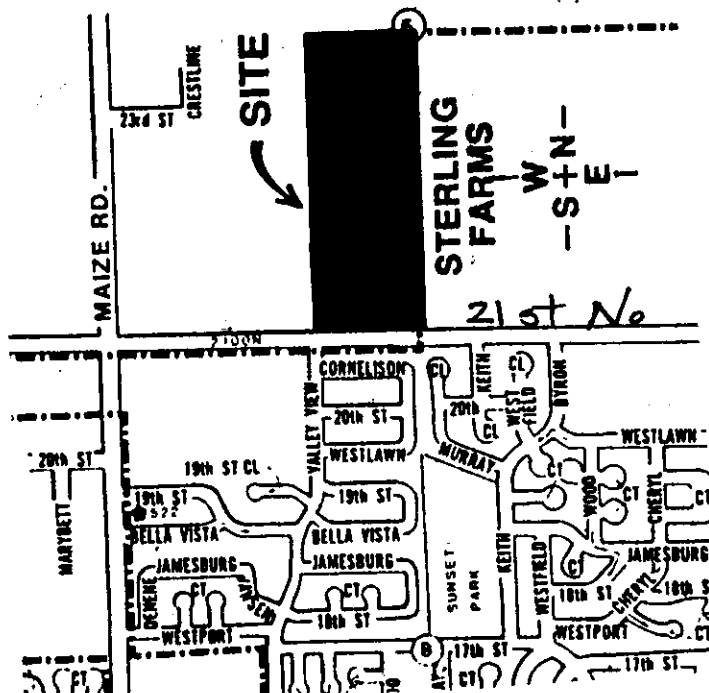
Residential:	167
Office:	
Commercial:	
Industrial:	
Total:	167

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

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

VICINITY MAP:



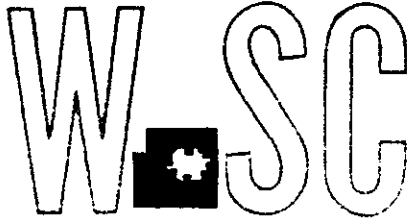
STAFF COMMENTS:

- 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 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 plat'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.

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

FILE COPY

CHADSWORTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY

DO NOT REMOVE

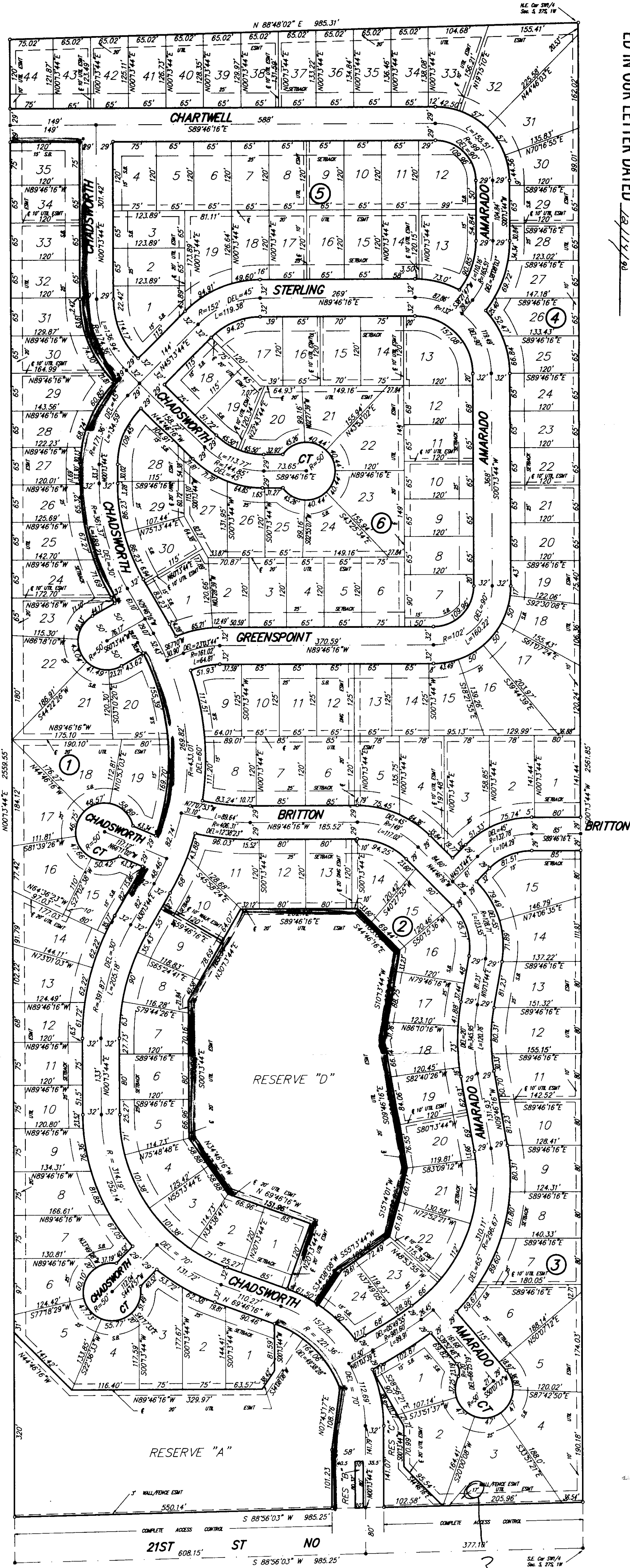
State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "CHADSWORTH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as the east 985 feet of the SW1/4 of
Sec. 5, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas,
except the south 80 feet thereof deeded to the Sedgwick County
Board of Commissioners for road purposes.
Existing public easements, dedications and access controls being
vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____
Mark A. Savoy _____
Surveyor

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/13/20
SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12/14/20



Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "CHADSWORTH ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is hereby reserved for drainage purposes, open space, and landscaping. Reserve "B" is hereby reserved for landscaping, entry features and for the construction and maintenance of all public utilities. Reserve "C" is hereby reserved for open space, landscaping and entry features. Reserve "D" is hereby reserved for drainage purposes, open space, recreational purposes, and walks. All reserves shall be owned and maintained by the homeowners association for the addition. The wall/fence easements are hereby granted as indicated for the construction and maintenance of a private screening wall or fence and utility main lines and service lines are allowed to cross these easements. The walk easement is hereby granted for pedestrian access and sidewalk purposes. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st St. No. over the public. All abutters rights of Reserve's "A" and "C" and Lots 2, 3, and 4, Block 3, are hereby granted to the appropriate governing body.

Rider Land & Cattle Co.
a Colorado Partnership

General Partner
Dwight C. Rider

111 A. H., Inc.
President
Matthias F. Eck

State of Colorado) SS The foregoing instrument acknowledged before me, this _____ day of _____ 19____, by
Dwight C. Rider, General Partner of Rider Land & Cattle Co., a Colorado Partnership, on behalf of the Partnership.

Notary Public
My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____ 19____, by
Matthias F. Eck, President of 111 A. H., Inc., on behalf of the corporation.

Notary Public
My App't. Exp. _____

This plat of "CHADSWORTH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 19____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
George D. Sherman

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 _____ 19____.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record, this _____ day of _____ 19____.

County Clerk
Don Wright

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 19____, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

Sidewalk Proposal