

- F. The applicant is advised that internal storm sewers may be required at the time of site development.
- G. The final plat tracing shall indicate for the MAPC's signature block "George Sherman, Acting Chairman" and for the City Clerk's signature block "Pat Burnett, Deputy City Clerk."
- H. In order to avoid possible confusion, on the face of the plat, where access control is being established across the site's north line, it should specifically indicate that the "Complete Access Control" is to U.S. 54 and not across this site to any potential property platted from the excess right-of-way.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

July 19, 1990

STAFF REPORT
(Final Plat Approved 7/12/90)

CASE NUMBER: S/D 86-87 - CHILTON'S 600 S. WASHINGTON ADDITION

OWNER/APPLICANT: H. Stan Chilton, 725 E. Lincoln, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Washington, in an area south of Kellogg.

SITE SIZE: 2.06 Acres

NUMBER OF LOTS

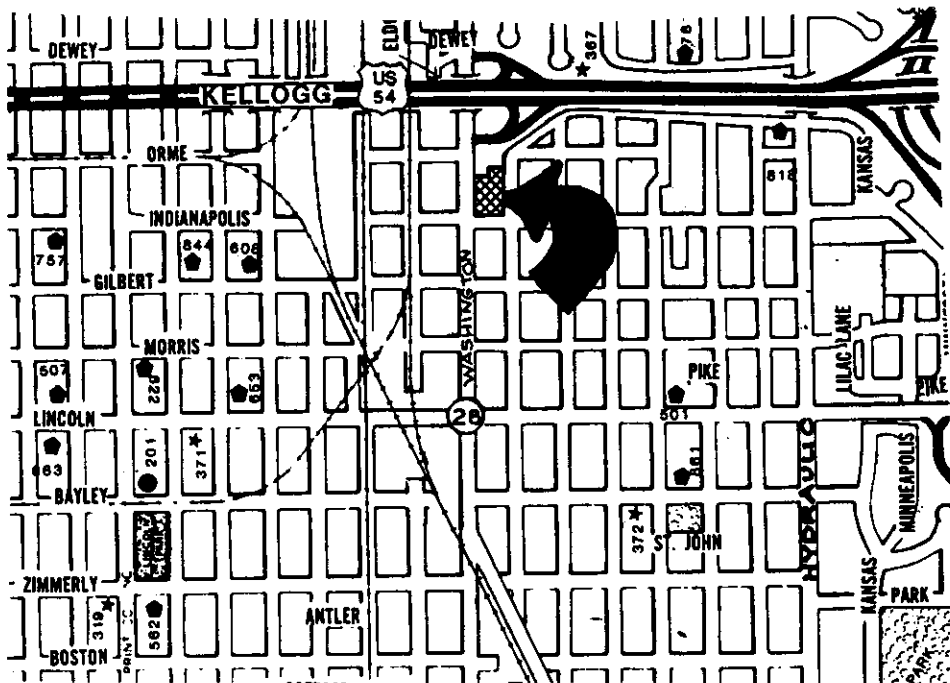
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 44,996 sq. ft.

CURRENT ZONING: "B" Multiple Family Dwelling

PROPOSED ZONING: "C" Commercial (Z-2777)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the closure of those driveways to Washington Street which are in excess of the access control being platted.
- B. The applicant shall guarantee the closure of the alley return to Ida Street. This guarantee shall provide for the removal of asphalt from the Ida Street pavement to the east line of what was indicated as Lot 3 on the preliminary plat.
- C. The applicant shall vacate, by separate instrument, the north/south alley right-of-way adjacent to the east line of Lots 21 and 23, on Washington, in Wollman's Addition to Wichita, Kansas. This vacated alley right-of-way will need to be retained as a utility easement in the Vacation Order. The application will need to guarantee the closure of the vacated alley return to Indianapolis Street. Approval of this plat is subject to the Metropolitan Area Planning Commission's authorization for the Planning Department Director to sign the vacation application for the other abutting property owner and subsequently the approval of this off-site vacation case.
- D. When the Planning Commission considered the applicant's associated zone case, a compromise with the neighborhood was reached which involved the landscaping of the 30-foot wide strip of ground adjacent to Ida. This 30-foot wide strip of ground is the property which the applicant's zoning case retains in the multi-family zoning district. At the Planning Commission meeting, it was suggested that the plat of this property indicate a 30-foot landscaped area as a reserve for landscaping purposes. With the factors in mind, the final plat has indicated the platting of 30-foot wide reserves for landscaping adjacent to Ida. The applicant has also submitted a landscape plan to the Planning Department for review and approval. A guarantee for the installation of landscape materials will be required at the time of this site's development. Guarantees shall also be provided for the closure of the driveways to Ida Street and for the removal of driveway pavement from the landscape reserves.
- E. The applicant shall submit a covenant indicating the ownership and maintenance responsibilities of Reserves A and B. This covenant shall indicate that the landscaping of these reserves will be in compliance with the approved landscape plan on file with Central Inspection. The covenant shall also clearly address the means by which irrigation is to be provided. This covenant shall further indicate that the terms of the covenant run with the land and are binding on future owners and assigns. Finally, this covenant may also indicate that these landscaping requirements can be discontinued upon the rezoning of properties on the east side of Ida, to nonresidential uses.

CHILTONS 600 S. WASHINGTON ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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 "CHILTONS 600 S. WASHINGTON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, and 47 on Washington, together with the W1/2 of the Alley, lying east of and adjacent to said Lots and Lots 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, and 52 on Ida, together with the E1/2 of the Alley, lying west of and adjacent to said Lots, all in Wollman's Addition to Wichita, Kansas.

All being situated in the NE1/4 of Sec. 28, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.
The Alley being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

Surveyor

Mark A. Savoy

This plat of "CHILTONS 600 S. WASHINGTON 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 _____ 1990.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

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 _____ 1990.

Mayor

Bob Knight

City Clerk

John Moir

Entered on transfer record this _____ day of _____ 1990.

County Clerk

Don Wright

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and Reserves to be known as "CHILTONS 600 S. WASHINGTON ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are hereby reserved for landscaping. Reserve "A" shall be owned and maintained by the owner of Lot 1 and Reserve "B" shall be owned and maintained by the owner of Lot 2. The utility easement is hereby granted for the construction and maintenance of all public utilities. All abutters rights of access to or from Washington, over and across the west line of Lots 1 and 2 and to or from US-54 Highway right-of-way, over and across the north line of Lot 2, and to or from Ida, over and across the east line of Reserves "A" and "B" are hereby granted to the appropriate governing body, provided however that Lots 1 and 2 shall have access to Washington at 2 locations each as shall be determined by the City Engineer of the City of Wichita, Kansas.

H. Stan Chilton

Joyce E. Chilton

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1990, by H. Stan Chilton and Joyce E. Chilton, husband and wife.

Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "CHILTONS 600 S. WASHINGTON ADDITION", Wichita, Sedgwick County, Kansas.

Kansas State Bank and Trust Company

First National Bank in Wichita

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 _____ 1990, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1990 by _____ of Kansas State Bank and Trust Company, on behalf of the corporation.

Notary Public

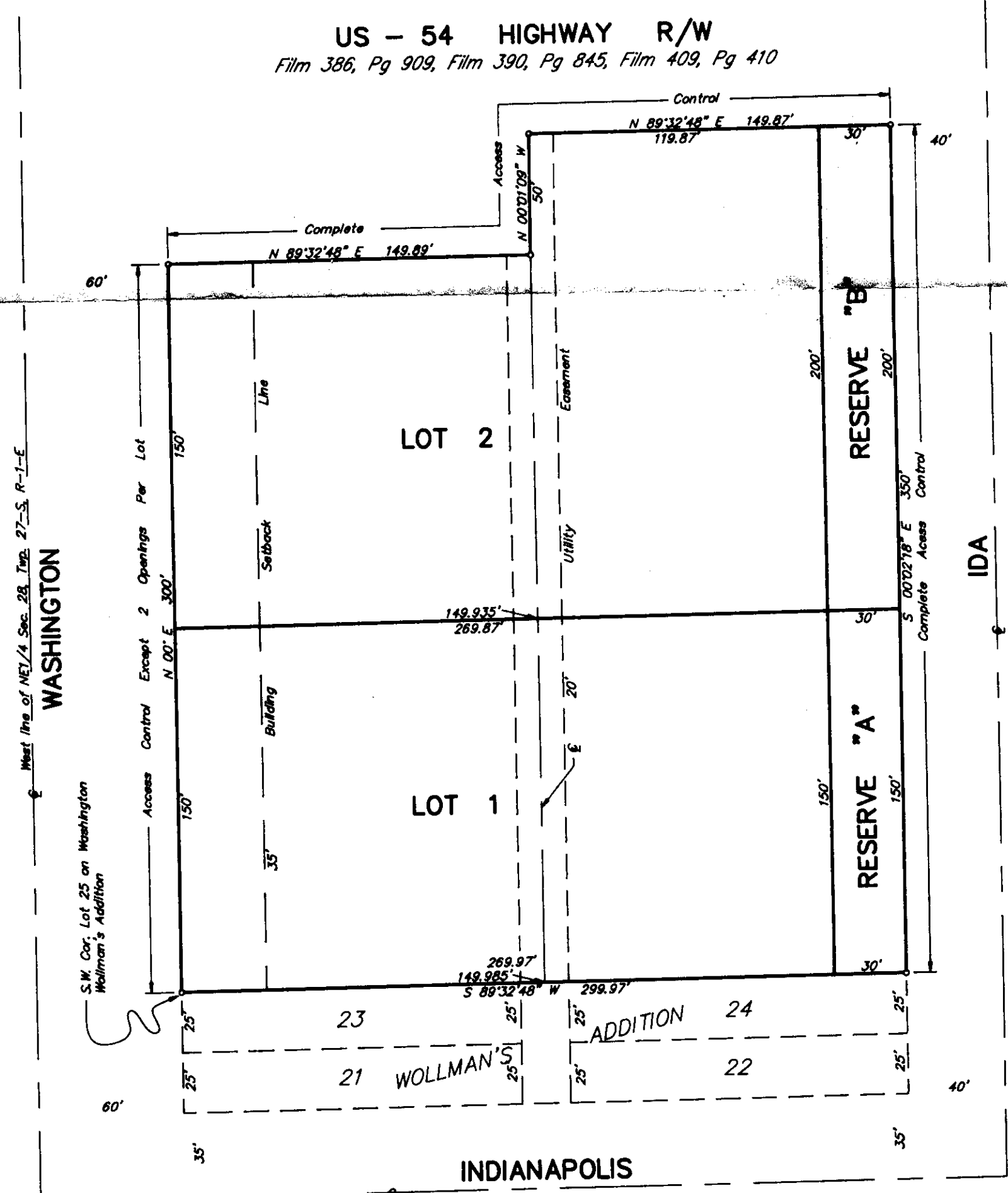
My App't. Exp. _____

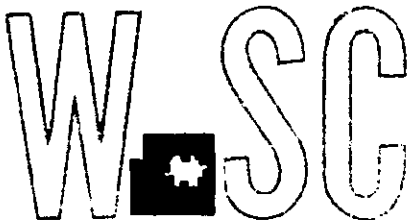
State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1990 by _____ of First National Bank in Wichita, on behalf of the corporation.

Notary Public

My App't. Exp. _____

US - 54 HIGHWAY R/W
Film 386, Pg 909, Film 390, Pg 845, Film 409, Pg 410





METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 20, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 86-87 - CHILTON'S 600 S. Washington

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 19, 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 July 13, 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 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.
3. Certification that all due real estate taxes have been paid.
4. 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. Kimple
Kandace A. Kimple
Associate Planner

KK:sm

cc: H. Stan Chilton, 725 E. Lincoln, Wichita, KS 67211
Mike Lindebak, City Engineer

FILE COPY