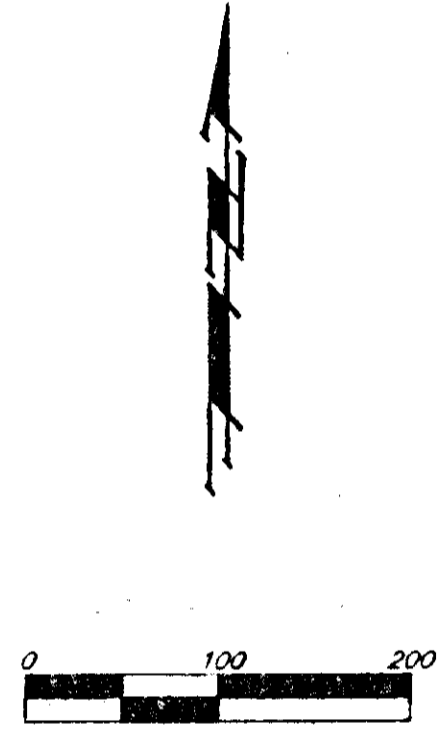
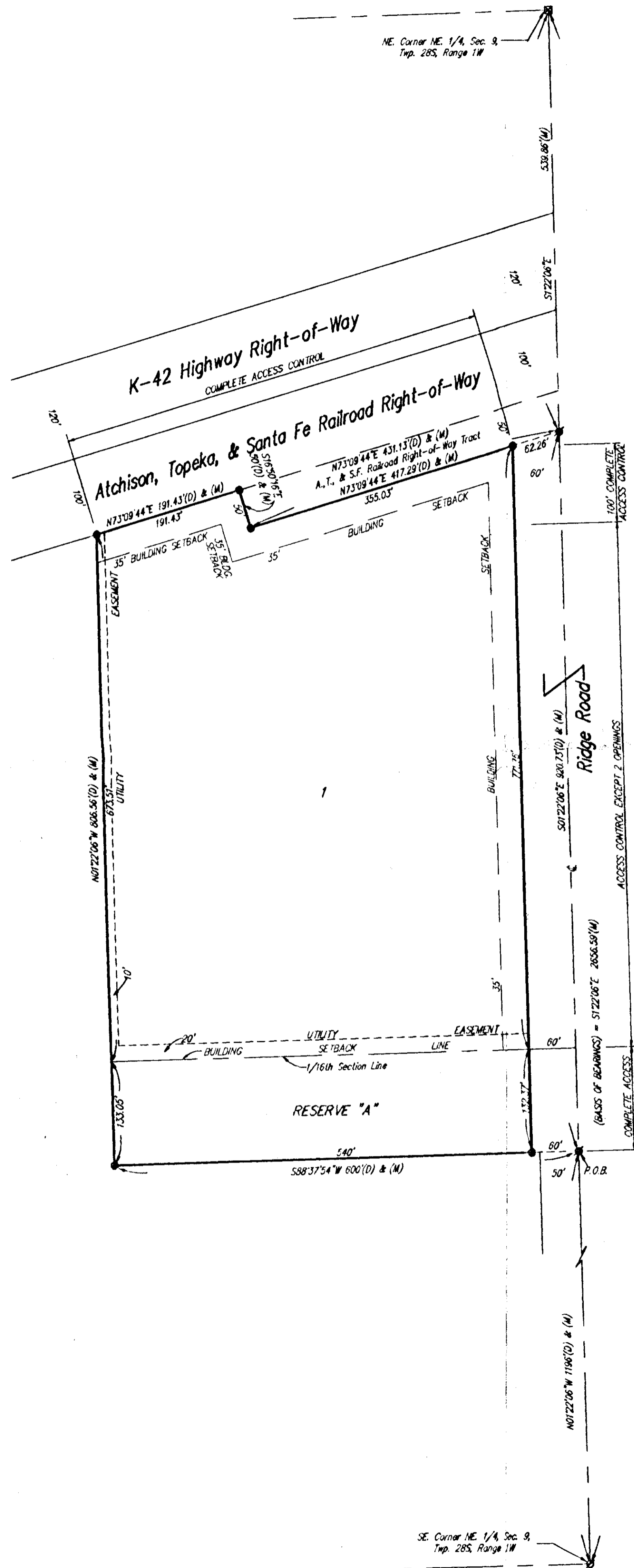


# CALDWELL EQUIPMENT ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Tracing  
5/22/96



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

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) 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. 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 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*, President  
Sid Caldwell

State of Kansas) SS The foregoing instrument acknowledged before me, this 14<sup>th</sup> 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* Notary Public  
PHILIP J. MEYER  
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 Commission, Wichita, Kansas.  
Dated this 14<sup>th</sup> day of January, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



*Susan Osborne-Howes* 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 filed for record in the office of the Register of Deeds, this \_\_\_ day of \_\_\_, 1996, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

*Pat Kettler* 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  
(316) 268-4421  
FAX (316) 268-4390

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

RE: S/D 95-75, <sup>Final</sup> 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:

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

Annex.  
has been  
str. fee  
- not yet  
complete  
5/21/96

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.

Has  
Air Permit  
for H<sub>2</sub>O  
+  
SP

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

AGENDA ITEM NO. 3-8

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

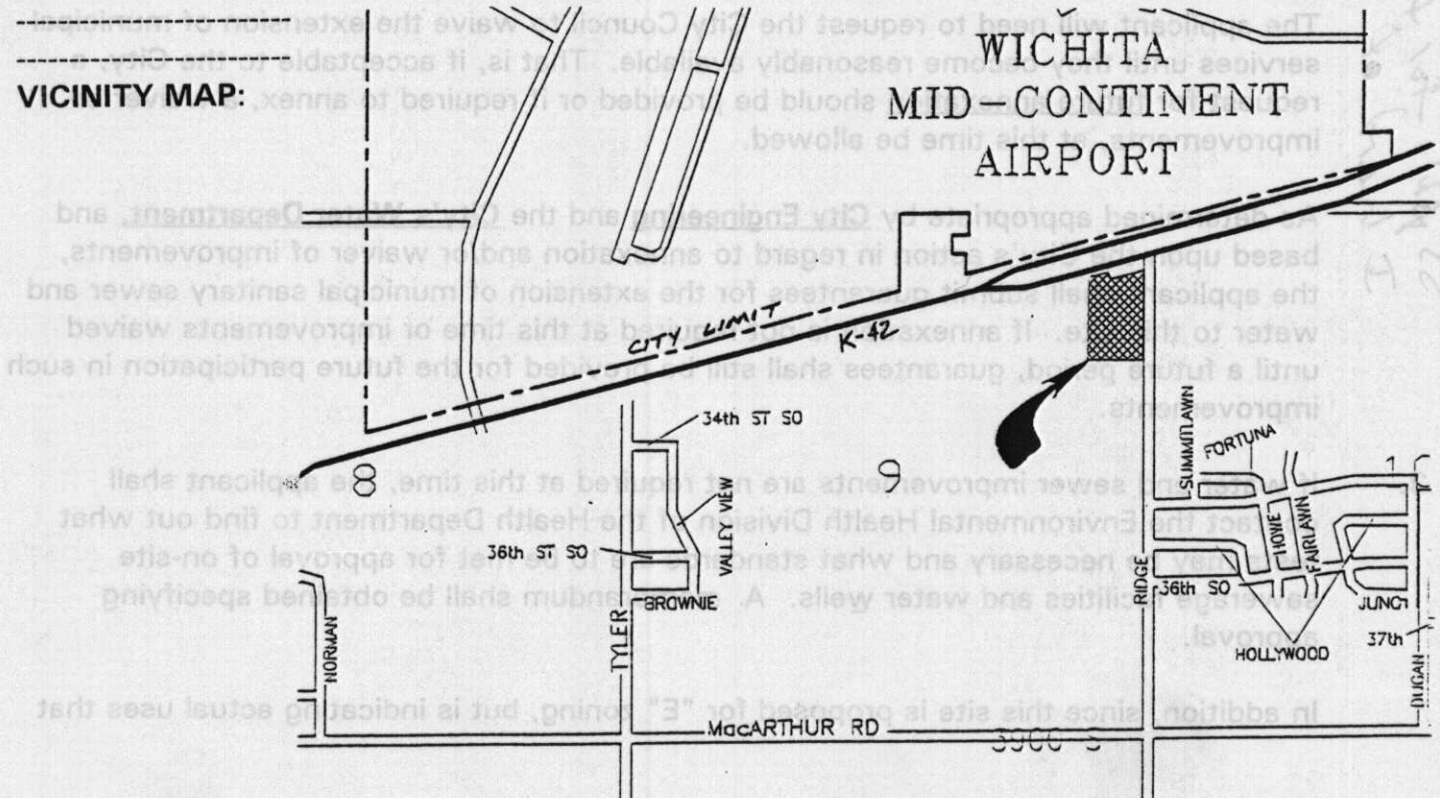
Total: 1

**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



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

*Dave Miller - member of council 11/11/96 made  
I was willing was held up appli. as city  
to Annex the water - Sewer  
SS probl. for future, 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.