

STAFF COMMENTS:

- A. As requested by City Engineering, the applicant shall either submit square footage figures or new petitions for the improvements previously guaranteed for this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As required by the CUP (DP-184) for this site, various cross lot access agreements need to be established for this site. These agreements are to be recorded by the applicant, however, a note shall be placed on the face of the plat which references the existence of these agreements.
- D. As was required during the zone case approval, a 10-foot building setback shall be indicated along the west line of Lot 2. That is, the utility easement at that location shall also be labeled as a building setback.
- E. Because of the changes in lot lines and creation of additional lots, new cross lot drainage agreements shall as needed be submitted for this Addition.
- F. The applicant is advised that Lots 3 and 4 correspond to Parcel 4 of the CUP and that this parcel is limited to a total of 3 buildings with a maximum building coverage. However, no specific guidelines indicate how these building limitations are to be distributed to the two lots.
- G. 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.
- H. 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.
- 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.

November 5, 1992

STAFF REPORT
(Final Plat Approved 10/29/92)

CASE NUMBER: S/D 92-55 - PEARSON FARMS 3RD ADDITION

OWNER/APPLICANT: Maize Road Properties, Etal, c/o Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218

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

LOCATION: Southwest corner of 21st Street North and Maize Road

SITE SIZE: 12.3 Acres

NUMBER OF LOTS

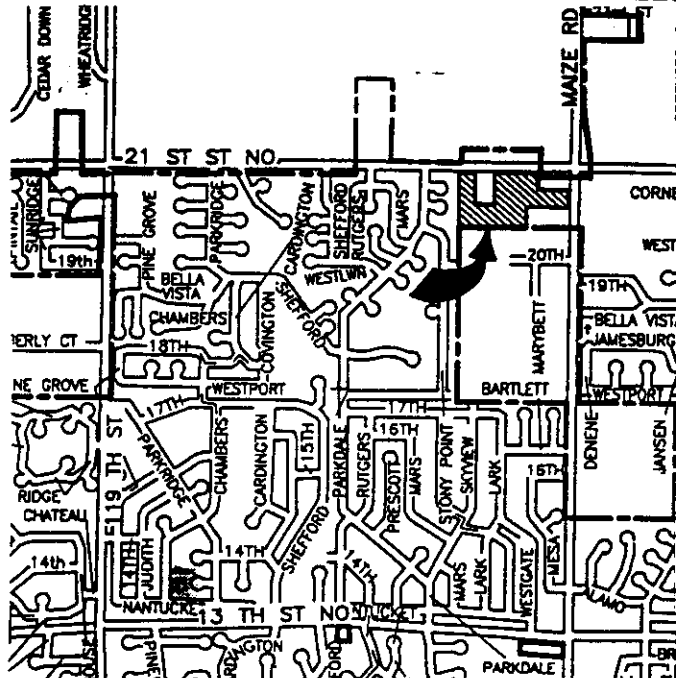
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 12,836.55 sq. ft.

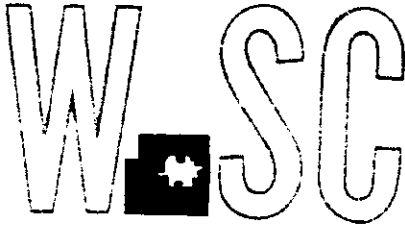
CURRENT ZONING: "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial and "C" Commercial (Z-3064)

VICINITY MAP:



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 9, 1992

FILE COPY

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

Re: S/D 92-55 - PEARSON FARMS 3RD ADDITION (Final Plat)

Gentlemen:

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,

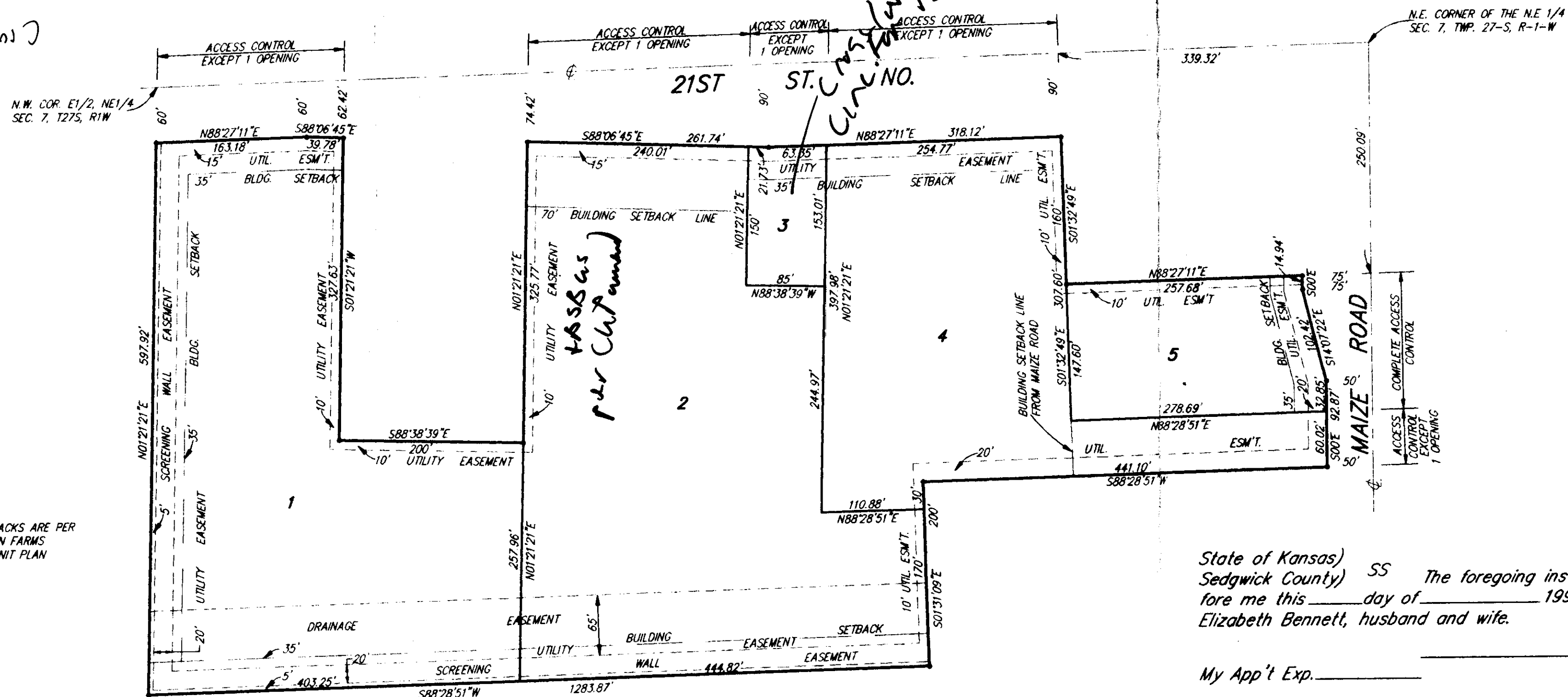
Don Losew
Senior Planner

DL:rh

cc: Maize Road Properties, Etal, c/o Michael J. Boyd, 128 S.
Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer

PEARSON FARMS 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ADDITIONAL BUILDING SETBACKS ARE PER
REQUIREMENTS OF PEARSON FARMS
COMMERCIAL COMMUNITY UNIT PLAN
(DP-184)

State of Kansas) SS
Sedgwick County) We, *Baughman Company, P.A., Surveyors* in
aforesaid county and state do hereby certify that we have surveyed
and platted "PEARSON FARMS 3RD ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the land described as and being a replat of Lot 1, Pearson Farms
Addition, Wichita, Sedgwick County, Kansas and Lots 1 and 2, Pearson
Farms 2nd Addition, Wichita, Sedgwick County, Kansas.

Existing public easements, access control, and building setbacks
being vacated by virtue of KSA 12-512(b).

Being situated in the N.E. 1/4 of Sec. 7, Twp. 27-S, R-1-W
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____ Surveyor
Gregory F. Severns

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots to be known as "PEARSON FARMS
3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The drainage easement is hereby granted as
indicated for drainage purposes. The screening wall easement is
hereby granted as indicated for screening purposes. Access controls
as depicted on the face of the plat are granted to the City of
Wichita, Kansas. The permitted entrance locations shall be as deter-
mined by the City Engineer of the City of Wichita, Kansas. Additional
building setback lines are to be observed as established on the Pear-
son Farms Commercial Community Unit Plan (DP-184) on file with
the Wichita-Sedgwick County Metropolitan Area Planning Department.

Maize Road Properties, a Kansas General Partnership

_____ General Partner
Michael J. Boyd

N-K Investments, a partnership

_____ Partner
Clark Nelson

Rogers Enterprises, Inc.

_____ President
Keith Anderson

State of Kansas) SS
Sedgwick County) The foregoing instrument was acknowledged
before me this _____ day of _____ 1992, by Michael
*J. Boyd, General Partner of Maize Road Properties, a Kansas General
Partnership, on behalf of the partnership.*

My App't Exp. _____ Notary Public

State of Kansas) SS
Sedgwick County) The foregoing instrument was acknowledged
before me this _____ day of _____ 1992, by Clark
*Nelson, partner of N-K Investments, a partnership, on behalf of the
partnership.*

My App't Exp. _____ Notary Public

State of Kansas) SS
Sedgwick County) The foregoing instrument was acknowledged
before me this _____ day of _____ 1992, by Keith Anderson,
President of Rogers Enterprises, Inc., on behalf of the corporation.

My App't Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on a portion of the above described property do hereby consent to
this plat of "PEARSON FARMS 3RD ADDITION", Wichita, Sedgwick County,
Kansas.

_____ David L. Murfin
Robert Bennett Elizabeth Bennett

_____ Jarold Means _____ Jane Means

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me this _____ day of _____ 1992, by David L. Murfin.

My App't Exp. _____ Notary Public

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me this _____ day of _____ 1992, by Robert Bennett and
Elizabeth Bennett, husband and wife.

My App't Exp. _____ Notary Public

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me this _____ day of _____ 1992, by Jarold Means and
Jane Means, husband and wife.

My App't Exp. _____ Notary Public

This plat of "PEARSON FARMS 3RD 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 _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
L. O. Breckenridge, Jr.

_____ 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 _____ 1992.

_____ Mayor
_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of
_____ 1992.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed
for record in the office of the Register of Deeds this _____ day of
_____ 1992, o'clock _____ M., and is duly recorded.

_____ Register of Deeds
Pot Kettler

_____ Deputy
Ed Resa