

- ~~R.~~ Since minimum building pad elevations are required for this plat, both on site and off site bench marks shall be indicated in the final plat tracing.
- ~~S.~~ The applicant shall correct a typographical error in the plat-tor's text where a parenthesis is missing where reference is made to flag poles being an allowed use for Reserves D and J.
- ~~T.~~ On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- ~~U.~~ The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the "marked" copy of the plat.
- ~~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 5, 1991

STAFF REPORT
(Final Plat Approved 11/25/91,
Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-54 - CHADSWORTH 2ND ADDITION

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

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. No.,
Wichita, KS 67220; Baughman Co., 315 S. Ellis,
Wichita, KS 67211

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

SITE SIZE: 60 Acres

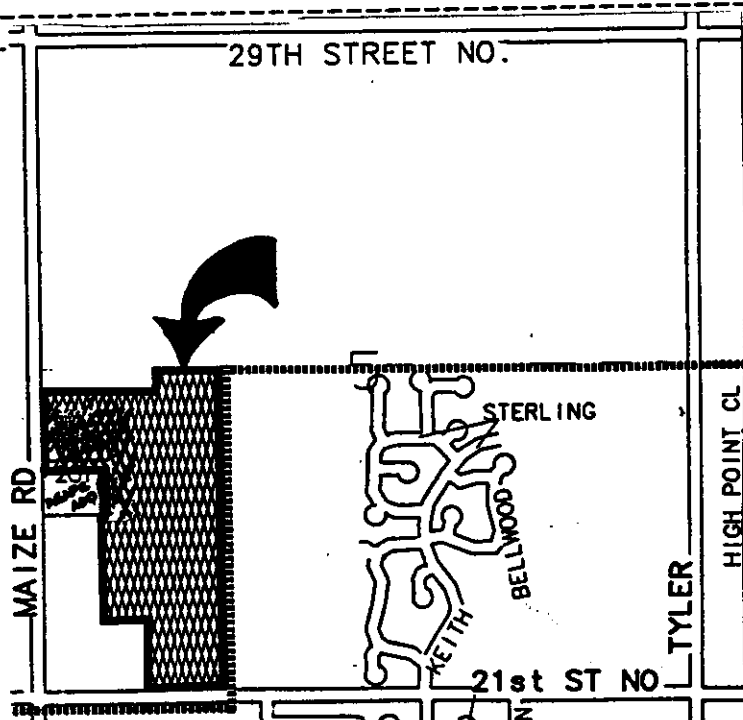
NUMBER OF LOTS
Residential: 153
Office:
Commercial:
Industrial:
Total: 153

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- 1007
- 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. As indicated by Traffic Engineering the applicant shall guarantee a decel lane in Maize Rd. and a decel and left turn lane/bay in 21st St. north to serve this site.
 - G. As required by the City Sidewalk Ordinance and section 3-103(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 Crestline and Chartwell/Sterling. The sidewalks shall be guaranteed by including their construction in the associated street paving petition. Sidewalk shall extend along Crestline to the north as well as continue east at Chartwell and west along Sterling. If the applicant chooses, an alternate sidewalk plan may be submitted to Planning for approval.
 - H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

*Submitted
1/14/92*

As was indicated by the preliminary plat, the vacation of 23rd Street North and the half street for Crestline in the area of Lots 18 thru 21, Block 4 is being made necessary or practical because of this plat. At the time the preliminary plat was reviewed, the applicant was required to submit, before or with the final plat, an application for the vacation of these streets. All adjoining property owners would need to be included in such a request and should sign the vacation application. Any platted setbacks from these streets should also be included in the vacation. However, no such application has been submitted and this plat shall not be forwarded to the City Council until this vacation request is filed.

J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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. Further, this covenant shall also indicate that the homeowners association will be responsible for the maintenance of the "parking" strip adjacent to this plat along both Maize Road and 21st St. North.

~~K.~~ Since reserves A & B are not to be dedicated to the public at this time (Park Board/City), the final plat tracing shall make ownership and maintenance the responsibility of the homeowner's association. This covenant shall provide for the standard right of the City to enter and maintain drainage improvements in these Reserves.

~~L.~~ Since Reserves A & B are also intended for utilities, the plat-tor's text shall also note that utilities confined to easements are an allowed use.

~~M.~~ As was requested by the applicant and supported by the Subdivision Committee a waiver of street right-of-way requirements was requested to allow Greenspoint/Valleyview to be platted with a 58-foot right-of-way. However, this revised plat now shows Greenspoint at a length of 1400 feet compared to 1100 feet. Not only is this an extremely long block for a 58-foot street but with 32 lots it exceeds the 24-lot criteria. The Subdivision Committee confirms its waiver to allow for a 58-foot street rather than the typical 64 foot street for such a situation.

~~N.~~ 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.

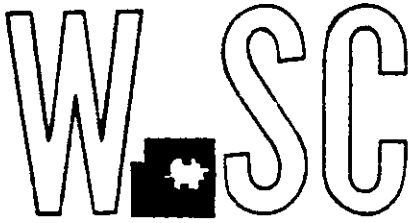
~~O.~~ On the final plat tracing, the street name Greenspoint shall be renamed in order to avoid addressing problems. The applicant should meet with Central Inspection to determine an appropriate name or names.

~~P.~~ Since it appears that certain reserves which contain uses such as walls, entry monuments, flag poles, etc. may also be crossed by sanitary sewer lines, a note shall be placed in the plat-tor's text indicating that any such improvements, areas with sanitary sewer lines, must be approved by the City's Sewer Maintenance Office.

~~Q.~~ A significant number of easements which are apparently intended for sanitary sewer are also indicated for utilities and drainage. As requested by City Engineering and the utilities 25 foot easements shall be indicated where sanitary sewer, drainage and utilities are planned on the same easement.

*Amend W.
NO S.S. conflicts
pl. layout
plan
changed*

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 6, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-54 - Chadsworth 2nd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1991, 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 27, 1991.

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

cc: Bruce and Esther Pearson, 10218 W. 21st St. North, Wichita,
KS 67212
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220

CHADSWORTH 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/25/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/26/91

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and platted "CHADSWORTH 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed described as that part of the SW1/4 of Sec.
5, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, com-
mencing at the N.W. Corner of said SW1/4; thence S 00°12' W, along
the west line of said SW1/4, 287.52 feet for a place of beginning;
thence N 88°47'59" E, parallel with the north line of said SW1/4,
738.06 feet (said point being 985.31 feet west of the N.E. Corner of
said SW1/4); thence S 00°12' W (being 985 feet west of and
parallel with the east line of said SW1/4), 2559.55 feet to a point on
the north right-of-way line of 21st St. No., said point being 80 feet
north of the south line of said SW1/4; thence S 88°56' W, along
said right-of-way line and parallel with the south line of said SW1/4,
780.71 feet; thence N 00°12' E, 570 feet; thence S 88°56' W, 300
feet; thence N 00°12' E, 670 feet; thence N 88°56' E, 94.99 feet;
thence N 00°12' E, 660 feet; thence S 88°56' W, 660 feet to the
west line of said SW1/4, said point being 1980 north of the S.W. Cor-
ner of said SW1/4; thence N 00°12' E, along the west line of said
SW1/4, 368.16 feet to the place of beginning, together with and being
a replat of Lot 1 and Reserve, Block A, Wichita Kennel Club Addition
to Sedgwick County, Kansas together with all of Crestline and 23rd St.
No. as platted in said Addition.
Existing public easement and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____
Mark A. Savoy Surveyor

This plat of "CHADSWORTH 2ND ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Dated this _____ day of _____ 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman

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 _____ 199__.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Know all men by these presents that we,
the undersigned have caused the land described in the surveyors cer-
tificate to be platted into Lots, Blocks, Reserves and Streets to be
known as "CHADSWORTH 2ND ADDITION", Wichita, Sedgwick County,
Kansas. Reserve "A" is hereby reserved for drainage purposes, entry
monuments, screening walls, landscaping, recreational purposes, and
walks. Reserve "B" is hereby reserved for drainage purposes and for
walks. Reserves "C", "F", "G", "I" and "K" are hereby reserved for
entry monuments, screening walls, landscaping and utility purposes.
Reserves "D", "E", "H", and "J" are hereby reserved for entry mon-
uments, landscaping, and for street and utility purposes. Reserves
"D" and "J" are also reserved for flag pole purposes. Reserves "A"
and "B" shall be owned and maintained by the Board of Park Comm-
issioners. Reserves "C", "D", "E", "F", "G", "H", "I", "J" and "K" shall
be owned and maintained by the homeowners association for the add-
ition. The wall 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 ease-
ments. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The drainage and
utility easements are hereby granted as indicated for the construc-
tion and maintenance of storm sewers and all other public utilities.
The streets are hereby dedicated to and for the use of the public.
All abutters rights of Access to or from Maize Road over and across
the west line of Lots 1, 2, and 3, Block 1 and Lots 1, 2, and 3, Block
4 and Reserves "I" and "K" and to or from 21st St. No. over and
across the south line of Lots 51 and 52, Block 4 and Reserves "A"
and "C" are hereby granted to the appropriate governing body. Min-
imum Pad Elevations for lowest openings shall be as shown on the
face of the plat.

Bruce A. Pearson Esther L. Pearson

End - Util's Comment

3 A. H., Inc.
No St. Comment - id Curt for 4/28
to S.W. => req. residential planning dept. or not send Final to MATAC under 17 & app.
Matthias F. Eck President

is possible on Platte with util. eas. (S.S.)
crossing resu. for wall/monument, etc -
wording in plat is text that requires approval
by S.S. mem. of any such mps. of S.S. is
crossing the Res.
20' drainage & util. eas. (S.S. also)?

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 199__, by
Bruce A. Pearson and Esther L. Pearson, husband and wife.

Notary Public

My App't. Exp. _____

Note - 2 no. 104 & Rec A

Platting B. no. 10. = Sept 19 89 => need current
Exp - Chris Guebel - MARE

Res A/B in text also for util's

Typo Platter's text - param. on Angpo's copy Res D & E
Mann Fran Park Bd not making acceptance - 12 Dec 89 - or
of Res A & B - also ? ? on mps. noted on plat
for this Addition, but implies Park CC is to maintain.
=> AS in platter's text, or linked items or notes from
Park Bd not making willingness to maintain certain mps or
easements - are. but HOA will maintain

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 199__, at _____ o'clock _____ M, and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 199__, by
Matthias F. Eck, President of 3 A. H., Inc., on behalf of the corpora-
tion.

Notary Public

My App't. Exp. _____

