SHOAL CREEK 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

And Tracing received 7/22/04

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOTS	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1,2,3,4	A	141.6	1329.0

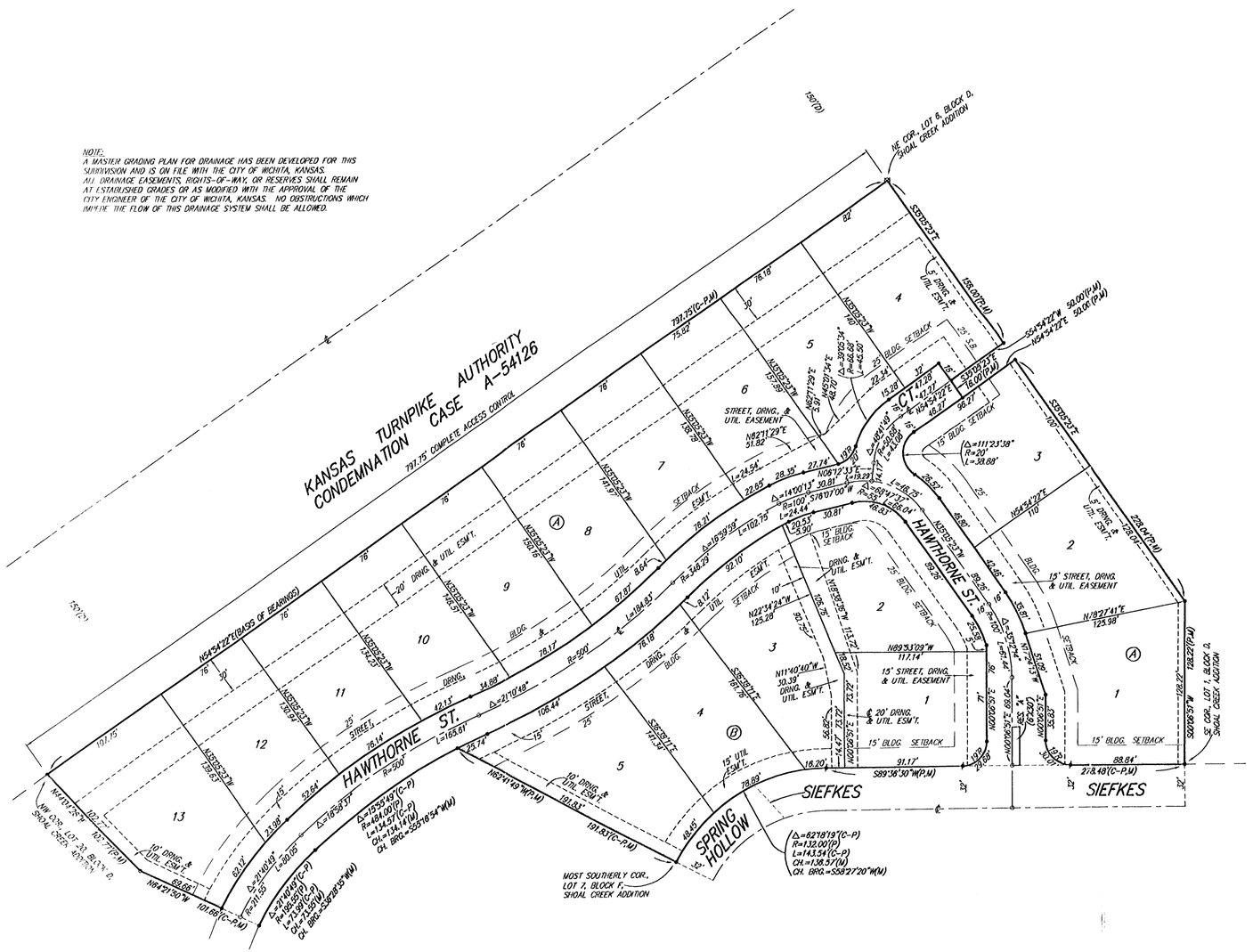
BENCHMARK:
"L" CUT ON TOP OF CURB, NORTH SIDE SIEFKES, NW OF CENTER LINE OF SIEFKES CT., SHADYBROOK MEADOW ADDITION.
ELEV. = 135.19 CITY DATUM (1322.59 NGVD)

● = ½" REBAR W/ "BAUGHMAN" CAP (SET)
◆ = ½" REBAR W/ "BAUGHMAN" CAP (FOUND)
⊠ = ½" REBAR W/ "PEC" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

0 50 100

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.


KANSAS TURNPIKE AUTHORITY
CONDEMNATION CASE A-54126
797.75' COMPLETE ACCESS CONTROL
HAWTHORNE ST.
SIEFKES
SPRING HOLLOW
SHOAL CREEK ADDITION
SHOAL CREEK 3RD ADDITION
N54°54'22"E (BASIS OF BEARINGS)
NE COR. LOT 8, BLOCK D, SHOAL CREEK ADDITION
SE COR. LOT 1, BLOCK D, SHOAL CREEK ADDITION
MOST SOUTHERLY COR., LOT 7, BLOCK C, SHOAL CREEK ADDITION
S54°54'22"W 50.00'(P,M)
N54°54'22"E 50.00'(P,M)
S89°38'30"W(P,M)
N89°21'30"W(P,M)
S35°05'38"W
N54°54'22"E
S35°05'38"E
N54°54'22"E
S54°54'22"W
N35°05'38"W
S35°05'38"E
N54°54'22"E
S35°05'38"E
N54°54'22

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2004

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

RE: SUB 2004-75 -- One-Step Final Plat of Shoal Creek Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 8, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 2, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 2, 2004

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

RE: SUB 2004-75 -- One-Step Final Plat of Shoal Creek Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. Petitions have been provided with Shoal Creek Addition for sewer, water, drainage and paving improvements. *New petitions are needed for future improvements.*

B. Debt Management has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

F. 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.

G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-ft 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.

I. GIS needs to comment on the plat's street names. ***Hollow shall be denoted as "Spring Hollow".***

J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

K. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

L. 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.)

M. 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.

N. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. 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 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.

P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Westar Energy has requested additional easements.***

T. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 8, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

Copies to: Jay W. Russell, Scott Land, LLC, P.O. Box 75337, Wichita, KS 67275-5337
Dr. Patrick Terry, Andover USD, P.O. Box 248, Andover, KS 67002
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5-4
JULY 8, 2004

STAFF REPORT
(One-Step Final Plat Approved 7/1/04)

CASE NUMBER: SUB 2004-75 -- SHOAL CREEK ADDITION

OWNER/APPLICANT: Scott Land, LLC, Attn: Jay W. Russell, P.O. Box 75337, Wichita, KS 67275-5337

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

LOCATION: West of 143rd St. East, south of Central

SITE SIZE: 5.51 Acres

NUMBER OF LOTS

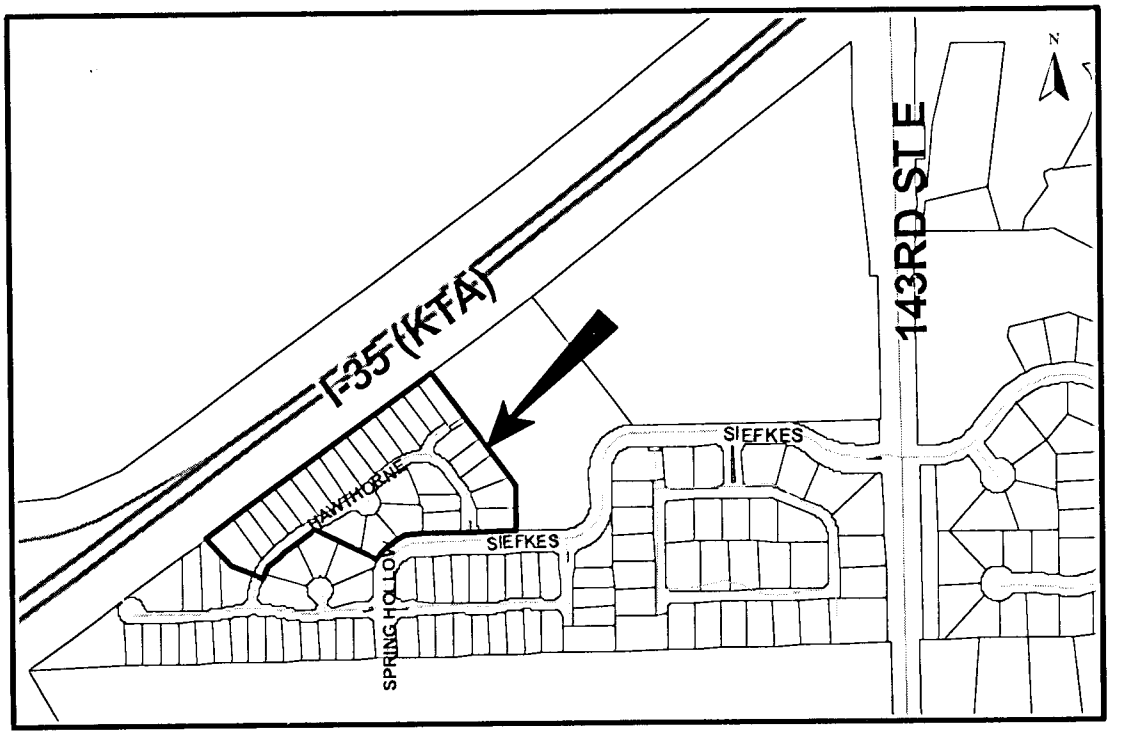
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 10,005 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential District

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Shoal Creek Addition. The lot sizes have been increased resulting in nine fewer lots.

STAFF COMMENTS:

A. Petitions have been provided with Shoal Creek Addition for sewer, water, drainage and paving improvements. ***New petitions are needed for future improvements.***

B. **Debt Management** has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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