Final tracing received 10-7-02

FINAL PLAT

HAWTHORNE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW. Cor., SW. ¼, Sec. 2, T27S, R2E, 6th P.M. Fnd. ¾" Solid Bar over stone

NE. Cor., SW ¼, Sec. 2, T27S, R2E, 6th P.M. Fnd. ⅝" Bar W/ TTLS Brass cap

N88°34'33"E(M) 2655.31'(M) N. LINE SW. ¼

2625.31'

N88°34'33"E 228.84'

MAINSGATE CIR.

MAINSGATE

RES. "A"

RES. "B"

RES. "C"

RESERVE"C"

FLOODWAY

PECKHAM

PECKHAM CT.

RESERVE "C"

KANEB PIPLINE EASEMENT AND SETBACK IS 25' EACH SIDE OF THE CENTERLINE OF THE PIPELINE. AGREEMENT & PARTIAL RELEASE

CAMDEN CHASE

ROSEMONT CT.

ROSEMONT

RES. "I"

RES. "G"

RESERVE "J"

RES. "J"

RES. "N"

RES. "Q"

RES. "P"

RESERVE "O"

WILLIAMSGATE

RES. "O"

RES. "E" (SEE DETAIL) SHT. 3/3

RES. "F"

RESERVE "D"

N. 127th ST. E.

E. 21st ST. N.

E. LINE SW. ¼

568.90'

1028.19'

2656.71'(M) W. LINE SW. ¼

2605.91' S00°31'24"E(M) 2655.92'(M)

1084.54'

1142.55'

2313.32'

537.26'

474.94'

200.43'

157.59'

COMPLETE ACCESS CONTROL 141.00'

COMPLETE ACCESS CONTROL 1084.54'

COMPLETE ACCESS CONTROL 100.00'

ACCESS CONTROL EXCEPT ONE OPENING 50.00'

P.O.B. SW. Cor., SW. ¼, Sec. 2, T27S, R2E, 6th P.M., Fnd. ¾" Pipe in Thimble

BASIS OF BEARINGS: KANSAS SOUTH ZONE GRID BEARING OF N88°33'26"E(M) 2649.84'(M) S. LINE SW. ¼

SE. Cor., SW. ¼, Sec. 2, T27S, R2E, 6th P.M. Fnd. ¾" Pipe

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
8	2	175.1	1362.5
9	2	174.7	1362.1
10	2	174.1	1361.5
11	2	174.1	1361.5
12	2	174.1	1361.5
14	2	174.1	1361.5
15	2	174.1	1361.5
16	2	174.1	1361.5
17	2	174.1	1361.5
18	2	174.1	1361.5
19	2	173.6	1361.0
20	2	173.6	1361.0
21	2	173.6	1361.0
22	2	173.6	1361.0
23	2	173.6	1361.0
24	2	173.6	1361.0
25	2	173.6	1361.0
30	2	173.6	1361.0
31	2	173.6	1361.0
33	2	173.6	1361.0
34	2	173.6	1361.0
35	2	174.1	1361.5
48	2	174.7	1362.1
49	2	175.9	1363.3
62	2	180.9	1368.3
7	3	180.6	1368.0
13	3	180.3	1367.7
14	3	180.2	1367.6
26	3	180.1	1367.5
27	3	180.1	1367.5
28	3	180.1	1367.5
29	3	180.1	1367.5
30	3	180.1	1367.5
31	3	180.2	1367.6
32	3	180.3	1367.7
33	3	180.6	1368.0
1	4	180.9	1368.3
14	6	170.3	1357.7
15	6	170.9	1358.3
16	6	170.9	1358.3
17	6	170.3	1357.7
18	6	170.3	1357.7
19	6	170.3	1357.7
28	6	174.1	1361.5
30	6	174.1	1361.5
31	6	174.1	1361.5
32	6	176.1	1363.5
43	6	177.6	1365.0
44	6	176.1	1363.5
45	6	174.1	1361.5
46	6	174.1	1361.5
47	6	174.1	1361.5
48	6	174.1	1361.5
49	6	174.1	1361.5

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- ● = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (M) = MEASURED DIMENSION
- ▨ = STREET DEDICATION

N

SCALE: 1" = 100'

100 0 100 200

FINAL PLAT

HAWTHORNE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NOTE

LOTS 1,2,3,4,5 AND 6 BLOCK 6 OF THIS PLAT ARE SUBJECT TO THE CONDITIONS OF COMMUNITY UNIT PLAN DP-238

NW. Cor., SW. ¼, Sec. 2, T27S, R2E, 6th P.M. Fnd. ¾" Solid Bar over stone

NE. Cor., SW ¼, Sec. 2, T27S, R2E, 6th P.M. Fnd. ⅝" Bar W/ TTLS Brass cap

N88°34'33"E(M) 2655.31'(M) N. LINE SW. ¼

N88°34'33"E 2625.31'

S00°31'24"E(M) 2655.92'(M) E. LINE SW. ¼

2605.91'

¢ 127th ST. E.

¢ 21st ST. NORTH

WILLIAMSGATE

WILLIAMSGATE CIR.

WILLIAMSGATE CT.

ROSEMONT CT.

ROSEMONT CIR.

LINDSAY CIR.

CAMDEN CHASE

PRIVATE ST.

RESERVE 'D'

RESERVE 'E' (SEE DETAIL SHT. ⅓)

RESERVE 'F'

RESERVE 'G'

RESERVE 'H'

RESERVE 'I'

RESERVE 'J'

RESERVE 'K' (SEE DETAIL SHT. ⅓)

RESERVE 'L'

RESERVE 'M'

RESERVE 'N'

RES. 'A' (SEE DETAIL SHT. ⅓)

RES. 'L' (SEE DETAIL SHT. ⅓)

RES. 'M'

RES. 'T'

FLOODWAY

COMPLETE ACCESS CONTROL 100.00'

ACCESS CONTROL EXCEPT ONE OPENING 50.00'

COMPLETE ACCESS CONTROL 184.53'

ACCESS CONTROL EXCEPT ONE SERVICE ENTRANCE 50.00'

COMPLETE ACCESS CONTROL 300.52'

ACCESS CONTROL EXCEPT ONE OPENING 100'

COMPLETE ACCESS CONTROL 210.00'

A.C. EXCEPT ONE JOINT 30' RIGHT IN/OUT ONLY OPENING

COMPLETE ACCESS CONTROL 183.50'

W. LINE SW. ¼ N00°38'30"W(M) 2656.71'(M) N00°38'30"W 2313.32'

1344.16'

N00°38'30"W 1750.00'

S88°33'26"W 175.00'

969.51'

15.00'

783.42'

2649.84'(M) N. LINE NW. ¼

2301.61'

BASIS OF BEARINGS: KANSAS SOUTH ZONE GRID BEARING OF N88°33'26"E(M)

COMPLETE ACCESS CONTROL 160.00'

ACCESS CONTROL EXCEPT ONE MAJOR OPENING 150'

COMPLETE ACCESS CONTROL 218.12'

COMPLETE ACCESS CONTROL 227.94'

COMPLETE ACCESS CONTROL 707.76'

COMPLETE ACCESS CONTROL 278.81'

COMPLETE ACCESS CONTROL 305.49'

ACCESS CONTROL EXCEPT ONE SERVICE OPENING 269.51'

A.C. EXCEPT ONE OPENING 70.00' RIGHT IN/OUT ONLY

A.C. EXCEPT ONE JOINT OPENING 30'

SW. Cor., SW. ¼, Sec. 2, T27S, R2E, 6th P.M., Fnd. ¾" Pipe in Thimble

SE. Cor., SW. ¼, Sec. 2, T27S, R2E, 6th P.M. Fnd. ¾" Pipe

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
24	2	173.6	1361.0
13	5	166.1	1353.5
14	5	166.1	1353.5
15	5	166.1	1353.5
16	5	166.1	1353.5
17	5	166.6	1354.0
18	5	167.1	1354.5
19	5	168.1	1355.5
7	6	167.8	1355.2
8	6	170.3	1357.7
9	6	170.3	1357.7
10	6	170.3	1357.7
11	6	170.3	1357.7
12	6	170.3	1357.7
13	6	170.3	1357.7
14	6	170.3	1357.7
15	6	170.9	1358.3
16	6	170.9	1358.3
17	6	170.3	1357.7
18	6	170.3	1357.7
19	6	170.3	1357.7
20	6	170.3	1357.7
21	6	170.3	1357.7
22	6	170.3	1357.7
23	6	170.3	1357.7
24	6	169.7	1357.1
25	6	169.7	1357.1
26	6	169.7	1357.1
27	6	169.7	1357.1
28	6	174.1	1361.5
30	6	174.1	1361.5
31	6	174.1	1361.5
32	6	176.1	1363.5
44	6	176.1	1363.5
45	6	174.1	1361.5
46	6	174.1	1361.5
47	6	174.1	1361.5
48	6	174.1	1361.5
49	6	174.1	1361.5
51	6	174.1	1361.5
52	6	169.7	1357.1
56	6	169.7	1357.1

N

SCALE: 1" = 100'

100 0 100 200

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- • = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (M) = MEASURED DIMENSION
- ▨ = STREET DEDICATION

FINAL PLAT

HAWTHORNE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HAWTHORNE ADDITION," an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

The Southwest Quarter of Section 2, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas, EXCEPT that portion dedicated for street.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this____ day of _____ 2002.

Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "HAWTHORNE ADDITION," an addition to Wichita, Sedgwick County, Kansas.

The streets are hereby dedicated to and for the use of the public; except for private streets Linsay Circle and Rosemont Circle. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted to the appropriate governing body. The Emergency Access easements located in Reserves G and I are hereby dedicated to and for the use of the public and shall not be encumbered in any way except for a gate or other improvements as required by and approved by the City of Wichita Fire Department.

Reserves A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, and T are platted for monuments, landscaping, irrigation, berming and open space. Reserve A and B are also platted for drainage. Reserves C, I, L, and N are also platted for lakes, floodways, and drainage – all in designated locations. Reserve C is also platted for sidewalks and for recreational uses. Reserves H and J are also platted for private streets, gates, drainage, and utilities. Reserve N is also platted for sidewalks, pool and associated uses, clubhouse, and recreational uses. Reserves G, P, and O are platted for drainage, landscaping, irrigation, berming, open space, and sidewalks. The reserves shall be owned and maintained by the homeowners association.

The Wall Easement is platted for the construction and maintenance of a private wall, utilities may cross the Wall Easement.

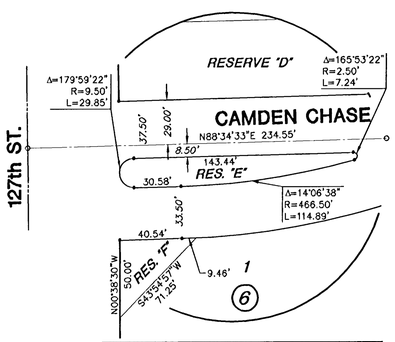
A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of storm water.

All abutters right of access to or from 21st Street North over and across the South line of "HAWTHORNE ADDITION," are hereby granted to the appropriate governing body, provided however Lots 2, 4, 5, and 6, Block 6 shall have access to 21st Street North as indicated on the face of the plat. All abutters right of access to or from 127th Street East over and across the West line of "HAWTHORNE ADDITION," are hereby granted to the appropriate governing body, provided however, Lots 1, 2, 3, and 4, Block 6 shall have access to 127th Street East as indicated on the face of the plat. (Note: said Lots 1, 2, 3, 4, 5, 6, Block 6, are subject to the conditions of the Community Unit Plan DP-238.)

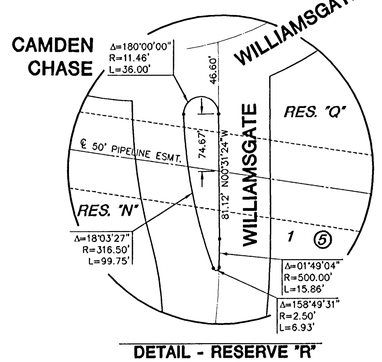
The floodway, as indicated, shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvements of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or any other work on be carried out without the permission of the City Engineer.

NOTE

LOTS 1,2,3,4,5 AND 6 BLOCK 6 OF THIS PLAT ARE SUBJECT TO THE CONDITIONS OF COMMUNITY UNIT PLAN DP-238



DETAIL - RESERVES "E" AND "F"



DETAIL - RESERVE "R"

TWENTY-FIRST GROWTH, L.L.C., a Kansas limited liability company

_____, Managing Member
Tim Buchanan, Managing Member

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

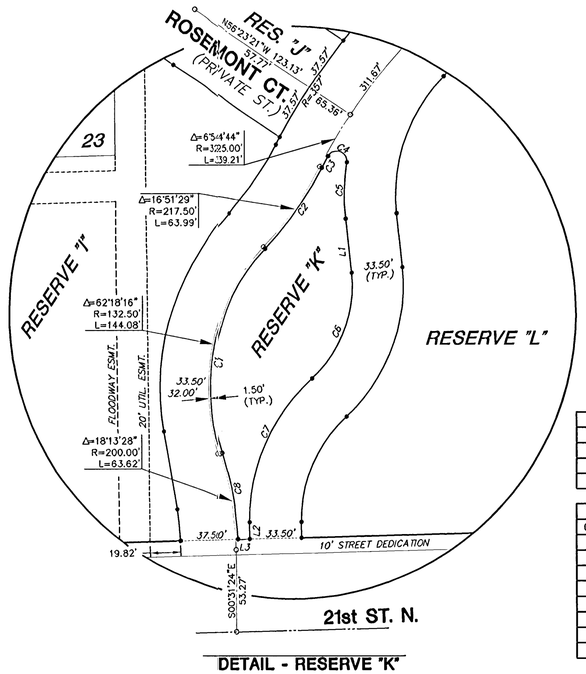
BE IT REMEMBERED, that on this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Tim Buchanan, Managing Member of Twenty-First Growth L.L.C. a Kansas Limited Liability Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____ , Notary Public
Notary Public
My appointment expires:_____

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2002.

_____, Deputy County Surveyor
Tricia L. Robello, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas



DETAIL - RESERVE "K"

LINE TABLE - RESERVE "K"		
Line	Bearing	Length
L1	S06°05'05"E	35.27'
L2	S00°31'24"E	10.92'
L3	S88°33'26"W	8.11'

CURVE TABLE - RESERVE "K"			
Curve	Delta	Radius	Length
C1	Δ=62°18'16"	131.00'	142.45'
C2	Δ=16°51'29"	219.00'	64.44'
C3	Δ=1°31'12"	323.50'	8.58'
C4	Δ=160°18'05"	6.50'	18.19'
C5	Δ=14°36'18"	144.00'	36.71'
C6	Δ=53°40'38"	81.00'	75.88'
C7	Δ=48°06'57"	125.00'	104.97'
C8	Δ=16°18'06"	201.50'	57.33'

This plat of "HAWTHORNE ADDITION," has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
J.D. Michaelis, Chair

_____, Secretary
Michael E. Lindebak, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2002.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 2002.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

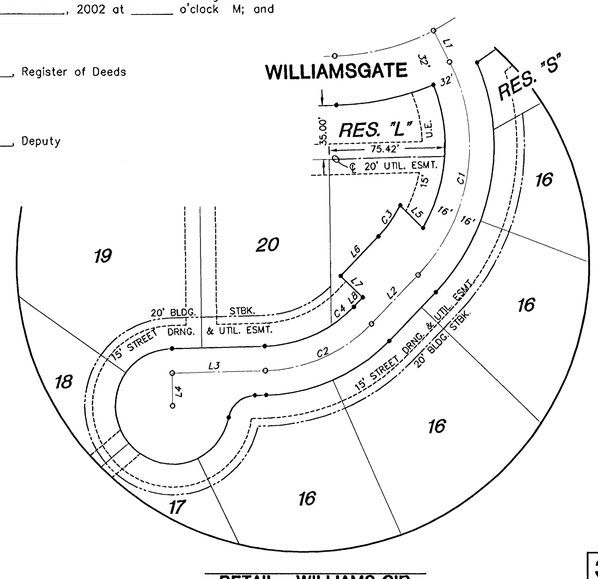
This is to certify that this instrument was filed for record in the Register of Deeds office this_____day of_____, 2002 at _____ o'clock M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

LINE TABLE-WILLIAMSGATE CIR.		
Line	Bearing	Length
L1	S27°03'58"E	22.83'
L2	S44°01'01"W	44.18'
L3	S88°33'26"W	61.16'
L4	S00°31'24"E	21.50'
L5	S45°58'59"E	20.71'
L6	N44°01'01"E	35.71'
L7	S45°58'59"E	20.00'
L8	N44°01'01"E	8.47'

CURVE TABLE - WILLIAMSGATE CIR.			
Curve	Delta	Radius	Length
C1	Δ=71°04'59"	120.00'	148.88'
C2	Δ=44°32'25"	100.00'	77.74'
C3	Δ=16°48'23"	84.00'	24.64'
C4	Δ=13°01'38"	84.00'	19.10'



DETAIL - WILLIAMS CIR.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 22, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-56 -- Final Plat of Hawthorne Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 2002, 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 August 2, 2002.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 2, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-56 -- Final Plat of Hawthorne Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone change will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***City Engineering has imposed limitations on sewer capacity. A three-year development allotment has been approved until downstream improvements are completed.***

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

D. ***The drainage plan is approved. A guarantee is required.***

E. The approved CUP permitted 4 openings along 127th St. East and three openings along 21st St. The CUP also required joint access openings between Lots 3 and 4, and between Lots 5 and 6. Right turns only were required for the openings closest to the intersection. The access controls on the plat conform with the CUP. The dedication of access controls in the plattor's text shall reference Block 6.

F. Any joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

G. ***A guarantee has been provided for the street paving of the entire frontage along 127th St. East. The CUP required left and right turn lanes constructed for the access to Lot 2, Block 6, from both streets. The CUP also required the Developer to participate in a future traffic signal at the intersection and a northbound turn lane along 127th St.***

H. The applicant shall guarantee the installation of the private streets, Lindsay Circle, Rosemont Circle and Rosemont Court, to a public street standard. As private improvements, such guarantee shall not be provided through the use of a petition.

I. A covenant shall be submitted regarding Reserves H and J platted for private street purposes, which sets forth ownership and maintenance of the private streets.

J. ***No Parking is permitted along both sides of the 58-ft segment of Camden Chase located north of Lot 1, Block 6.***

K. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along both sides of Camden Chase/Hawthorne which functions as a collector, along one side of the through non-cul-de-sac streets (Peckham and Williamsgate) and along one side of the loop street.

L. Since an intended use for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

M. Reserves Q and S need to be referenced in plattor's text.

N. Because of the landlocked nature of Reserve M being platted in the southeast corner of the site, a means of access shall be provided to such a Reserve.

An opening has been platted along 21st Street. This opening needs to be labeled as a "service opening".

O. 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.

P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

Q. 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.

R. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.

S. The City Fire Department/GIS needs to comment on the plat's street names. ***Hawthorne shall be revised to Williamsgate. Rothbury shall be revised to Mainsgate. Rosemont Circle which extends into Block 2 shall be revised to Rosemont Ct.***

T. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

U. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

V. The recording information for all pipeline easements shall be indicated on the face of the plat.

W. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

X. 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.

Y. 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.)

Z. 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.

AA. 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.

BB. 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.

CC. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all

construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

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

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

FF. 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 and Southwestern Bell has requested additional easements.***

GG. The applicant is reminded that a disk shall be submitted with the final at tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission. You will be notified of the time and date.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: 21st Street Growth Property, L.L.C., 816 Terradyne, Andover, KS 67002
Walter Rooney, Sedgwick County Fire Department
Mike Lindebak, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6
AUGUST 22, 2002

STAFF REPORT
(Final Plat Approved 8/01/02; Preliminary Plat Approved 6/27/02)

CASE NUMBER: SUB 2002-56 -- HAWTHORNE ADDITION

OWNER/APPLICANT: 21st Street Growth Property, L.L.C., 816 Terradyne, Andover, KS 67002

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: Northeast corner of 21st St. North & 127th St. East

SITE SIZE: 156.5 Acres

NUMBER OF LOTS

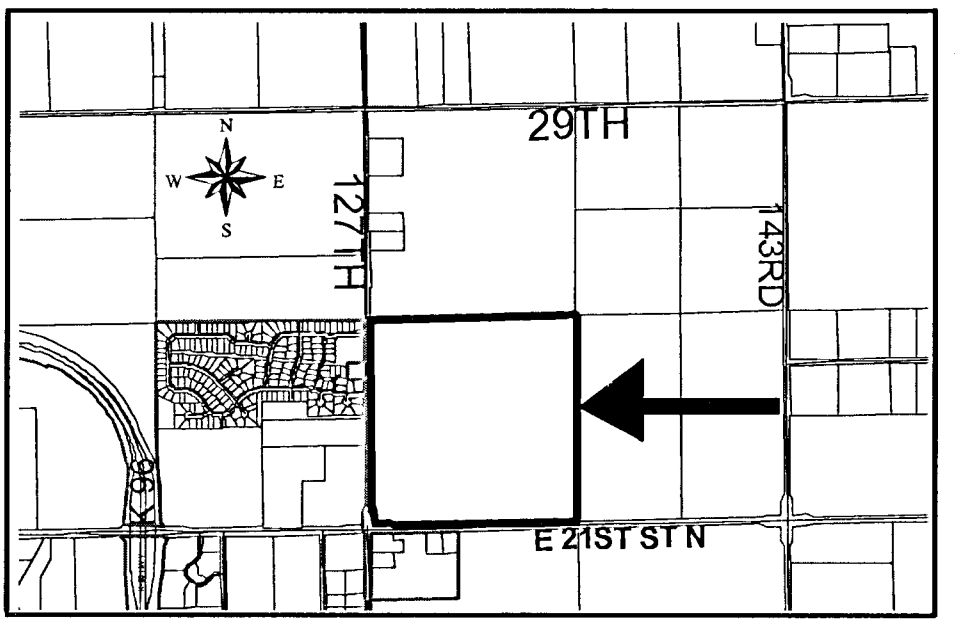
Residential:	~~191~~ 190
Office:	
Commercial:	~~5~~ 6
Industrial:	
Total:	**196**

MINIMUM LOT AREA: 8,679 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential, MF-18, Multi-Family Residential, LC, Limited Commercial 4 GO

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The southwestern portion of the site has been approved for a zone change (SCZ-0780) from SF-20, Single-Family Residential to LC, Limited Commercial and MF-18, Multi-Family Residential. The applicant has also proposed an amendment to the Twenty-First Commercial Community Unit Plan (CUP 2002-28 - DP-238, Amendment #1). The site has also been approved for a zone change ZON 2002-40) to GO, General Office for Lot 7, Block 6. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone change will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. ***City Engineering has imposed limitations on sewer capacity. A three-year development allotment has been approved until downstream improvements are completed.***

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

D. ***The drainage plan is approved. A guarantee is required.***

E. The approved CUP permitted 4 openings along 127th St. East and three openings along 21st St. The CUP also required joint access openings between Lots 3 and 4, and between Lots 5 and 6. Right turns only were required for the openings closest to the intersection. The access controls on the plat conform with the CUP. The dedication of access controls in the plattor's text shall reference Block 6.

F. Any joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

G. ***A guarantee has been provided for the street paving of the entire frontage along 127th St. East. The CUP required left and right turn lanes constructed for the access to Lot 2, Block 6, from both streets. The CUP also required the Developer to participate in a future traffic signal at the intersection and a northbound turn lane along 127th St.***

H. The applicant shall guarantee the installation of the private streets, Lindsay Circle, Rosemont Circle and Rosemont Court, to a public street standard. As private improvements, such guarantee shall not be provided through the use of a petition.

I. A covenant shall be submitted regarding Reserves H and J platted for private street purposes, which sets forth ownership and maintenance of the private streets.

J. ***No Parking is permitted along both sides of the 58-ft segment of Camden Chase located north of Lot 1, Block 6.***

K. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along both sides of Camden Chase/Hawthorne which functions as a collector, along one side of the through non-cul-de-sac streets (Peckham and Williamsgate) and along one side of the loop street.

L. Since an intended use for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

M. Reserves Q and S need to be referenced in plattor's text.

N. Because of the landlocked nature of Reserve M being platted in the southeast corner of the site, a means of access shall be provided to such a Reserve.

An opening has been platted along 21st Street. This opening needs to be labeled as a "service opening".

O. 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.

P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

Q. 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.

R. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.

S. The **City Fire Department/GIS** needs to comment on the plat's street names. ***Hawthorne shall be revised to Williamsgate. Rothbury shall be revised to Mainsgate. Rosemont Circle which extends into Block 2 shall be revised to Rosemont Ct.***

T. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

U. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

V. The recording information for all pipeline easements shall be indicated on the face of the plat.

W. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

X. 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.

Y. 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.)

Z. 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.

AA. 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.

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