

MEADOWLAND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

1.074
Final tracing
received 2/20/02

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "MEADOWLAND ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the SW1/4 of Sec. 23, Twp. 27-S, R-2-E of the
6th P.M., Sedgwick County, Kansas, EXCEPT Kansas Turnpike Authority
right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass
right-of-way (Condemnation Case 91C-806), further designated as Tract
R221, Tract R225, Tract R250, and Tract R303, and EXCEPT U.S. Highway
54/K-96 Highway, all being subject to road rights-of-way of record,
TOGETHER with the SE1/4 of said Sec. 23, EXCEPT Kansas Turnpike
Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96
Bypass right-of-way (Condemnation Case 91C-806), further designated as
Tract R223 and Tract R302, and EXCEPT U.S. Highway 54/K-96 Highway,
and EXCEPT a tract in said SE1/4 described as follows: Beginning at
the NE corner of said SE1/4; thence westerly along the north line of said
SE1/4 to the intersection with the easterly line of said K-96 Bypass
right-of-way; thence S28°21'12"E along the easterly line of said K-96
Bypass right-of-way, 302.66 feet to a deflection corner in said easterly
line; thence S05°03'03"W along the easterly line of said K-96 Bypass
right-of-way, 304.80 feet to a deflection corner in said easterly line;
thence S20°11'28"E, 536.62 feet; thence N88°37'09"E, 2200.75 feet to
a point on the east line of said SE1/4; thence northerly along the
east line of said SE1/4 to the point of beginning, all being subject to
road rights-of-way of record, TOGETHER with a tract in the NW1/4
of said Sec. 23, described as commencing at the NW corner of said
NW1/4; thence S00°49'24"E, along the west line of said NW1/4,
1611.91 feet for a place of beginning; thence N89°10'36"E, 50 feet;
thence N00°49'24"W, 181.91 feet to a point on the right-of-way line
of the K-96 Bypass as condemned in Case No. 91C-768; thence
N89°10'36"E, along said right-of-way line, 270 feet; thence S45°49'24"E,
along said right-of-way line, 42.43 feet; thence S03°22'13"E, along said
right-of-way line, 341.48 feet; thence S37°26'53"E, along said right-
of-way line, 765.57 feet; thence S21°12'18"E, along said right-of-way
line, 255.97 feet to the south line of said NW1/4; thence S88°44'32"W,
along the south line of said NW1/4, 911.06 feet to the SW corner of
said NW1/4; thence N00°49'24"W, along the west line of said NW1/4,
1050.50 feet to the place of beginning, EXCEPT the west 50 feet
thereof for the right-of-way for 127th Street East.

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as
"MEADOWLAND ADDITION", Wichita, Sedgwick County, Kansas. 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 drainage purposes and for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted as indicated for the construction and
maintenance of a private screening wall and utility main lines and service
lines shall be allowed to cross these easements. The streets are hereby
dedicated to and for the use of the public. Reserves "A" and "B" are
hereby reserved for floodway, drainage purposes, lakes, landscaping, open
space, sidewalks, utilities as confined to easements, and sanitary sewer
systems as confined to easements. No buildings or other obstructions
shall be constructed or placed on or within said Reserves "A" and "B",
nor shall any fill, change of grade, creation of channel, or any other
work be carried on without the permission of the City Engineer of the
City of Wichita, Kansas. Reserve "C" is hereby reserved for drainage
purposes, landscaping, berms, sidewalks, signage, open space, and utilities
as confined to easement. Reserves "D", "E", and "F" are hereby reserved
for drainage purposes, landscaping, berms, sidewalks, signage, open space,
utilities as confined to easement, and pipelines as confined to easement.
Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained
by the lot owners association for the addition. All abutters rights of
access shall be as depicted on the face of the plat and are hereby
granted to the City of Wichita, Kansas. The permitted opening locations
shall be as determined by the City Engineer of the City of Wichita, Kansas.
The Minimum Building Pad Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

This plat of "MEADOWLAND 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 _____,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis
_____, 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 _____, 2002.
At the direction of the City Council

_____, City Manager
Chris Cherches
_____, City Clerk
Pat Burnett

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

Aetna Trust UTA dated August 24, 1966
_____, Trustee
William E. Lusk, Jr. aka W. E. Lusk, Jr.

William Lusk, Jr. Living Trust dated May 26, 1994
_____, Trustee
William Lusk, Jr.

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

Entered on transfer record this _____ day
of _____, 2002.
_____, County Clerk
Don Brace

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 15th day of February, 2002, by William E. Lusk, Jr. aka
W. E. Lusk, Jr., Trustee of the Aetna Trust UTA dated August 24,
1966, on behalf of the trust.

_____, Notary Public
Deborah L. Oden

My App't. Exp. 8/12/2002

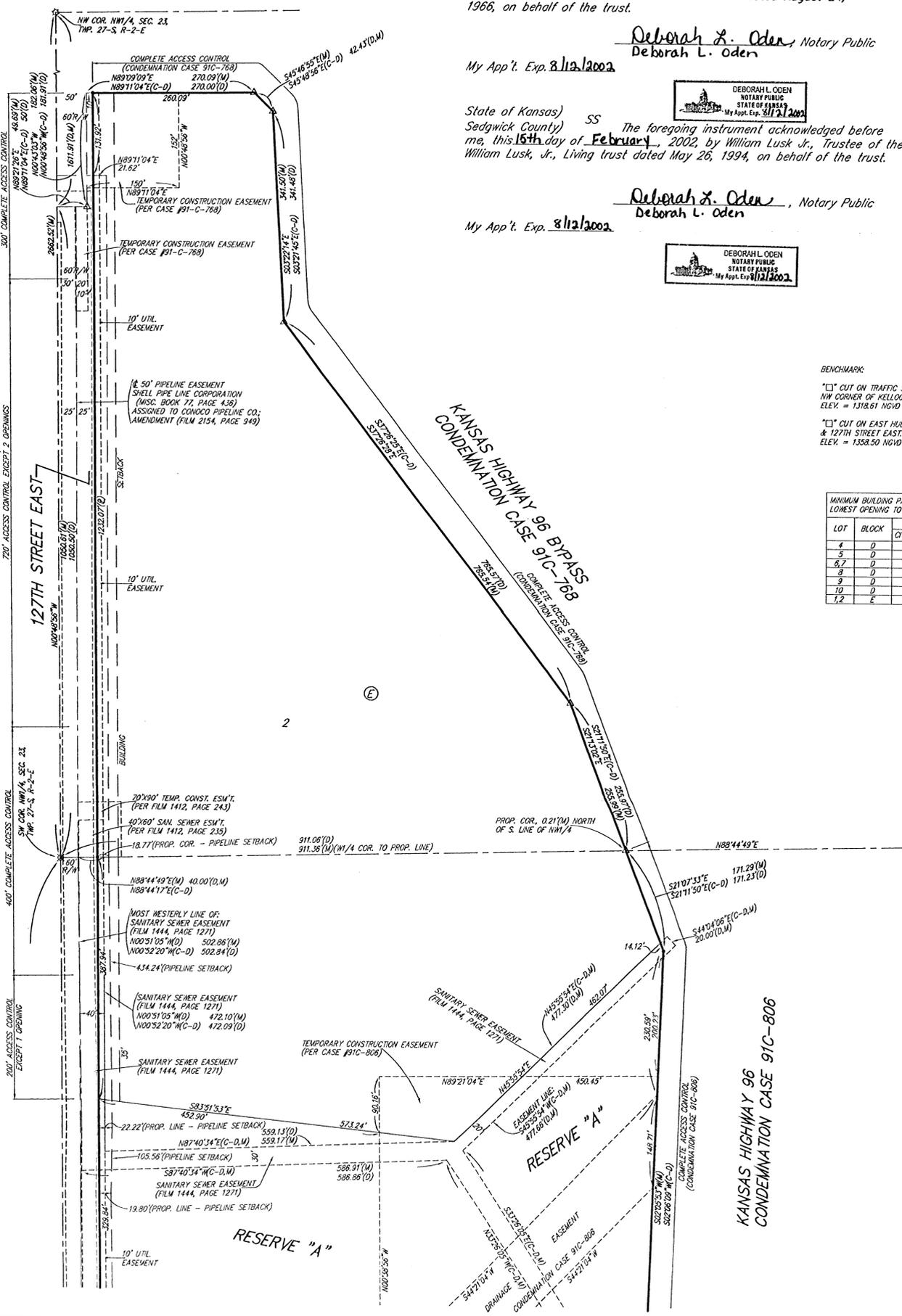
State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 15th day of February, 2002, by William Lusk Jr., Trustee of the
William Lusk, Jr. Living trust dated May 26, 1994, on behalf of the trust.

_____, Notary Public
Deborah L. Oden

My App't. Exp. 8/12/2002

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 _____, 2002 at _____ o'clock _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizire



BENCHMARK:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE,
NW CORNER OF KELLOGG & 143RD STREET EAST.
ELEV. = 1318.61 NGVD (131.21 CITY DATUM)
"□" CUT ON EAST HUBGUARD AT K.K.A. BRIDGE
& 127TH STREET EAST.
ELEV. = 1358.50 NGVD (171.10 CITY DATUM)

| LOT | BLOCK | ELEVATION | |
|-----|-------|------------|--------|
| | | CITY DATUM | NGVD |
| 4 | D | 135.6 | 1326.0 |
| 5 | D | 130.6 | 1318.0 |
| 6,7 | D | 134.6 | 1322.0 |
| 8 | D | 135.6 | 1321.0 |
| 9 | D | 136.1 | 1323.5 |
| 10 | D | 140.6 | 1338.0 |
| 1,2 | E | 147.6 | 1335.0 |

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #6 REBAR (FOUND)
- ⊗ = 1" IRON IN THIMBLE (FOUND)
- = "P-K" NAIL & WASHER (FOUND)
- ⊕ = LEAD PLUG IN CONCRETE (FOUND)
- = #6 REBAR IN THIMBLE (FOUND)
- ⊗ = #6 REBAR W/ "S" CAP (FOUND)
- △ = #4 REBAR W/ "SRB" CAP (FOUND)

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

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS SHOWN ON THIS PLAT UNLESS OTHERWISE INDICATED. THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS, HAS REVIEWED AND APPROVED
THE DRAINAGE PLAN. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

NOTE:
PIPELINE EASEMENT GRANTED TO COOPERATIVE REFINERY
ASSOCIATION OVER THE SW1/4 OF SEC. 23, TWP. 27-S, R-2-E,
(MISC. BOOK 241, PAGE 417), AND PARTIAL RELEASE OF RIGHT
OF WAY TO RELEASE THE SW1/4 OF SAID SEC. 23, (FILM 647,
PAGE 1335). (NOW ASSIGNED TO FARMLAND INDUSTRIES).

NOTE:
THE GUY AND ANCHOR EASEMENT, (MISC. BOOK 223, PAGE 382),
AS SHOWN ON THIS PLAT HAS AN UNDEFINED WIDTH, LENGTH,
AND DIRECTION. THE SYMBOLS REPRESENTED ON THIS PLAT
ARE BASED ON THE LOCATION CALL-OUTS AS DESCRIBED IN SAID
GUY AND ANCHOR EASEMENT, (MISC. BOOK 223, PAGE 382).

MEADOWLAND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

2-14
final tracing
received 3/2/82

NOTE: PIPELINE EASEMENT GRANTED TO COOPERATIVE REFINERY ASSOCIATION OVER THE S1/2 OF SEC. 23, TWP. 27-S, R-2-E, (MSC. BOOK 241, PAGE 477), AND PARTIAL RELEASE OF RIGHT OF WAY TO RELEASE THE SW1/4 OF SAID SEC. 23, (FILM 647, PAGE 1335). (NOW ASSIGNED TO FARMLAND INDUSTRIES).

NOTE: A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED 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 PLAN SHALL BE ALLOWED.

NOTE: ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-248.

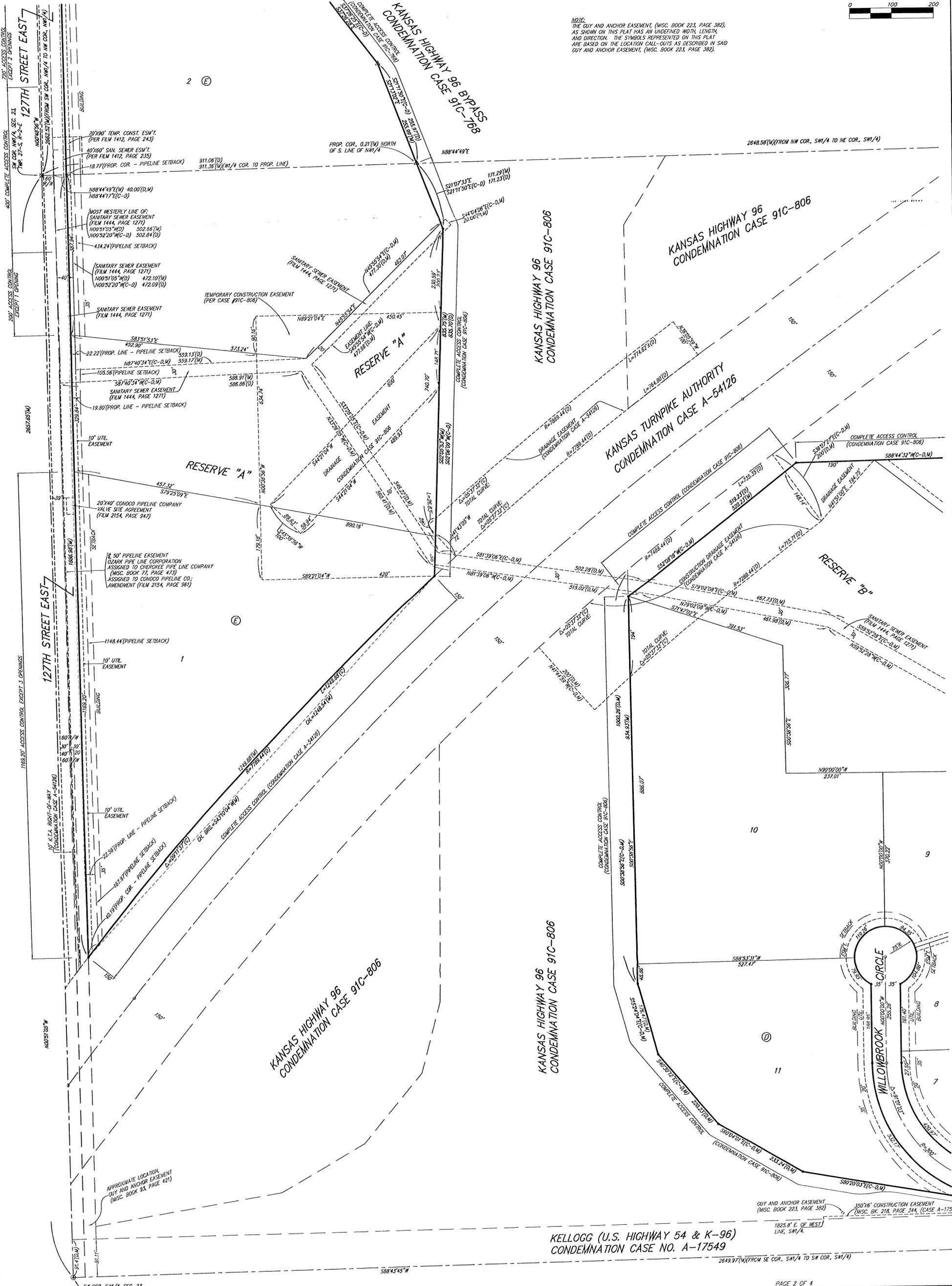
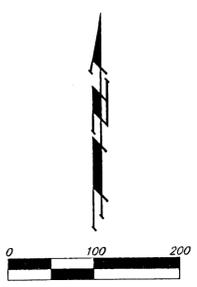
(M) = MEASURED
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(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DEED INFO.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #6 REBAR (FOUND)
⊗ = 1" IRON IN THIMBLE (FOUND)
⊕ = "P-K" NAIL & WASHER (FOUND)
⊙ = LEAD PLUG IN CONCRETE (FOUND)
⊖ = #8 REBAR IN THIMBLE (FOUND)
⊗ = #8 REBAR W/ "S" CAP (FOUND)
⊕ = #4 REBAR W/ "S" CAP (FOUND)

BENCHMARK:

"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD STREET EAST. ELEV. = 1318.61 NGVD (131.21 CITY DATUM)
"□" CUT ON EAST HUBQUARD AT K.T.A. BRIDGE & 127TH STREET EAST. ELEV. = 1358.50 NGVD (171.10 CITY DATUM)

| LOT | BLOCK | ELEVATION | |
|-----|-------|------------|--------|
| | | CITY DATUM | NGVD |
| 4 | D | 138.6 | 1328.0 |
| 5 | D | 138.6 | 1328.0 |
| 6,7 | D | 134.6 | 1322.0 |
| 8 | D | 135.6 | 1323.0 |
| 9 | D | 135.7 | 1323.5 |
| 10 | D | 140.6 | 1328.0 |
| 1,2 | E | 147.6 | 1335.0 |



NOTE: THE GUY AND ANCHOR EASEMENT, (MSC. BOOK 223, PAGE 382), AS SHOWN ON THIS PLAT HAS AN UNDEFINED WIDTH, LENGTH, AND DIRECTION. THE SYMBOLS REPRESENTED ON THIS PLAT ARE BASED ON THE LOCATION CALL-OUTS AS DESCRIBED IN SAID GUY AND ANCHOR EASEMENT, (MSC. BOOK 223, PAGE 382).

NOTE:
PIPELINE EASEMENT GRANTED TO COOPERATIVE REFINERY ASSOCIATION OVER THE SW/4 OF SEC. 23, TWP. 27-S, R-2-E, (MISC. BOOK 241, PAGE 477), AND PARTIAL RELEASE OF RIGHT OF WAY TO RELEASE THE SW/4 OF SAID SEC. 23, (FILM 647, PAGE 1335). (NOW ASSIGNED TO FARMLAND INDUSTRIES).

MEADOWLAND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

Amended
received 2/20/02
(S/A)

NOTE:
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NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-248.

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(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DEED INFO.

⊙ = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = #6 REBAR (FOUND)
⊗ = 1" IRON IN THIMBLE (FOUND)
⊠ = 7"-K" NAIL & WASHER (FOUND)
⊡ = LEAD PLUG IN CONCRETE (FOUND)
⊙ = #6 REBAR IN THIMBLE (FOUND)
⊗ = #6 REBAR W/ 7.5 1128" CAP (FOUND)
⊠ = #4 REBAR W/ "SRB" CAP (FOUND)

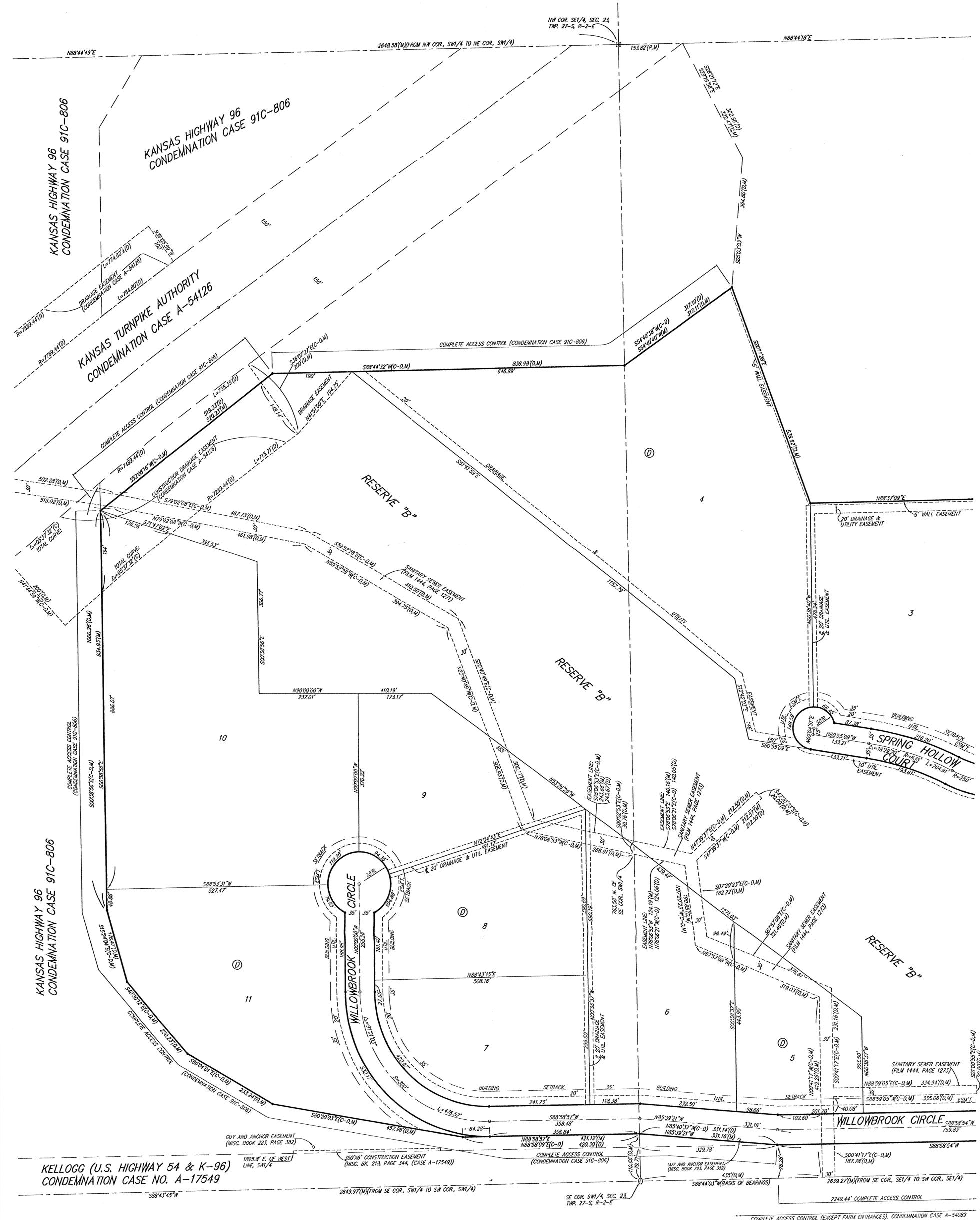
BENCHMARK:

"C" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD STREET EAST. ELEV. = 1318.61 NGVD (131.21 CITY DATUM).
"C" CUT ON EAST HUBGUARD AT Q. K.T.A. BRIDGE & 127TH STREET EAST. ELEV. = 1358.50 NGVD (171.10 CITY DATUM).

| LOT | BLOCK | ELEVATION | |
|-----|-------|------------|--------|
| | | CITY DATUM | NGVD |
| 4 | D | 1328.0 | 1328.0 |
| 5 | D | 1328.0 | 1328.0 |
| 6,7 | D | 1348.0 | 1322.0 |
| 8 | D | 1328.0 | 1328.0 |
| 9 | D | 1361.0 | 1323.5 |
| 10 | D | 1405.0 | 1328.0 |
| 1,2 | E | 147.0 | 1358.0 |



NOTE:
THE GUY AND ANCHOR EASEMENT, (MISC. BOOK 223, PAGE 382), AS SHOWN ON THIS PLAT HAS AN UNDEFINED WIDTH, LENGTH, AND DIRECTION. THE SYMBOLS REPRESENTED ON THIS PLAT ARE BASED ON THE LOCATION CALL-OUTS AS DESCRIBED IN SAID GUY AND ANCHOR EASEMENT, (MISC. BOOK 223, PAGE 382).



final tracing received 2/20/22

Asst

MEADOWLAND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

NOTE:
PIPELINE EASEMENT GRANTED TO COOPERATIVE REFINERY ASSOCIATION OVER THE S1/2 OF SEC. 23, TWP. 27-S, R-2-E, (MISC. BOOK 241, PAGE 477), AND PARTIAL RELEASE OF RIGHT OF WAY TO RELEASE THE SW1/4 OF SAID SEC. 23, (FILM 647, PAGE 1335). (NOW ASSIGNED TO FARMLAND INDUSTRIES).

NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-248.

NOTE:
THE GUY AND ANCHOR EASEMENT, (MISC. BOOK 223, PAGE 392), AS SHOWN ON THIS PLAN HAS AN UNDEFINED WIDTH, LENGTH, AND DIRECTION. THE SYMBOLS REPRESENTED ON THIS PLAN ARE BASED ON THE LOCATION CALL-OUTS AS DESCRIBED IN SAID GUY AND ANCHOR EASEMENT, (MISC. BOOK 223, PAGE 392).

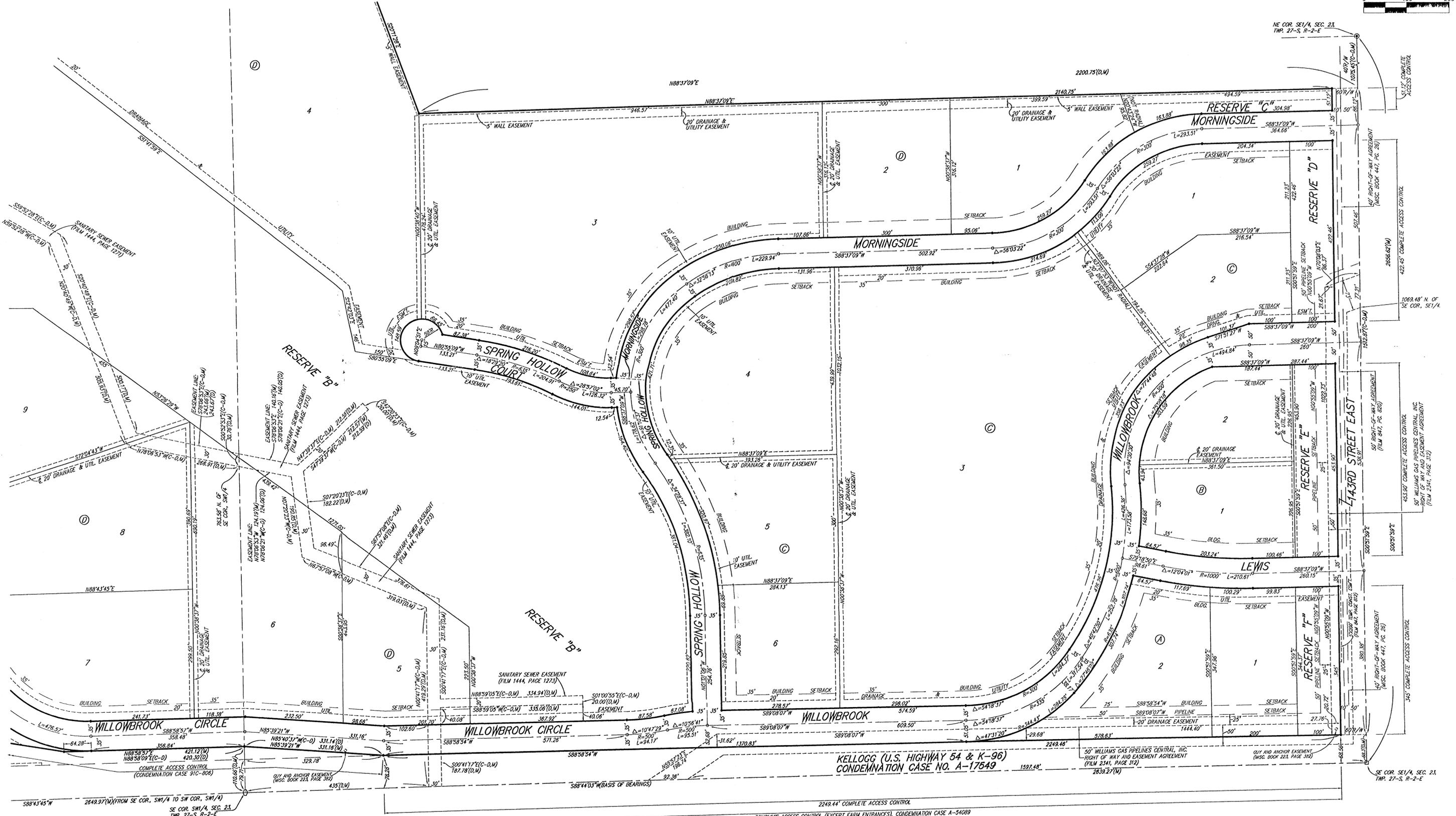
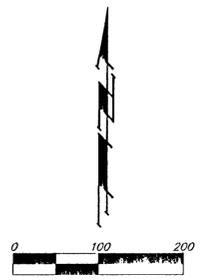
NOTE:
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(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DEED INFO.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = #6 REBAR (FOUND)
⊗ = 1" IRON W/ THIMBLE (FOUND)
⊠ = "P" NAIL & WASHER (FOUND)
⊕ = LEAD PLUG IN CONCRETE (FOUND)
⊙ = #6 REBAR IN THIMBLE (FOUND)
⊗ = #6 REBAR W/ "S" 1128" CAP (FOUND)
⊠ = #4 REBAR W/ "S" 8" CAP (FOUND)

BENCHMARK:
"□" CUT ON TRAFFIC SIGNAL LIGHT POLE BASE, NW CORNER OF KELLOGG & 143RD STREET EAST. ELEV. = 1318.61 NGVD (131.21 CITY DATUM)
"□" CUT ON EAST HUBBIARD AT E. K.T.A. BRIDGE & 127TH STREET EAST. ELEV. = 1358.50 NGVD (171.10 CITY DATUM)

| MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES | | |
|--|-------|-----------|
| LOT | BLOCK | ELEVATION |
| 4 | D | 1326.0 |
| 5 | D | 1326.0 |
| 6, 7 | D | 1327.0 |
| 8 | D | 1328.0 |
| 9 | D | 1328.5 |
| 10 | D | 1328.0 |
| 1, 2 | E | 1358.0 |



KELLOGG (U.S. HIGHWAY 54 & K-96)
CONDEMNATION CASE NO. A-17549

COMPLETE ACCESS CONTROL (EXCEPT FARM ENTRANCES), CONDEMNATION CASE A-54089



Wichita-Sedgwick County Metropolitan Area Planning Department

February 22, 2001

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

RE: SUB 2000-86 -- Final Plat of MEADOW LAND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 22, 2001, 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 February 16, 2001.

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, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

February 16, 2001

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

RE: SUB 2000-86 -- Final Plat of MEADOW LAND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 15, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. A petition shall be provided for the extension of City water and sanitary sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved subject to the Applicant submitting revisions. A drainage guarantee is required. A drainage easement is also needed. A letter shall be provided from the Kansas Turnpike Commission indicating their willingness to accept the drainage directed toward the Turnpike.
- D. In conformance with the CUP, the plat proposes one opening along Greenwich and two openings along Kellogg Drive. Distances should be shown for all segments of access control.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. A cross-lot circulation agreement is required to assure internal vehicular movement between the lots.
- G. The wall easements need to be referenced in the plat's text.

- H. **City Fire Department** needs to comment on the need for turnarounds within Reserve A and Reserve B. *Turnarounds will not be required as the Applicant shall submit a site circulation plan indicating an internal loop system.*
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-196 Amendment #1) and its special conditions for development on this property.
- L. Traffic improvements along Greenwich Road and Kellogg Drive are needed as required in the associated CUP.
- M. 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.
- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.

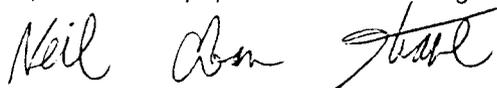
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. *KGE has requested additional easements. A temporary easement will need to be established by separate instrument for any facilities in need of relocation, along with the dedication of a permanent easement.*
- W. The applicant is reminded that a disk shall be submitted with the final plat 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.

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, February 22, 2001, at 12:00 p.m.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: W.E. Lusk, Jr., Aetna Trust UTA, 1608 E. Lewis, Wichita, KS 67211
Dexter O'Hara, 348 Garnett, Wichita, KS 67206
Daniel J. McPartland, President, Springdale Lakes Homeowners Assoc., P.O. Box 782513,
Wichita, KS 67278-2513
Frances L. Nogy, 266 Hillsdale Dr., Wichita, KS 67230

STAFF REPORT

(Final Plat Approved 2/15/01; Preliminary Plat Approved 10/12/00)

CASE NUMBER: SUB 2000-86 -- MEADOW LAND ADDITION

OWNER/APPLICANT: Aetna Trust UTA, Attn: W.E. Lusk Jr., Trustee, 1608 E. Lewis, Wichita, KS 67211

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

LOCATION: North side of Kellogg from 127th St. East to 143rd St. East

SITE SIZE: 182.5 Acres

NUMBER OF LOTS

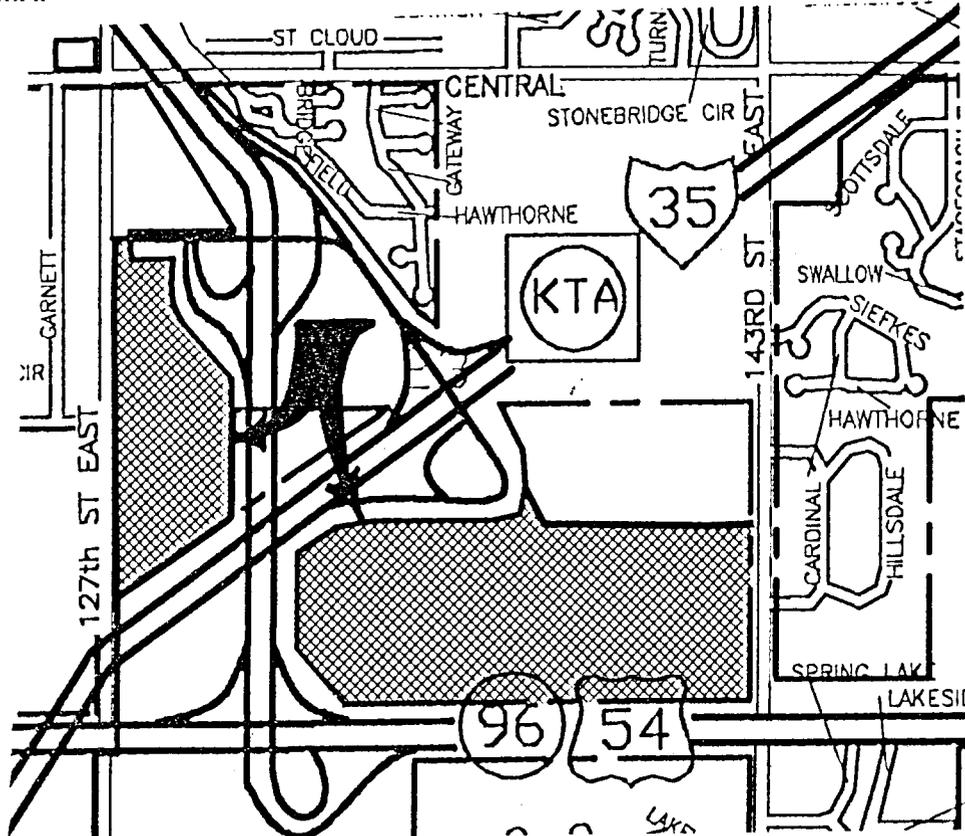
| | |
|--------------|----|
| Residential: | 2 |
| Office: | |
| Commercial: | 21 |
| Industrial: | |
| Total: | 23 |

MINIMUM LOT AREA: 1.58 Acres

CURRENT ZONING: SF-6, Single-Family Residential; SF-20, Single-Family Residential

PROPOSED ZONING: GO, General Office; LC, Limited Commercial, OW, Office Warehouse; NR, Neighborhood Retail; MF-29, Multi-Family Residential

VICINITY MAP



Note: This is a replat of One Kellogg Place Addition which vacates Gilbert, Dowell, Ellson and Zeta Streets and includes additional unplatted land. A CUP (DP-196 Amendment #1) has been approved for this site subject to replatting. The CUP permits GC, General Commercial on Lots 1-11 and LC, Limited Commercial on Lot 12.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the need for any guarantees or easements. **A petition shall be provided for the extension of City water and sanitary sewer.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved subject to the Applicant submitting revisions. A drainage guarantee is required. A drainage easement is also needed. A letter shall be provided from the Kansas Turnpike Commission indicating their willingness to accept the drainage directed toward the Turnpike.**
- D. In conformance with the CUP, the plat proposes one opening along Greenwich and two openings along Kellogg Drive. Distances should be shown for all segments of access control.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. A cross-lot circulation agreement is required to assure internal vehicular movement between the lots.
- G. The wall easements need to be referenced in the plat's text.
- H. **City Fire Department** needs to comment on the need for turnarounds within Reserve A and Reserve B. **Turnarounds will not be required as the Applicant shall submit a site circulation plan indicating an internal loop system.**
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-196 Amendment #1) and its special conditions for development on this property.
- L. Traffic improvements along Greenwich Road and Kellogg Drive are needed as required in the associated CUP.

SUB 2000-86 -- Final Plat of MEADOW LAND ADDITION
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- M. 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.
- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. ***KGE has requested additional easements. A temporary easement will need to be established by separate instrument for any facilities in need of relocation, along with the dedication of a permanent easement.***
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.