11-6-00
final tracing received

11-7-00
final pantry

SHOAL CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Baughmon Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SHOAL CREEK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All that portion of the NE1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, lying south and east of the southerly right-of-way line of the Kansas Turnpike Authority as described in that certain condemnation action in District Court of Sedgwick County, Kansas, styled as Case No. A-54126, EXCEPT a tract of land in the NE1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the NE corner of said NE1/4; thence on an assumed basis of bearing of S00°06'24"W along the east line of said NE1/4, 849.22 feet to the intersection of the southerly right-of-way line of Kansas Turnpike Authority Condemnation Case A-54126 and for a point of beginning; thence continuing S00°06'24"W along the east line of NE1/4, 1173.38 feet; thence N89°53'36"W perpendicular to the east line of said NE1/4, 754.19 feet; thence N36°39'27"W, 467.18 feet, more or less, to a point on the southerly right-of-way of Kansas Turnpike Authority Condemnation Case A-45126; thence northeasterly along said southerly right-of-way line, being a curve to the left, having a radius of 23068.31 feet, a distance of 1233.66 feet to the P.T. of said curve; thence N50°57'24"E, 73.17 feet to the point of beginning, subject to road right-of-way agreements on 143rd Street East (Film 876, Page 450), (Film 876, Page 448); Quit Claim Deed (Film 845, Page 1441), and Right-of-Way Agreement recorded 8-12-59 (Misc. Book 447, Page 50).

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughmon Company, P.A.

Michael G. Conrey 10-24-2000, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 10-97 KANSAS LAND SURVEYOR

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 "SHOAL CREEK 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 drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of private screening walls and utility main lines and service lines shall be allowed to cross these easements. Reserves "A", "C", "F", "G", "H", and "I" are hereby reserved for entry monuments, landscaping, streets, open space, and utilities. Reserve "B" is hereby reserved for drainage purposes, open space, landscaping, berms, and utilities as confined to easements. Any utilities installed in either Reserves "A" or "D" shall be installed below finished grade, and no utilities or related appurtenances shall be allowed to be installed above finished grade. Reserve "E" is hereby reserved for drainage purposes, lakes, open space, utilities as confined to easements, landscaping, berms, screening walls, recreational uses, sidewalks, and swimming pools. Reserve "D" is hereby reserved for emergency access, landscaping, street, open space, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I" shall be owned and maintained by the homeowners association for the addition. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 143rd St. East over and across the east line of Lots 6, 7, 8, 9, 10, 11, and 12, Block A, and Reserve "B", are hereby granted to 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.

Scott Land, L.L.C.

Jay W. Russell, Member

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 24TH day of OCTOBER, 2000, by Jay W. Russell, Member of Scott Land L.L.C. on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-9-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-9-2001

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SHOAL CREEK ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Kingman

James D. Ashcraft, Sr. V.P.
(Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 1ST day of NOVEMBER, 2000, by JAMES D. ASHCRAFT Sr. V.P. of State Bank of Kingman, on behalf of the bank.
(Title)

JUDITH M TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-9-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-9-2001

This plat of "SHOAL CREEK 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

_____, Chairman
Christopher S. Carraher

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of sanitary sewer districts within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area, this _____ day of _____, _____.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

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

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

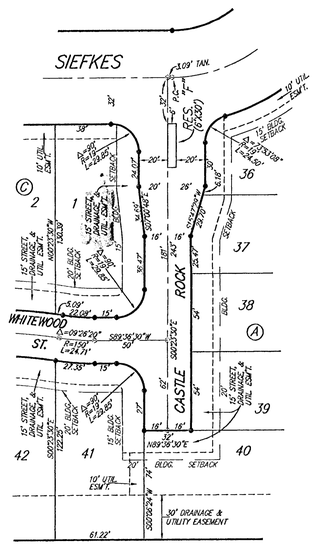
_____, County Clerk
James Alford

State of Kansas) SS
Sedgwick County)

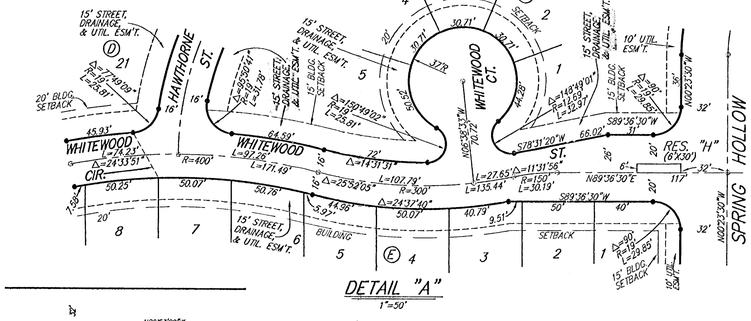
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, _____ at _____ o'clock ___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

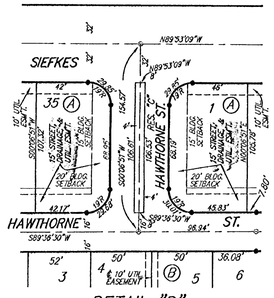
_____, Deputy
Linda Kizzire



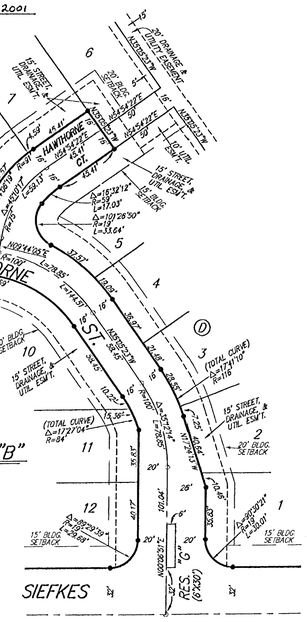
DETAIL "C"
1"=50'



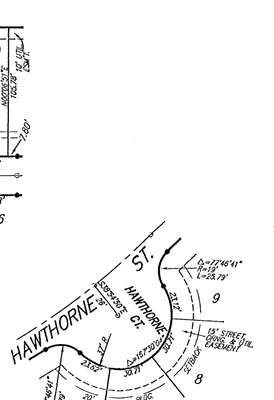
DETAIL "A"
1"=50'



DETAIL "D"
1"=60'

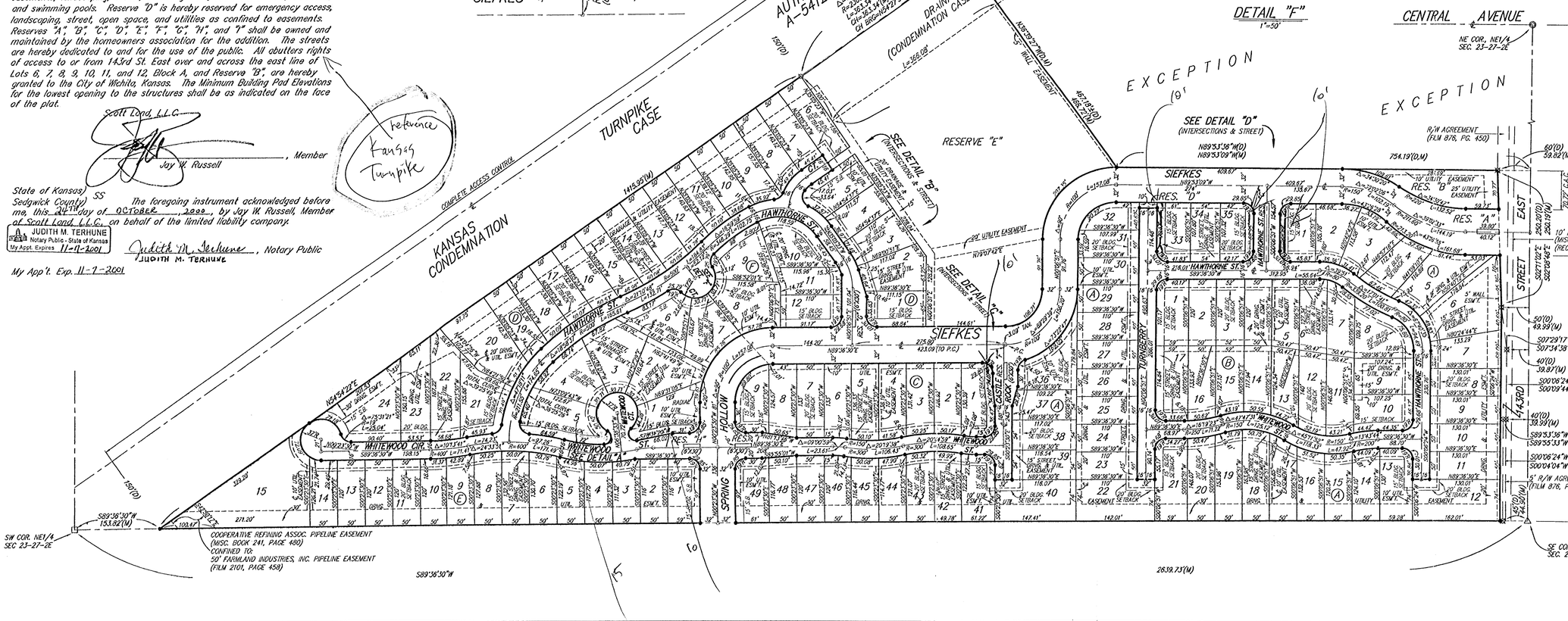


DETAIL "B"
1"=50'



DETAIL "E"
1"=50'

DETAIL "F"
1"=50'



0 100 200

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ϕ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- ⊙ = #6 REBAR IN THIMBLE (FOUND)
- ⊠ = #4 REBAR W/ "PEC" CAP (FOUND)
- □ = #6 REBAR W/ "LS 1126" CAP (FOUND)
- △ = #6 REBAR (FOUND)

(M) = MEASURED
(D) = DESCRIBED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
		ELEVATION	
LOTS	BLOCK	CITY DATUM	NGVD
1,2,3,4,5,6	D	141.6	1329.0

BENCHMARK:
"D" CUT ON TOP OF CURB, NORTH SIDE SIEFKES, NW OF CENTER LINE OF SIEFKES CT., SHADYBROOK MEADOW ADDITION.
ELEV.= 135.19 CITY DATUM
(1322.39 NGVD)

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.

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

P:\PLAT\SHOAL CREEK ADDITION\DWG\SHOALCRKF DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 21, 2000

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

RE: SUB 2000-22 -- Final Plat of SHOAL CREEK ADDITION (FORMERLY WHITEWOOD ADDITION)

At the regular meeting of the Metropolitan Area Planning Commission on September 21, 2000, 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 September 15, 2000, and in addition to the following conditions:

"II. The plattor's text shall include 'neighborhood swimming pool' as a permitted use in Reserve E; and

JJ. A Restrictive Covenant shall be submitted that requires a turnaround be provided on Lot 6, Block D; and Lots 12, 22 and 40, Block A."

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.

PLEASE NOTE: *The MAPC Chairman needs to be revised to reference, "Christopher S. Carraher".*

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 15, 2000

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

RE: SUB 2000-22 -- Final Plat of SHOAL CREEK ADDITION (FORMERLY WHITEWOOD ADDITION)

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 14, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. *A revised sanitary sewer/utility layout is requested. Off-site sewer easements are required.*

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

E. City/County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage guarantee is required. As drainage from the site is directed onto the Kansas Turnpike, a letter shall be required from KDOT indicating their agreement to accept such drainage.*

F. Complete access control is required along the Kansas Turnpike. The dedication of access controls shall be referenced in the plattor's text on the final plat.

G. **City Fire Department** needs to comment on the 2,400-ft cul-de-sac (Siefkes/Whitewood Court) which exceeds the 1,200 maximum length standard of the Subdivision regulations. ***City Fire Department requests an emergency access easement to provide two points of access along Reserve D, Block A.***

H. 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.

I. 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.

J. The plat consists of lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has included a table indicating that the amount of open space provided in the Reserves (210,946 sq. ft.) exceeds the cumulative total reduction in lot area (7,303 sq. ft.).

K. The MAPC Policy Statement regarding Cluster Development states that each open space area shall be a minimum of 10,000 square feet and that no lot reduced in area shall be more than 500 feet from the nearest open space area. Lots 36-39, Block E are not located within the required 500 feet from Reserve E. ***A modification from this design standard has been approved.***

L. In addition to the standard restrictive covenant required per Item H above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.

M. The lots in Block E shall be renumbered beginning with Lot 1.

N. The terminus of Whitewood Court to the west shall be reconfigured as a circular turnaround.

O. **Traffic Engineering** needs to comment on the need for improvements to 143rd St. East. ***Traffic Engineering has required the construction of a decel lane.***

P. 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.

Q. The pipeline easement on Lot 26, Block E, needs to be located.

R. A dimension needs to be added on Lots 5 and 6, Block D.

S. 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.

T. City Fire Department needs to comment on the plat's street names. *The City Fire Department has met with the Applicant to revise the street names.*

U. The applicant shall guarantee the installation of the interior streets. This guarantee shall include a sidewalk along one side of Whitewood/Siefkes. *In lieu of sidewalks on Siefkes Court and Whitewood Place/Whitewood Court, the Applicant has agreed to submit an alternate sidewalk plan denoting sidewalks around Reserve E.*

V. 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-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.

W. 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.

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 316-729-0102) 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. ***KGE has requested additional utility easements.***

GG. 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.

HH. ***The MAPC Chairman needs to be revised to reference, "Jerry Michaelis".***

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, September 21, 2000, at 1:00 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: Jay W. Russell, 12602 W. 13th Street, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
SEPTEMBER 21, 2000

STAFF REPORT
(Final Plat Approved 9/14/00; Revised Preliminary Plat Approved 7/13/00)

CASE NUMBER: SUB 2000-22 --SHOAL CREEK ADDITION (formerly Whitewood Addition)

OWNER/APPLICANT: Jay W. Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: West side of 143rd St. East, South of Central

SITE SIZE: 32.44 Acres

NUMBER OF LOTS

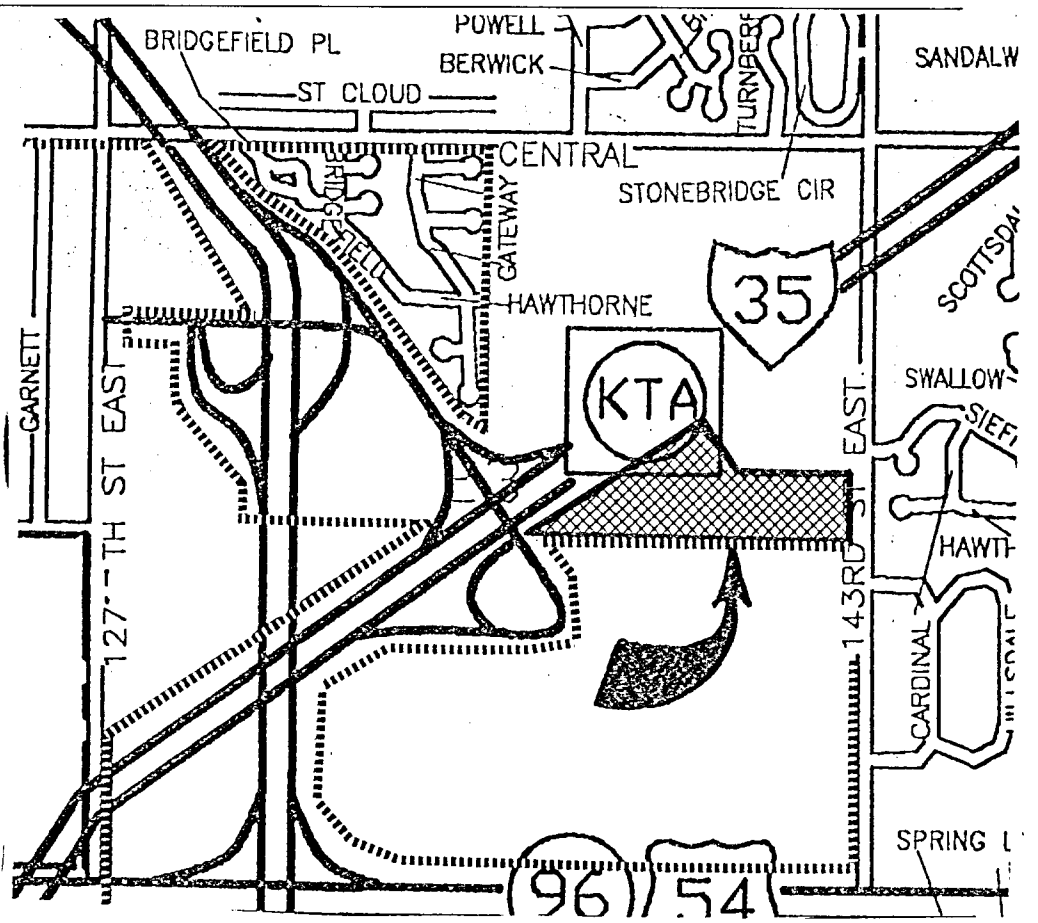
Residential:	118
Office:	
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,236 Sq. Ft.

CURRENT ZONING: SF-20 Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjacent to Wichita's City limits in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. In order to allow for the lot sizes being platted, the applicant will need to request annexation to Wichita.

STAFF COMMENTS:

A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. ***A revised sanitary sewer/utility layout is requested. Off-site sewer easements are required.***

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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. ***KGE has requested additional utility easements.***

GG. 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.

HH. ***The MAPC Chairman needs to be revised to reference, "Jerry Michaelis".***