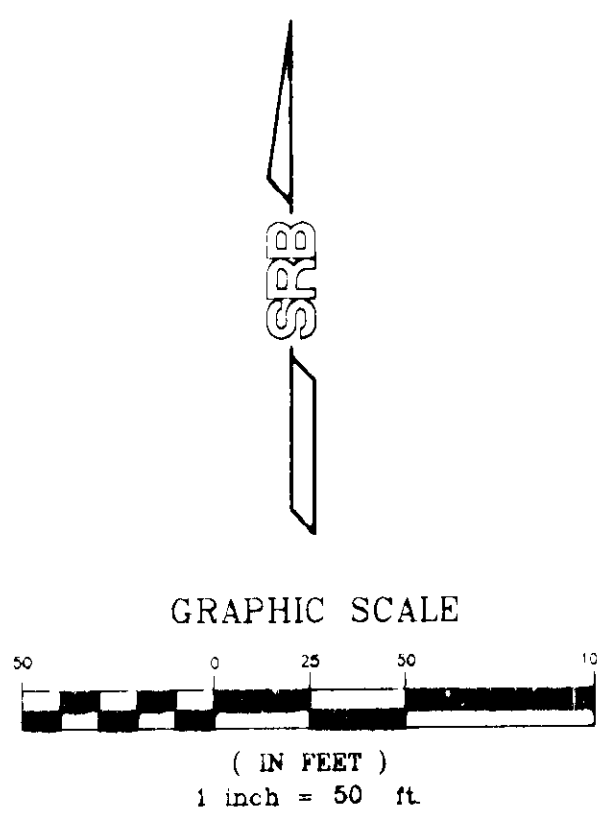
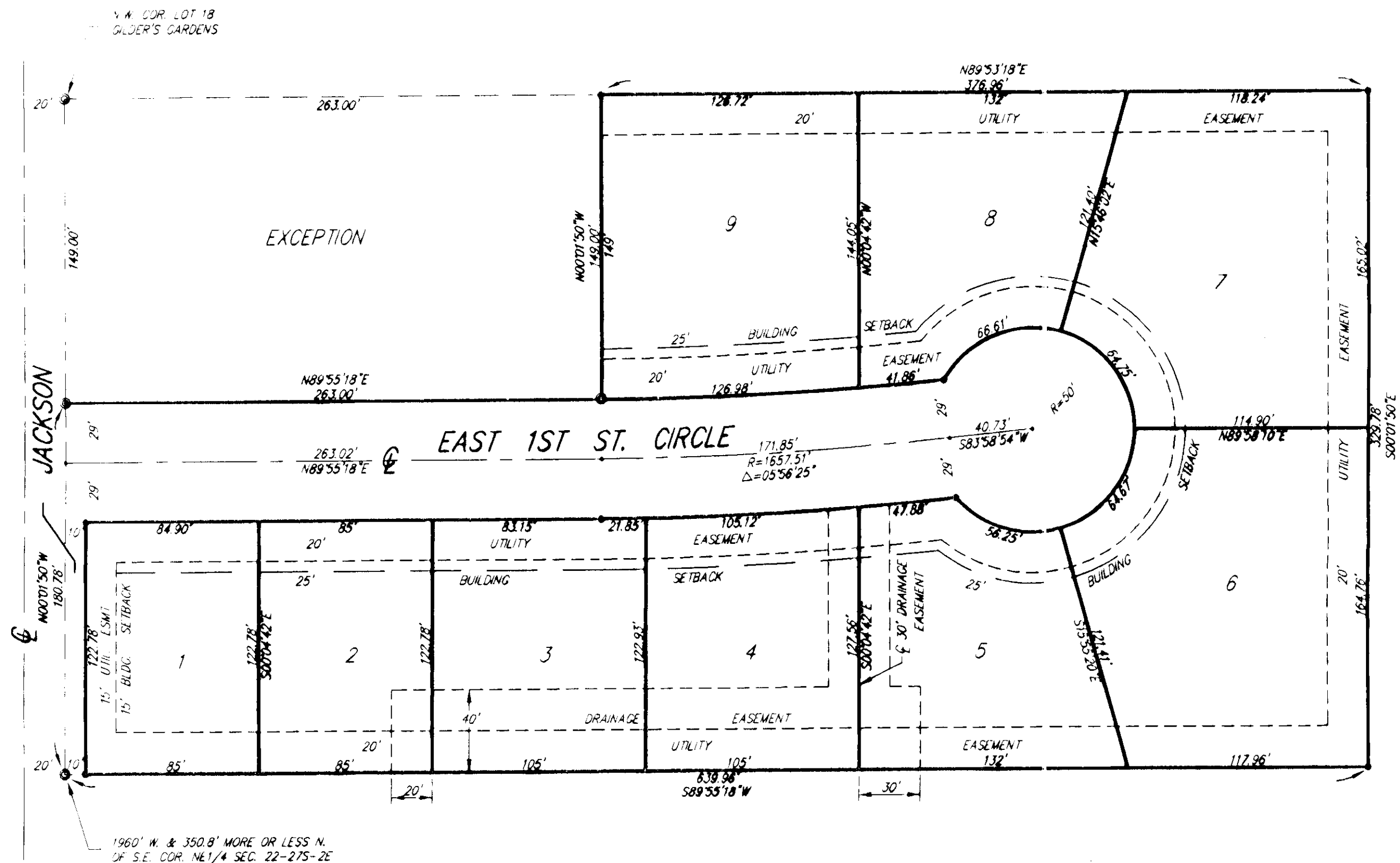


GARDEN MEADOW ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = 1/2" REBAR W/SRB CAP (SET)
- = 1/4" IRON PIPE (FOUND)
- = 1/2" IRON PIPE (FOUND)
- ⊙ = 3/4" IRON PIPE (FOUND)

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "GARDEN MEADOW ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

Lot 18, except the north 149 feet of the west 263 feet thereof, Gilders Gardens, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 4 DECEMBER 1998

Mark A. Savoy, P.S. #788 Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots and Streets to be known as "GARDEN MEADOW ADDITION", Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes.

John F. Hendrick, Jr.

Charlotte E. Hendrick

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 4th day of December, 1998, by John F. Hendrick, Jr. and Charlotte E. Hendrick his wife.

Marlene Salas, Notary Public
My App't. Exp. 2-2-2000

This plat of "GARDEN MEADOW 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 , 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez Chairman

Marvin S. Krout Secretary

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 , 1998.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this day of , 1998.

James Alford County Clerk

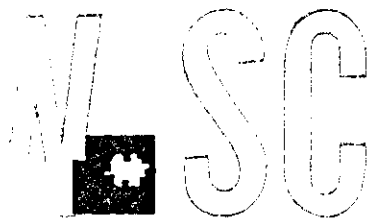
State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of , 1998, at o'clock M: and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 28, 1998

Savoy, Ruggles & Bohm PA
924 N. Main
Wichita, KS 67203

S/D 98-38 - Final Plat of GARDEN MEADOW ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1998, 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 August 21, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-38 - Final Plat of GARDEN MEADOW ADDITION
August 28, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

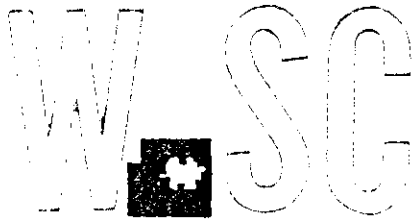
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive style with a large, stylized "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: John F. and Charlotte Hendrick, 12202 E. Douglas, Wichita, KS 67206
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX: 316) 268-4390

August 21, 1998

Savoy, Ruggles & Bohm PA
924 N. Main
Wichita, KS 67203

S/D 98-38 - Final Plat of GARDEN MEADOW ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City water appears to be available to this site. 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 guarantee for City water will also be needed. A sanitary sewer layout is requested by County Engineering.**
- 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 has been approved. An off-site drainage easement will be needed.**
- D. The applicant shall guarantee the paving of the proposed interior street.
- E. 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.

- F. Traffic Engineering needs to comment on the need for improvements to Jackson Street. An agreement not to protest future street improvements is requested from the applicant.
- G. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows. Sanitary sewer and KG&E services are proposed to be constructed along front yard easements and applicant prefers to maintain 20-foot rear yard easement.
- H. Fire Department requests that the street be renamed "E. 1st St. Circle".
- I. On the final plat tracing, the spelling of "granted" in the owner's signature block needs to be corrected, in addition to "Hendrick".
- J. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.

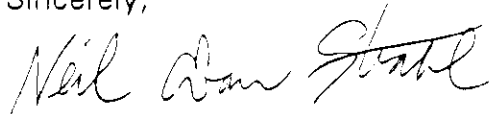
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. **KG&E and Southwestern Bell request additional easements which have been denoted on the final plat.**
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. Also 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 plat* is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 27, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: *Marked Copy of plat*

S/D 98-38 -- Final Plat of ARDEN MEADOW ADDITION
August 21, 1998 -- Page 4

cc: John F. and Charlotte Hendrick, 12202 E. Douglas, Wichita, KS 67206
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6.

August 27, 1998

STAFF REPORT

(Final Plat-Approved 08/20/98, Preliminary Plat Approved 4/23/98)

CASE NUMBER: S/D 98-38 - GARDEN MEADOW ADDITION
(formerly HENDRICK'S GARDENS)

OWNER/APPLICANT: John F. and Charlotte Hendrick, 12202 E. Douglas,
Wichita, KS 67206

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main,
Wichita, KS 67203

LOCATION: North of Douglas, West of 127th St. East

SITE SIZE: 3.95 acres

NUMBER OF LOTS

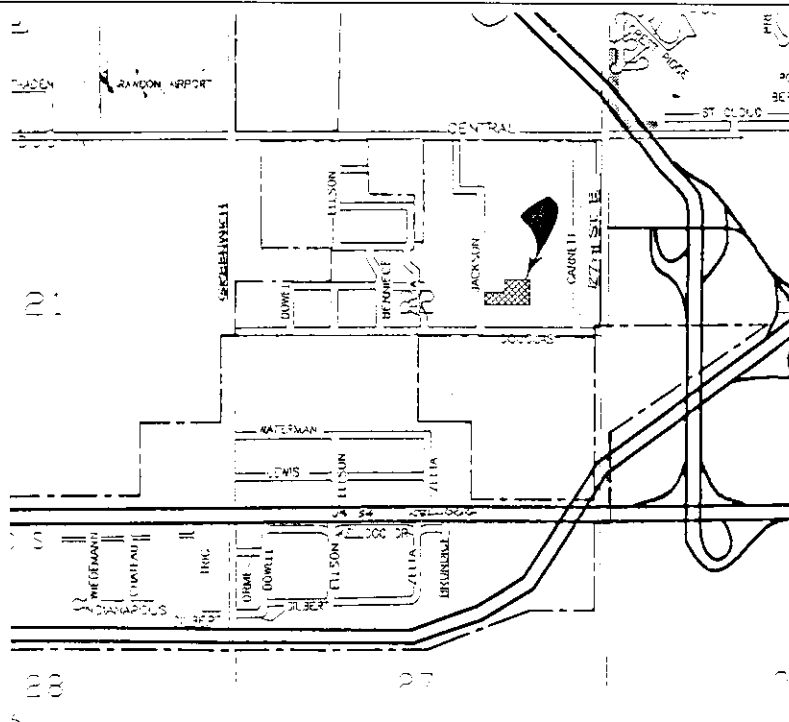
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

MINIMUM LOT AREA: 14,198 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a lot in the Gilders Gardens Addition. This site was annexed into the City in 1997. Subsequent to preliminary plat approval, the applicant revised the name of the plat to Garden Meadow Addition.

STAFF COMMENTS:

- A. City water appears to be available to this site. 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 guarantee for City water will also be needed. A sanitary sewer layout is requested by County Engineering.**
- B. 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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- E. 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.
- F. **Traffic Engineering** needs to comment on the need for improvements to Jackson Street. **An agreement not to protest future street improvements is requested from the applicant.**
- G. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows. **Sanitary sewer and KG&E services are proposed to be constructed along front yard easements and applicant prefers to maintain 20-foot rear yard easement.**
- H. **Fire Department requests that the street be renamed "E. 1st St. Circle".**

- I. On the final plat tracing, the spelling of "granted" in the owner's signature block needs to be corrected, in addition to "Hendrick".
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- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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