

Copied from
Tracing 11/19/96

HICKORY CREEK ESTATES

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "HICKORY CREEK ESTATES", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The E1/2 of the NW 1/4 of
Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Gregory F. Severns
Surveyor
KANSAS
LAND SURVEYOR
1-1-96

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots, Blocks, Reserves, and Streets to
be known as "HICKORY CREEK ESTATES", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated 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 are allowed
to cross these easements. The drainage and utility easements are hereby
granted as indicated for drainage purposes and for the construction and
maintenance of all public utilities. The sidewalk and utility easement is
hereby granted as indicated for the construction and maintenance
of a sidewalk for pedestrian access to and from Reserve "A" and for
the construction and maintenance of all public utilities. The sidewalk and
drainage easements are hereby granted as indicated for the construction
and maintenance of a sidewalk for pedestrian access to and from Reserve "A"
and for drainage purposes. Reserve "A" is hereby reserved for drainage,
swimming pool, club house, open space, landscaping, berms, pedestrian
access, sidewalks, gazebos, and utilities as confined to easements.
Reserves "B" and "C" are hereby reserved for entry monuments, water
features, landscaping, berms, open space, and utilities as confined to
easements. Reserves "D", "E", "F", "G", "H", "I", "J", "K", and "L"
are hereby reserved for entry monuments, landscaping, streets, and
utilities. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K",
and "L" shall be owned and maintained the Homeowners Association for
the addition. The streets are hereby dedicated to and for the use of the
public. All obstructions of access to or from 13th Street North over
and across the north line of Reserves "B" and "C" and Lots 2, 3, 4, 5, 15,
16, 17, 18, 19, and 20, Block 2, are hereby granted to the City of Wichita,
Kansas. The Minimum Building Pad Elevations for the lowest opening to the
structures shall be as shown on the accompanying plat.

Hickory Creek, LLC

Joy W. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 8th day of JANUARY, 1996, by Joy W. Russell,
member of Hickory Creek, LLC on behalf of the company.

Notary Public

My App'l. Exp. 5/5/97

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

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

Wichita Federal Savings and Loan Association

Sam E. Trummel, Vice-President
Sam E. Trummel

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 5th day of JANUARY, 1996, by
Sam E. Trummel, Vice-President of Wichita Federal Savings and Loan
Association, on behalf of the association.

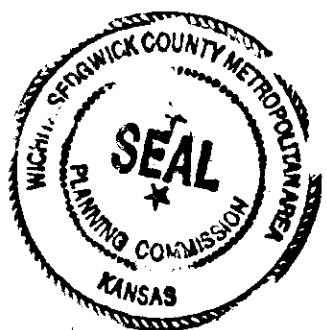
Notary Public

My App'l. Exp. 5-17-99

Notary Public

This plat of "HICKORY CREEK
ESTATES", Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this 16th day of November, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Susan Osborne-Howes, Chair

Marvin S. Krout, Secretary

Entered on transfer record this _____ day
of _____, 1996.

Susan E. Crockett-Spoon, County Clerk

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 _____, 1996, at _____ o'clock _____ M.; and is duly recorded.

Bob Knight, Mayor

Pat Burnett, City Clerk

Pat Kettler, Register of Deeds

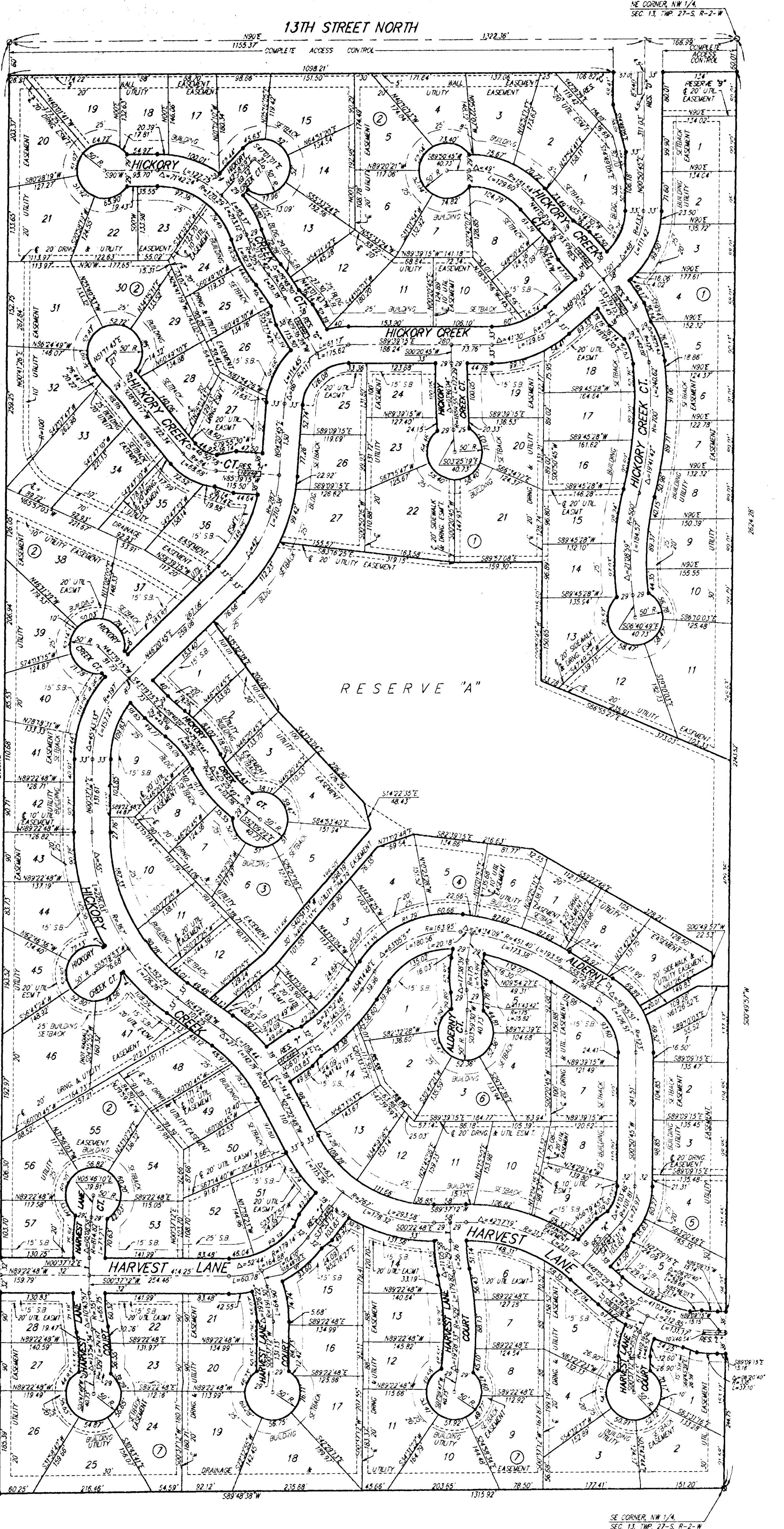
Ed Resa, Deputy

1" = 100'

Legend:
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/4" IRON PIPE (FOUND)
⊗ = 3/4" IRON PIPE (SET)
⊕ = 1/2" IRON PIPE (FOUND)

BENCHMARKS:
600' NAIL IN HIGHLINE POLE 600' WEST
AND 31' NORTH OF N 1/4 CORNER,
SEC. 13, TWP. 27-S, R-2-W
ELEVATION = 1240.86 (M.S.L.)
153.56 (CITY DATUM)
"D" CUT-IN EAST CAP, NORTH SIDE
OF BRIDGE 1350' EAST OF N 1/4 CORNER,
SEC. 13, TWP. 27-S, R-2-W
ELEVATION = 1327.46 (M.S.L.)
150.06 (CITY DATUM)

Lot & Block	City Datum	M.S.L.
11, 12, 13, 14, 21, 22, 27, Blk 1		
1, 2, 3, 4, 5, 6, 12, Blk 3		
1, 2, 3, 4, 5, 6, 7, 8, 9, Blk 4	151.0	1338.4
1, Blk 5		



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 16, 1995

Yung Design Group
4912 E. 29th Street
Wichita, KS 67220

RE: S/D 95-60 - Final Plat of Hickory Creek Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 16, 1995, 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 November 9, 1995.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Jay Russell, P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer
Larry Osterhout/Debra Shauers, City of Wichita Fire Department,

SEDGWICK COUNTY



November 9, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Yung Design Group
4912 E. 29th Street
Wichita, KS 67220

RE: S/D 95-60 - Final Plat of Hickory Creek Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 9, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being forwarded to the Wichita City Council for approval, this site will need to have been annexed to Wichita. Upon annexation, this property will be zoned City "AA" one-family and will allow the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also submit calculations needed to determine the capacity of a lift station needed to serve this site. If determined necessary by City Engineering, guarantees shall also be provided for any needed improvements to this lift station.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for the extension of water across this site's frontage to 13th Street North.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As a collector street, sidewalk is required along both sides of Hickory Creek/Azure. Sidewalks shall also be provided along one side of the section of Azure which extends westward into the abutting property.

While the need for sidewalks on both sides of a collector is typically considered essential because of concerns with safety, this plat's design involving a large Reserve, access easements or extensions of the Reserve and other streets paralleling the collector street suggests that one portion of the required collector sidewalks could be routed along an alternative path. If the applicant desires, an alternative sidewalk should be provided for consideration. That is, a sidewalk along one-side of the collector would still be required with the second section of sidewalk potentially following an alternate route; providing that

such alternate route basically supplements the collector's alignment.

- E. As requested by City Engineering, the applicant shall provide appropriate guarantees to participate in the paving of 13th Street North adjacent to this site.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property. As requested by City Engineering, additional drainage information is needed before the drainage plan can be approved. Also any additional easements or widening of drainage easements determined necessary shall be provided for on the final plat tracing.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. Further, this covenant shall provide for the homeowners' association to maintain the "parking strip" area located between this plat's north line and the driving surface for 13th Street North.

Since a swimming pool and related facilities are planned as a use to be located in one of the Reserves, a site plan as specified in the Subdivision Regulations must be submitted to Planning for review and approval.

- 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 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 a method similar to special assessments.
- K. 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.
- L. The final plat tracing shall indicate on the face of the plat complete access control to 13th Street North from the adjacent lots and Reserves (D & C).
- M. It is recommended that the improvements (walks) for the pedestrian access easements be provided at the time of site development by the developer. Maintenance of the walks and easements should also be specified in this Addition's covenants.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are

November 9, 1995

Page 3

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.)

- O. 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.
- P. 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.
- Q. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- R. Prior to this plat being released for recording, the applicant shall provide proof that ownership of the property is vested in the party signing the plat as the platitor. The platting binder presently indicates ownership in a different party.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 16, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

November 9, 1995

Page 4

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Jay Russell, P. O. Box 9007, Wichita, KS 67277

Mike Lindebak, City Engineer

Larry Osterhout/Debra Shauers, City of Wichita Fire Department,

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

November 16, 1995

STAFF REPORT

(Final Plat Approved 11/9/95, Preliminary Plat Approved 10/5/95)

CASE NUMBER: S/D 95-60 HICKORY CREEK ESTATES ADDITION

OWNER/APPLICANT: Jay Russell, 455 N. Maize, Wichita, KS 67212

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 13th Street North and west of 119th Street West

SITE SIZE: 80.0 ± Acres

NUMBER OF LOTS

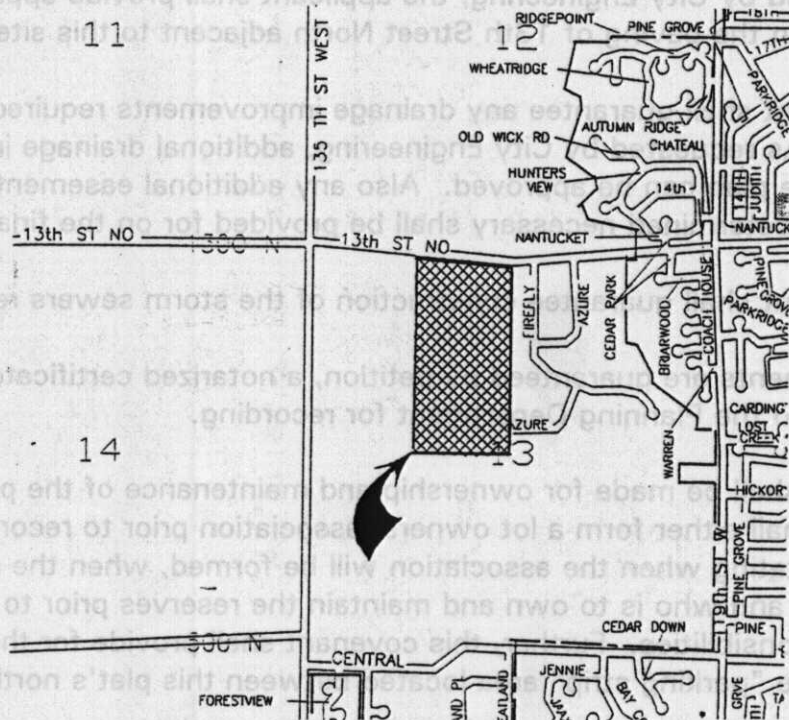
- Residential: 153
- Office:
- Commercial:
- Industrial:
- Total: 153

MINIMUM LOT AREA: 10,800 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- ~~A.~~ Prior to this plat being forwarded to the Wichita City Council for approval, this site will need to have been annexed to Wichita. Upon annexation, this property will be zoned City "AA" one-family and will allow the lot sizes being platted.
- ~~B.~~ *Plat - SS - lift Sta - Main - etc provided*
The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also submit calculations needed to determine the capacity of a lift station needed to serve this site. If determined necessary by City Engineering, guarantees shall also be provided for any needed improvements to this lift station.
- ~~C.~~ The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for the extension of water across this site's frontage to 13th Street North.
- ~~D.~~ The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As a collector street, sidewalk is required along both sides of Hickory Creek/Azure. Sidewalks shall also be provided along one side of the section of Azure which extends westward into the abutting property.
- Uick Pkgs will look 100%*
Had talked to Russell & saw a prelim. plan but not provided w/ tracings.
While the need for sidewalks on both sides of a collector is typically considered essential because of concerns with safety, this plat's design involving a large Reserve, access easements or extensions of the Reserve and other streets paralleling the collector street suggests that one portion of the required collector sidewalks could be routed along an alternative path. If the applicant desires, an alternative sidewalk should be provided for consideration. That is, a sidewalk along one-side of the collector would still be required with the second section of sidewalk potentially following an alternate route; providing that such alternate route basically supplements the collector's alignment.
- ~~E.~~ *has provided a formal agreement w/ C.E.*
As requested by City Engineering, the applicant shall provide appropriate guarantees to participate in the paving of 13th Street North adjacent to this site.
- ~~F.~~ *to check*
Scale
The applicant shall guarantee any drainage improvements required by the platting of this property. As requested by City Engineering, additional drainage information is needed before the drainage plan can be approved. Also any additional easements or widening of drainage easements determined necessary shall be provided for on the final plat tracing.
- ~~G.~~ The applicant shall guarantee construction of the storm sewers required by this plat.
- ~~H.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~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. Further, this covenant shall provide for the homeowners' association to maintain the "parking strip" area located between this plat's north line and the driving surface

for 13th Street North.

Approved
on 5/10/95

Since a swimming pool and related facilities are planned as a use to be located in one of the Reserves, a site plan as specified in the Subdivision Regulations must be submitted to Planning for review and approval.

- 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 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 a method similar to special assessments.
- K. 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.
- L. The final plat tracing shall indicate on the face of the plat complete access control to 13th Street North from the adjacent lots and Reserves (D & C).
- M. It is recommended that the improvements (walks) for the pedestrian access easements be provided at the time of site development by the developer. Maintenance of the walks and easements should also be specified in this Addition's covenants.
- N. 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.)
- O. 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.
- P. 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.
- Q. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- R. Prior to this plat being released for recording, the applicant shall provide proof that ownership of the property is vested in the party signing the plat as the platator. The platting binder presently indicates ownership in a different party.

S/D 95-60 - Final Plat of HICKORY CREEK ESTATES ADDITION

November 16, 1995 - Page 4

- 8. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.