

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Applicant shall record the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

February 25, 1993

STAFF REPORT

(Final Plat Approved 2/18/93,
Revised Preliminary Plat Approved 12/10/92,
Original Preliminary Plat Approved 4/30/92)

CASE NUMBER: S/D 92-14 - WILDERNESS AT THE PARK ADDITION

OWNER/APPLICANT: A.J. Soerries Real Estate, Inc., 902 N. West St., Wichita, KS 67203

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

LOCATION: East of Maize Road on the south side of Pawnee.

SITE SIZE: 20 Acres (Approximately)

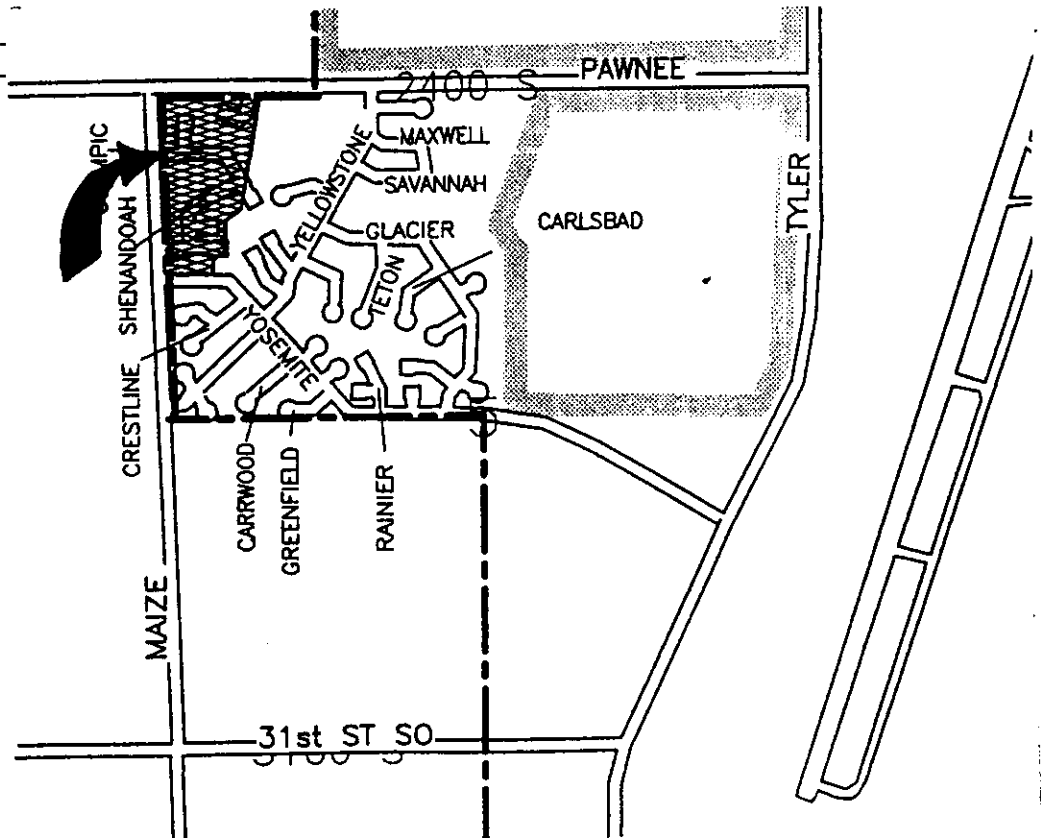
NUMBER OF LOTS

Residential:	44
Office:	
Commercial:	
Industrial:	
Total:	44

MINIMUM LOT AREA: 8,500 sq. ft.

CURRENT ZONING: "R-5" General Residence (DP-66)

VICINITY MAP:



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STAFF COMMENTS:

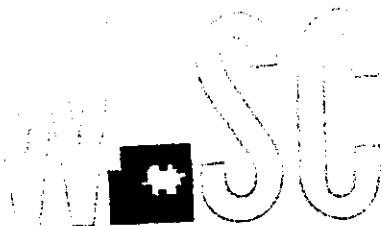
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving guarantee.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the paving of Pawnee, to a two lane residential standard, from Maize Road to the east line of the plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property is a replat of a portion of the Park Addition, the applicant shall submit appropriate legal documents, recorded or for recording, which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat. The applicant shall provide such information to the Planning Department concerning the ownership and maintenance responsibilities of these reserves (existing and/or platted).
- H. The final plat shall state in the platting's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.

Further, provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. 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.

- I. 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.

- J. The final plat tracing shall indicate that, for Lots 9 and 10, Block 1, building setbacks and utility easements shall be granted and located within and beyond the narrow extensions of these lots to the cul-de-sac. The setbacks and utility easements should be clearly indicated, noting that no structures shall be allowed within these narrow extensions of these lots, but that these narrow lot extensions only may be used for drive entrances and/or utility easements.
- K. The final plat tracing shall grant 10-foot utility easements between Lots 2 and 3, Block 3, between Lots 4 and 5, Block 3, and between Lots 5 and 6, Block 1, as requested by KG&E and indicated on the "marked" copy of the plat provided by KG&E.
- L. As indicated by City Engineering and the utility companies the utility easement located on the east 10 feet of Lots 12 through 18, Block 2, should "cross" the reserve and intersect the utility easement located on the south 10 feet of Lot 10, Block 2. Further, it should be clearly indicated if Reserve A is intended as a blanket utility easement or specific easements should be platted in the Reserve.
- M. As indicated by City Engineering, the final plat tracing shall indicate minimum building pad elevations for those lots adjacent to the Floodway. It shall be indicated if the elevation(s) are for the lowest opening or floor level. These elevations shall be shown on the face of the plat and also referenced in the platting text. Both on-site and off-site bench marks shall be indicated.
- N. On the final plat tracing, applicant shall satisfactorily address conflicting information contained between the platting binder and the final plat, specifically but not limited to plat ownership and mortgage information.
- O. According to the platting binder, property taxes are due on this site. Proof of payment must be provided before the plat will be released for recording.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.

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METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 25, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-14 WILDERNESS AT THE PARK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 25, 1993, 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 19, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: A. J. Soerries Real Estate, Inc., 902 N. West Street,
Wichita, KS 67203
Mike Lindebak, City Engineer

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THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

FINAL PLAT REVISED COPY WILDERNESS AT THE PARK

AN ADDITION TO
OFFICE COPY WICHITA, SEDGWICK COUNTY, KANSAS
DO NOT REMOVE

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and
correct exhibit of the land described as and being a replat of Lots
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,
39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55,
56, 57, 58, 59, 60, 61, 62, and 63, Block 1 and Lots 3, 4, 5,
6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2 together
with all of Pawnee Court, Olympic Court, Olympic Circle, Shalandoah
Drive and Shalandoah Courts lying within said Blocks 1 and 2
and together with all of Reserve "A" within said Block 1 lying west of the
following described line: Beginning at the N.E. corner of said Reserve "A"
in said Block 1; thence S104°53'4" W along the existing east line
of said Reserve "A" and extended 600.50 feet; thence S55°00'0" W
218.14 feet; thence S80°03'40" W 181.53 feet; thence S47°16'1" W 148.54
feet; thence S00°03'40" W 204.84 feet to a point on the north line
of Yosemite Drive, all as platted in The Park, an Addition to Wichita,
Sedgwick County, Kansas.

All being situated in the N.W. 1/4 of Sec. 5, Twp. 28-S, R-1-W
of the 6th P.M., Sedgwick County, Kansas.
Existing easements and dedications being vacated by virtue of
K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

Surveyor
Gregory F. Soerries

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick County,
Kansas.

Emprise Bank

(Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me this _____ day of _____, 1993, by _____
of Emprise Bank, on behalf of the bank.
(Title)

My App't Exp. _____

Notary Public

This plat of "WILDERNESS AT THE PARK", an
Addition to 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 _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
O. Breckenridge, Jr.

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 _____, 1993.

Mayor
Elma Broadfoot

Deputy City Clerk
Pat Burnett

State of Kansas) SS
Sedgwick County) The foregoing instrument was acknowledged
before me this _____ day of _____, 1993, by Alex J. Soerries
and Carol M. Soerries, husband and wife.

My App't Exp. _____

Notary Public

Entered on transfer record this _____ day of
_____, 1993.

County Clerk
Susan E. Crockett-Spoon

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
_____, 1993, o'clock _____ M., and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

Alex J. Soerries

Carol M. Soerries

The Park Homeowners' Association, No. 1

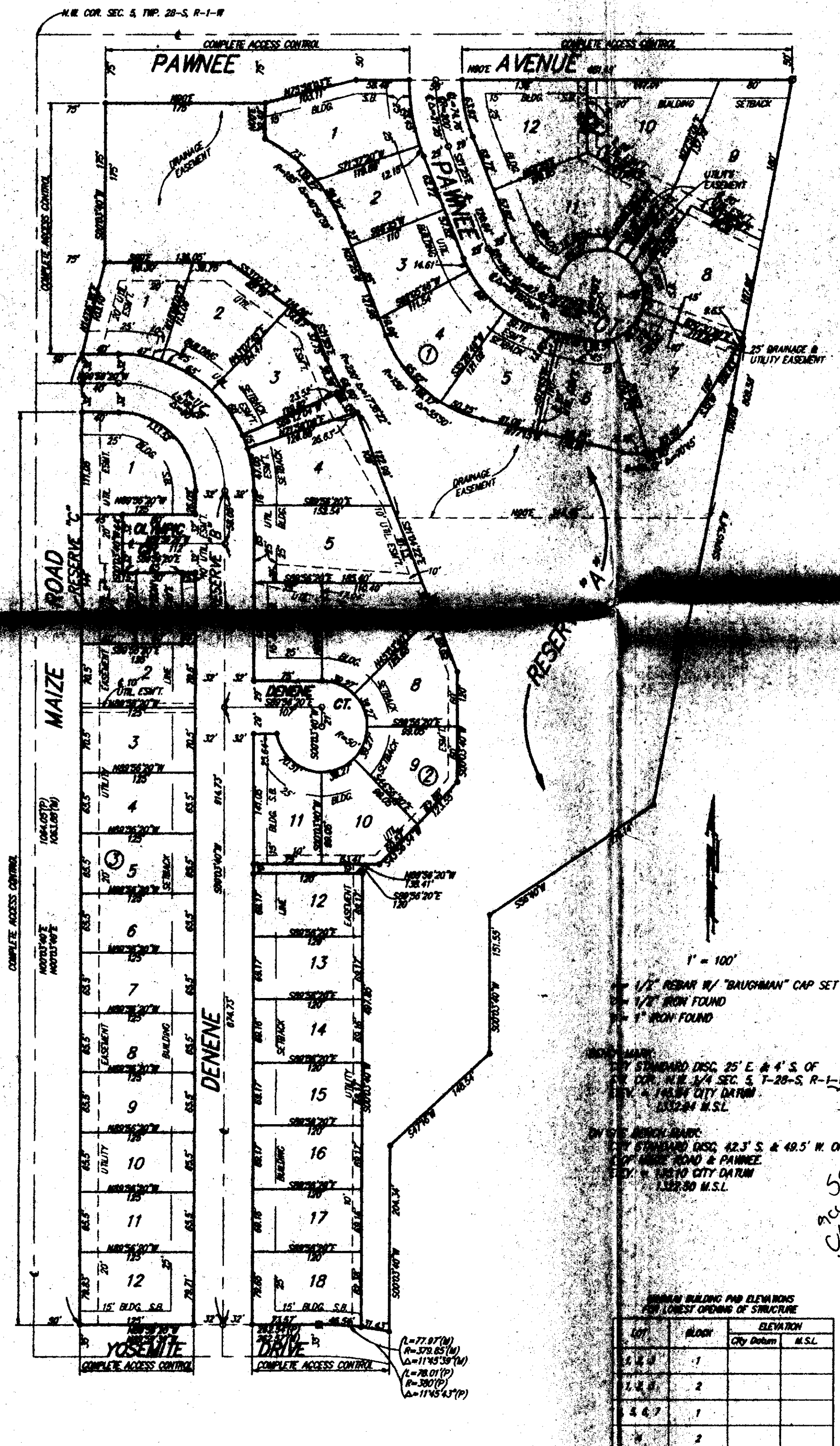
President
Mark Borofsky

Attest: _____
Karen Shape

Secretary

My App't Exp. _____

Notary Public



LOT	BLOCK	ELEVATION
1	1	City Datum M.S.L.
2	1	City Datum M.S.L.
3	1	City Datum M.S.L.
4	1	City Datum M.S.L.
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