

Note: Due to the previous development pattern in this area, this unplatted, relatively narrow strip of land has evolved with residential lots adjoining both sides of the site. This plat proposes a non-standard 47-ft right-of-way and an adjoining 15-ft drainage and utility easement. The overall preliminary plat of the Ivy Christine Addition located south of this plat was approved with a similar non-standard 47-ft right-of-way and an adjoining 15-ft drainage and utility easement. The proposed cul-de-sac for this plat lines up with the cul-de-sac in the Ivy Christine Addition.

STAFF COMMENTS:

- A. Sanitary sewer appears to be available to serve this site. The Applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering shall comment on the need for any additional guarantees.
- 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.
- D. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The applicant shall guarantee the installation of University Court. The applicant shall participate in a petition for the paving of University along the south line of the plat.
- G. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- H. Pat Burnett shall be identified as the "City Clerk.
- 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 47-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 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.
- K. City Fire needs to comment on the acceptability of the street names.

- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - KING'S COURT ADDITION

PT 01 North: 5568.9815 East : 5780.1107
Line Course: S 00-00-00 W Length: 299.8500
PT 02 North: 5269.1315 East : 5780.1107
Line Course: N 89-50-04 W Length: 165.5600
PT 03 North: 5269.6099 East : 5614.5514
Line Course: N 00-02-12 E Length: 299.9600
PT 04 North: 5569.5698 East : 5614.7433
Line Course: S 89-47-46 E Length: 165.3700
PT 01 North: 5568.9813 East : 5780.1123

MISCLOSURE:

Line Course: N 84-36-29 W Length: 0.0016
North: 5568.9815 East : 5780.1107

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-58 – KING’S COURT ADDITION

OWNER/APPLICANT: Kirsty Gerstner, et al, 9330 Hardtner, Wichita, KS 67212

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: West of Hoover, South of Maple

SITE SIZE: 1.14 acres

NUMBER OF LOTS

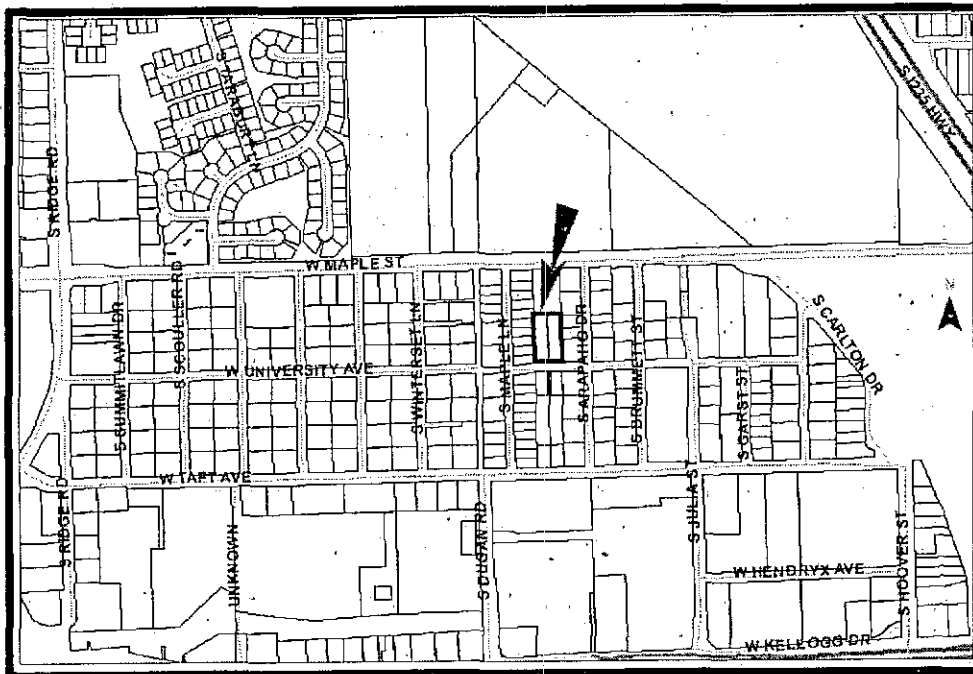
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 10,650 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. The property was not included in the sewer benefit district so the applicant will need to extend sewer or pay in lieu of lateral assessment to connect for all four lots. If applicant opts to extend, an additional easement is needed in order to serve all four lots.
- 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 concept.
- D. In accordance with the Subdivision Regulations, the access easements extending from University shall be platted as a reserve for private drive purposes. The plat's text shall reference the platting of the reserve for private drive purposes, drainage and utility easement.
- E. A covenant shall be submitted regarding the private drive that sets forth ownership and maintenance responsibilities and limits the private drive to servicing Lots 3 and 4.
- F. City Fire Department has requested an all-weather surface for the private drive.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.
- J. The plat'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.
- K. The applicant shall install or guarantee the installation of all utilities and facilities that 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita,

SUB 2007-58 – One-Step Final Plat of KING'S COURT ADDITION
June 14, 2007 - Page 3

erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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.
- R. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/14/07)

CASE NUMBER: SUB 2007-58 – KING’S COURT ADDITION

OWNER/APPLICANT: Kirsty Gerstner, et al, 9330 Hardtner, Wichita, KS 67212

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: West of Hoover, South of Maple

SITE SIZE: 1.14 acres

NUMBER OF LOTS

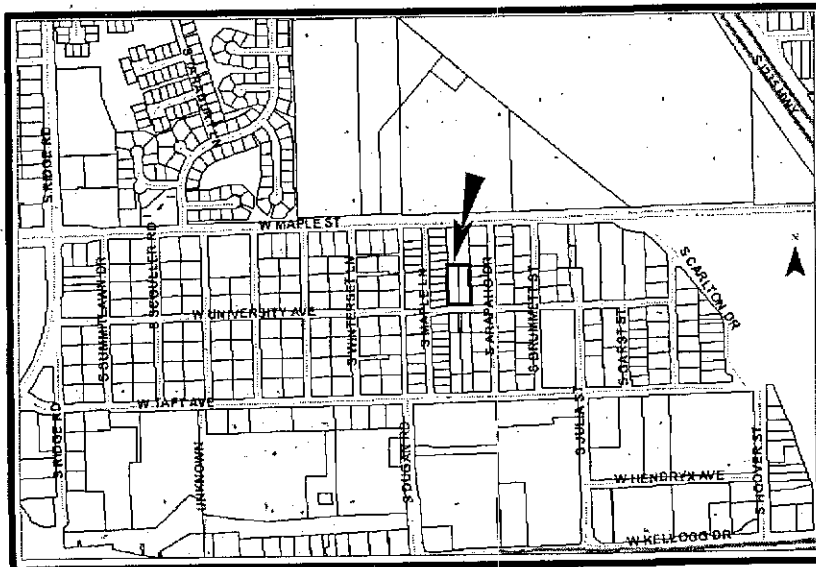
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 10,650 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. The property was not included in the sewer benefit district so the applicant will need to extend sewer or pay in lieu of lateral assessment to connect for all four lots.
- 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 drainage plan. A lot grading plan is needed at final plat stage.
- D. A covenant shall be submitted regarding the private drive (Reserve A) which sets forth ownership and maintenance responsibilities and limits the private drive to servicing Lots 3 and 4.
- E. City Fire Department has requested an all-weather surface for the private drive.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. 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.
- I. The platlor'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.
- J. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
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- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

EASEMENT

THIS INDENTURE MADE THIS 5th day of July, 2007, between the undersigned ("Grantor"), and the City of Wichita, a municipal corporation, ("Grantee").

WITNESSETH:

Grantor in consideration of the sum of \$1.00 and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto Grantee a sanitary sewer easement over and across the following described real estate situated in Sedgwick County, Kansas, to-wit:

Commencing at the southwest corner of Lot 1, Block 1, Northwest Methodist Addition, Wichita, Sedgwick County, Kansas; Thence on an assumed bearing of N 00°47'50"W along the west line of said addition for a distance of 10.28 feet for a Point of Beginning; Thence continuing N 00°47'50"W along the west line of said addition for a distance of 31.07 feet; Thence N 39°16'37"E for a distance of 195 feet; Thence S 50°43'23"E for a distance of 20 feet; Thence S 39°16'37"W for a distance of 218.77 feet to the Point of Beginning.

to be used for the construction, installation, maintenance, operation and repair of a public sanitary sewer, giving unto Grantee, its officers, agents employees, and other necessary personnel, the right of ingress and egress thereto and therefrom and the right to take thereon and remove therefrom all necessary tools, machinery, appurtenances, material and personnel used in the construction, installation, maintenance, operation, and repair of said sanitary sewer.

IT IS AGREED AND UNDERSTOOD between the parties that Grantor retains the fee title to said real estate and may have the use of the surface thereof when the same does not conflict or interfere with the right and privilege granted to Grantee herein and that this grant is binding upon and extends to the successors and assignees of Grantor.

IN WITNESS WHEREOF, Grantor has caused this indenture to be signed by its duly authorized officers and the corporate seal affixed hereto, all on the day and year first above written.

Northwest Methodist Free Church

By: Gordon L Johnson
Name: Gordon L Johnson
Title: Treasurer

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED, That on this 5th day of July, 2007, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came Gordon L. Johnson, Treasurer, Northwest Methodist Free Church, personally known to me and he/she has executed this instrument of writing on the date above first written.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Stephen O Schmidt
Notary Public

My Commission Expires: April 11, 2010

