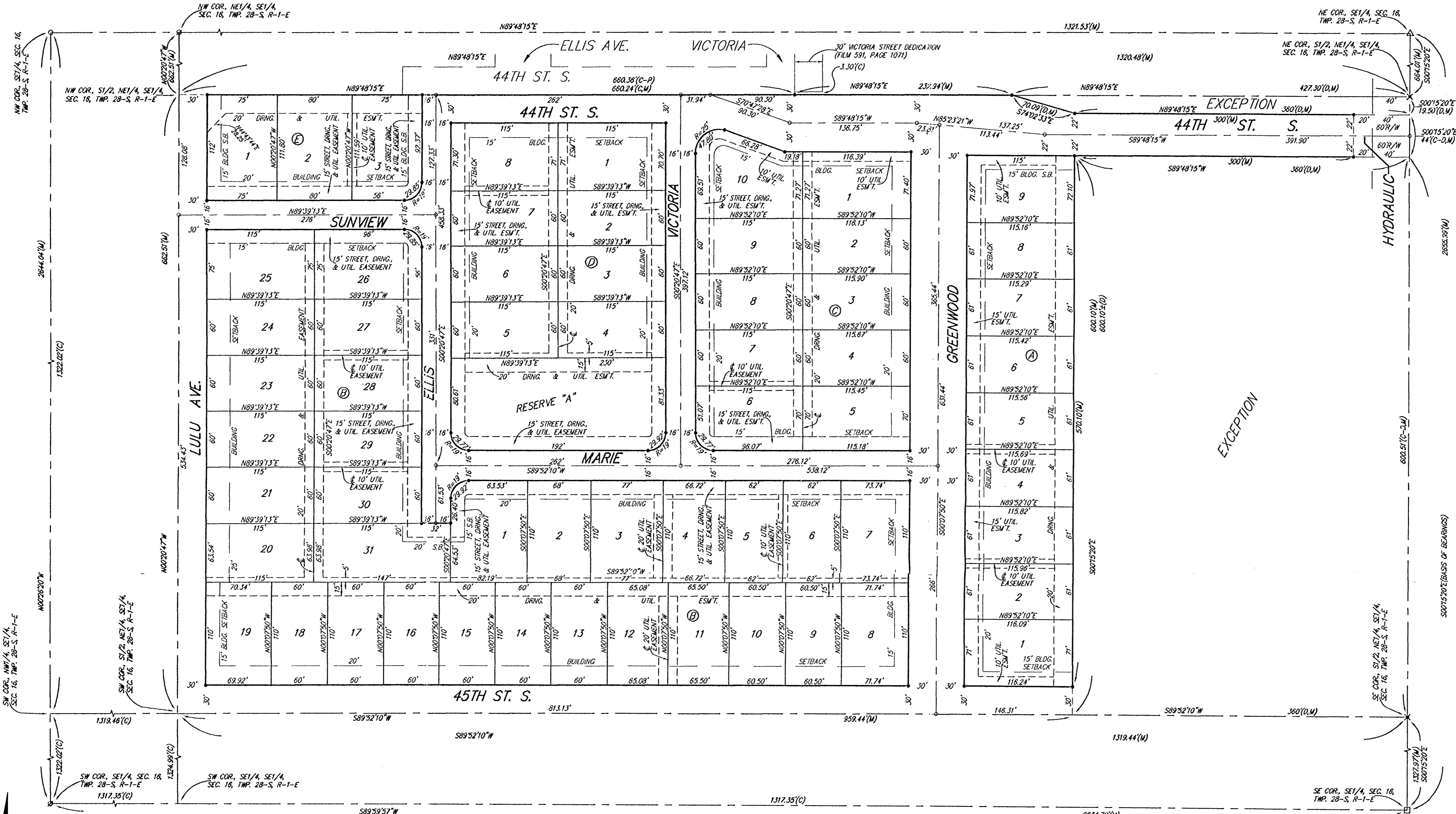


# HIDDEN GLEN

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*Final 9/11/03*



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) and state do hereby certify that we have surveyed and platted "HIDDEN GLEN", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the S1/2 of the NE1/4 of the SE1/4 of Sec. 16, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, EXCEPT therefrom the following described tract: Beginning at the SE corner of the S1/2 of the NE1/4 of said SE1/4; thence westerly along the south line of the S1/2 of the NE1/4 of said SE1/4, 360.00 feet; thence northerly parallel with the east line of said SE1/4, 601.10 feet, more or less, to a point 63.50 feet south of the north line of the S1/2 of the NE1/4 of said SE1/4; thence easterly parallel with the north line of the S1/2 of the NE1/4 of said SE1/4, 360.00 feet to a point on the east line of said SE1/4; thence southerly along the east line of said SE1/4 to the point of beginning, and EXCEPT therefrom the following described tract: Beginning at the NE corner of the S1/2 of the NE1/4 of said SE1/4; thence S00°15'20"E along the east line of said SE1/4, 19.50 feet; thence S89°48'15"W parallel with the north line of the S1/2 of the NE1/4 of said SE1/4, 360.00 feet; thence N74°02'33"W 70.09 feet to a point on the north line of the S1/2 of the NE1/4 of said SE1/4; thence N89°48'15"E along the north line of the S1/2 of the NE1/4 of said SE1/4, 427.30 feet to the point of beginning, all being subject to the east 40.00 feet thereof for road right-of-way.

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

Baughman Company, P.A.

*Michael G. Conrey*  
Michael G. Conrey, 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 a Reserve, to be known as "HIDDEN GLEN", an Addition to 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 street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is reserved for landscaping, open space, recreational uses, gazebos, sidewalks, berms, drainage purposes, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the homeowners association for the addition.

Hickory Creek, L.L.C.

*Jay W. Russell*  
Jay W. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Jay W. Russell, Member of Hickory Creek, L.L.C., on behalf of the limited liability company.

\_\_\_\_\_, Notary Public

My App't. Exp. \_\_\_\_\_

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Emprise Bank  
*Sam E. Trummel*  
Sam E. Trummel, Sr. Vice President

\_\_\_\_\_, Mayor  
Carlos Mayans  
\_\_\_\_\_, City Clerk  
Pat Graves

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS The foregoing instrument acknowledged before me, this 17th day of September, 2003, by Sam E. Trummel, Sr. Vice President of Emprise Bank, on behalf of the bank.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

*Kellie L. Neill*  
Kellie L. Neill, Notary Public  
My App't. Exp. 2/5/2006

\_\_\_\_\_, Chair  
Bernard A. Hentzen  
\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Linda Kizzire

\_\_\_\_\_, Secretary  
John L. Schlegel

NOTE: ALL LOTS WITHIN HIDDEN GLEN ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

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 as 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.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 24, 2003

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

RE: SUB 2003-73 - One-Step Final Plat of Hidden Glen Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 18, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Jay Russell, Hickory Creek, LLC., 12602 W. 13<sup>th</sup> Street, Wichita, KS 67235  
Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

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

RE: SUB 2003-73 - One-Step Final Plat of Hidden Glen Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 is approved. A guarantee is required.*
- D. A note on the final plat indicates that 5-ft interior side yard setbacks are platted for all of the lots. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- E. The applicant shall guarantee the paving of the internal streets, in addition to 44th St., 45th St. and Lulu. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. For the 44-ft and 60-ft streets, the guarantee shall be for a 31-ft paving standard.
- F. **City Engineering** requests the dedication of additional right-of-way width for Hydraulic to conform with the 60-ft half-street right-of-way required for urban arterials.
- G. 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.

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- H. 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.
- I. 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.
- J. 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.
- K. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- L. The Applicant is reminded that an updated 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.
- M. 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.
- N. The platting 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.
- O. 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.)
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

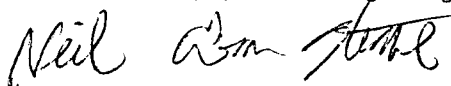
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. **Westar Energy and Hidden Glen have requested additional easements.**
- W. 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.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure

Copies to: Jay Russell, Hickory Creek, LLC., 12602 W. 13<sup>th</sup> Street, Wichita, KS 67235  
Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

**STAFF REPORT**  
(Revised One-Step Final Plat Approved 7/17/02)

**CASE NUMBER:** SUB 2003-73 -- HIDDEN GLEN ADDITION

**OWNER/APPLICANT:** Hickory Creek, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

**AGENT:** Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

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

**LOCATION:** West side of Hydraulic, between 44th and 45th St. South

**SITE SIZE:** 13.97 acres

**NUMBER OF LOTS**

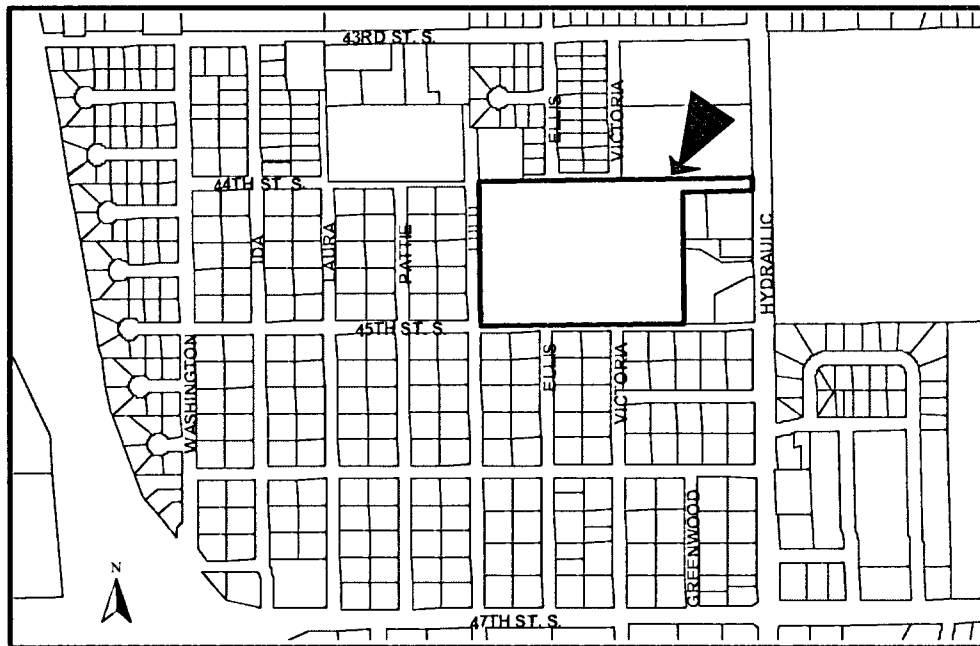
Residential:	61
Office:	
Commercial:	
Industrial:	
Total:	<b>61</b>

**MINIMUM LOT AREA:** 6,600 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2003-73 -- Revised One-Step Final Plat of HIDDEN GLEN ADDITION**  
**July 24, 2003 - Page 2**

**NOTE:** This is an unplatted site located within the City. The street layout has been revised and lot sizes increased resulting in 14 fewer lots.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 is approved. A guarantee is required.***
- D. A note on the final plat indicates that 5-ft interior side yard setbacks are platted for all of the lots. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
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- F. **City Engineering** requests the dedication of additional right-of-way width for Hydraulic to conform with the 60-ft half-street right-of-way required for urban arterials.
- G. 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.
- H. 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.
- I. 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.
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- K. The MAPC signature block needs to reference "John L. Schlegel, Secretary".

- L. The Applicant is reminded that an updated 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.
- M. 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.
- N. The platting 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.
- O. 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.)
- 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.
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- V. 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. ~~Westar Energy and Hidden Glen have requested additional easements.~~

SBC

**SUB 2003-73 -- Revised One-Step Final Plat of HIDDEN GLEN ADDITION**  
**July 24, 2003 - Page 4**

W. 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.