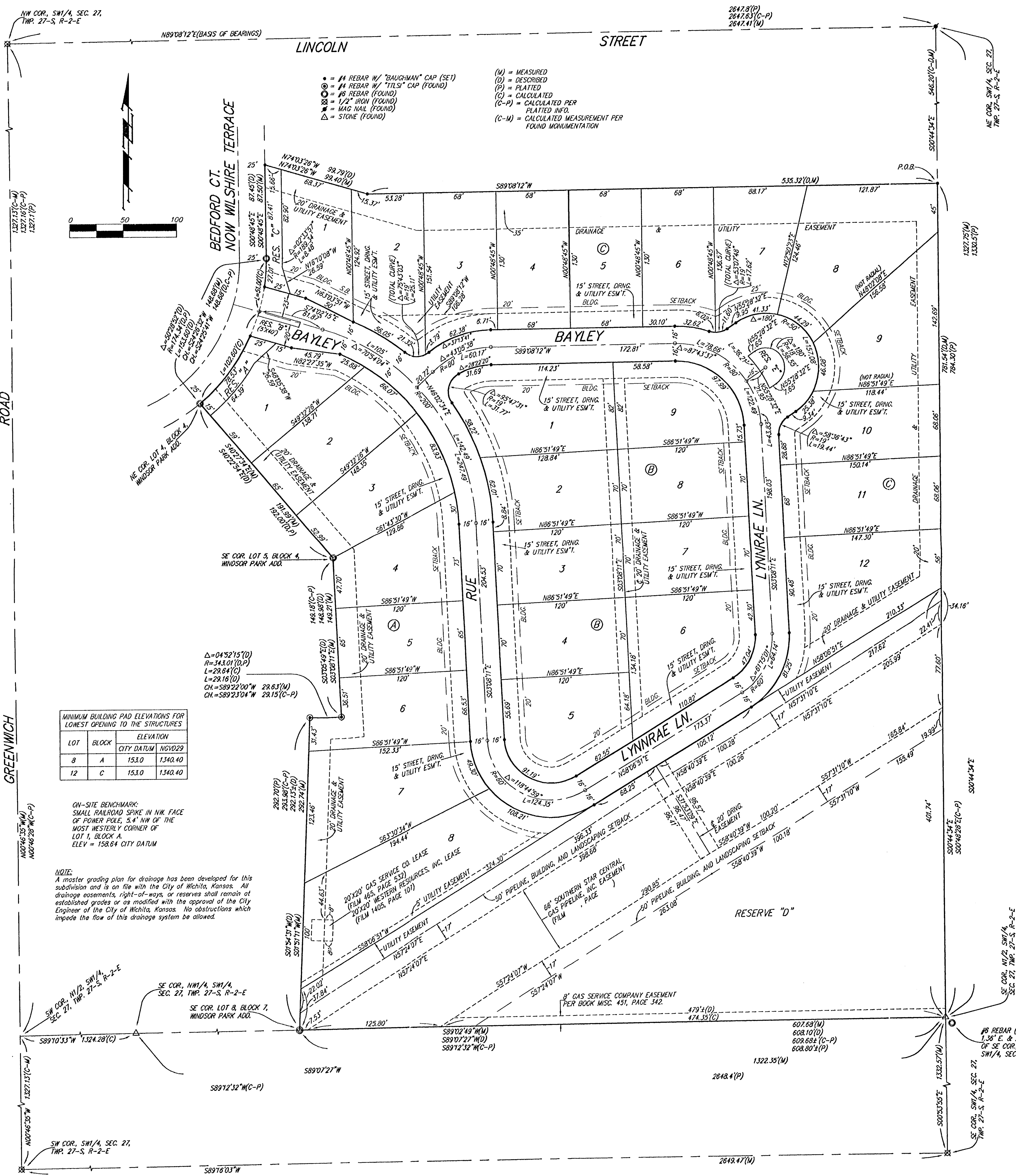


# GRACE PARK

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County do hereby certify that we have surveyed and platted "GRACE PARK", an Addition to 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 all of Lots 3, 4, 5, 6, and 7, Block 7, Windsor Park Addition to Sedgwick County, Kansas and all of Lots 3 and 5, Block 4, and part of Lot 2, Block 7, and part of Lots 2 and 6, Block 4, Windsor Park Addition to Sedgwick County, Kansas and that part of vacated Wilshire Terrace and Coleford Terrace and said streets were vacated by order filed in Book Misc. 402, Page 102; and order filed in Book Misc. 415, Page 445, lying within Windsor Park Addition to Sedgwick County, Kansas described as follows: Commencing at the NE corner of Lot 2, Block 7, in said Addition; thence S0'44'34"E (assumed) along the east line of said Addition, 176.0 feet to the point of beginning; thence S89'08'12"W parallel to the north line of said Addition 535.32 feet; thence N74'03'26"W, 99.79 feet to a point on the west line of Lot 6, Block 4, in said Addition; thence S0'48'45"E along the west line of Lot 6, Block 4, in said Addition, 87.45 feet to the front corner common to Lots 5 and 6, Block 4 in said Addition, said point being a point of curve to the right; thence southwesterly along a curve to the right, having a central angle of 50'28'52" and a radius of 174.34 feet, an arc distance of 153.60 feet, (having a chord length of 148.68 feet bearing S24'25'41"W) to the front corner common to Lots 5 and 4, Block 4 in said Addition; thence S40'22'54"E along the common lot line between Lots 5 and 4, Block 4 in said Addition, 192.00 feet to the common rear corner of Lots 3, 4, and 5, Block 4, in said Addition; thence S3'05'49"E along the common lot line between Lots 3 and 4, Block 4, in said Addition, 148.98 feet to a point on the centerline of Wilshire Terrace (now vacated) said point being on a curve; thence westerly on a curve to the right being along the centerline of Wilshire Terrace (now vacated) in said Addition, having a central angle of 4'52'15" and a radius of 343.01 feet, an arc distance of 29.16 feet (having a chord length of 29.15 feet bearing S89'23'04"W) to a point of intersection with the common lot lines of Lots 7 and 9 and Lots 7 and 8, Block 7, in said Addition as extended north; thence S1'54'31"W along the common lot lines of Lots 7 and 9 and Lots 7 and 8, Block 7, in said Addition, 292.13 feet, more or less, to the rear corner common to Lots 7 and 8, Block 7, of said Addition; thence N89'07'27"E along the rear lines of Lots 5, 6, and 7, Block 7, in said Addition, 608.10 feet, more or less, to the southeast corner of Lot 5, Block 7, in said Addition, said point being a 8" x 9" stone with a drilled hole in the center; thence N0'44'34"W, along the rear lines of Lots 4, 3, and 2, Block 7, 781.54 feet, more or less, to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
All being situated in the SW1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.  
Baughman Company, P.A.

*Michael G. Conroy*  
Michael G. Conroy, 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 Reserves to be known as "GRACE PARK", 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 drainage easement is hereby granted as indicated for drainage purposes. 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. Reserves "A" and "C" are hereby reserved for open space, landscaping, berms, entry monuments, drainage purposes, and utilities as confined to easements. Reserves "B" and "E" are reserved for streets, open space, landscaping, entry monuments, drainage purposes, and utilities. Reserve "D" is hereby reserved for drainage purposes, lakes, landscaping, open space, pipelines as confined to easements, and utilities as confined to easements. Reserves "A", "B", "C", "D", and "E" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Pinnacle Construction Group, Inc.  
*Michael Frey*, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 14<sup>th</sup> day of MAY, 2003, by Michael Frey, President of Pinnacle Construction Group, Inc., on behalf of the corporation.

SUSAN K. MONETTE  
Notary Public - State of Kansas  
My App. Expires 11-9-03  
*Susan K. Monette*, Notary Public

My App't. Exp. 11-9-03

This plat of "GRACE 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 \_\_\_\_\_, 2003.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Bernard A. Hentzen  
\_\_\_\_\_, Secretary  
Dale Miller

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

\_\_\_\_\_, (Title)  
\_\_\_\_\_, City Clerk  
Pat Graves

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

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

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

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

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.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Linda Kizzire



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

February 6, 2003

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

RE: SUB 2002-132 -- Final Plat of Grace Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 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 January 31, 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); 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.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Mike Frey, Pinnacle Construction Group, 1223 N. Rock Road, Wichita, KS 67206  
E.W. McWhirter, 1060 Bedford Terrace, Wichita, KS 67206  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

January 31, 2003

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

RE: SUB 2002-132 -- Final Plat of Grace Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 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. An off-site right-of-way dedication shall be submitted connecting Bedford to Lincoln.
- D. City Engineering has approved the drainage plan.
- E. Direct access from this site through Windsor Park to the west will be eliminated through the following: 1) the applicant shall construct a hammerhead turnaround for Bedford Ct south of the entrance to the site, 2) the applicant shall construct a circular turnaround for Bedford Ct just south of Lincoln.
- F. City Fire Department has requested an emergency access easement from one of the turnarounds. Standard gating and signing are required per City Fire Department standards.
- G. The applicant shall guarantee paving improvements of the off-site right-of-way from Lincoln extending along Bedford Ct to the entrance of the subdivision in accordance with City Engineering. The applicant shall also guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. The applicant has also agreed to construct a sidewalk along the east side of Bedford Ct from the entrance of the subdivision extending north to Lincoln.

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- H. 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.
- 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 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.
- J. The Blocks shall be relabeled as A and B.
- K. 20'x20' gas lease area needs located on plat.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 8, Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The Subdivision Committee has approved the modification.*
- M. *GIS has requested that Bedford Ct be revised to Wilshire Ter.*
- N. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- O. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- P. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- Q. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- R. The plattor'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.
- S. 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.)
- T. 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.

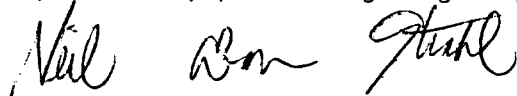
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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, February 6, 2003, at 1:30 p.m.

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: Marked Copy of Plat

**STAFF REPORT**

(FINAL PLAT APPROVED 1/30/03; DEFERRED 1/16/03; PRELIMINARY PLAT APPROVED 12/12/02)

**CASE NUMBER:** SUB 2002-132 -- GRACE PARK ADDITION

**OWNER/APPLICANT:** Pinnacle Construction Group, Attn: Mike Frey, 1223 N. Rock Road, Wichita, KS 67206

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

**LOCATION:** North of Harry, East of Greenwich

**SITE SIZE:** 10.5 acres

**NUMBER OF LOTS**

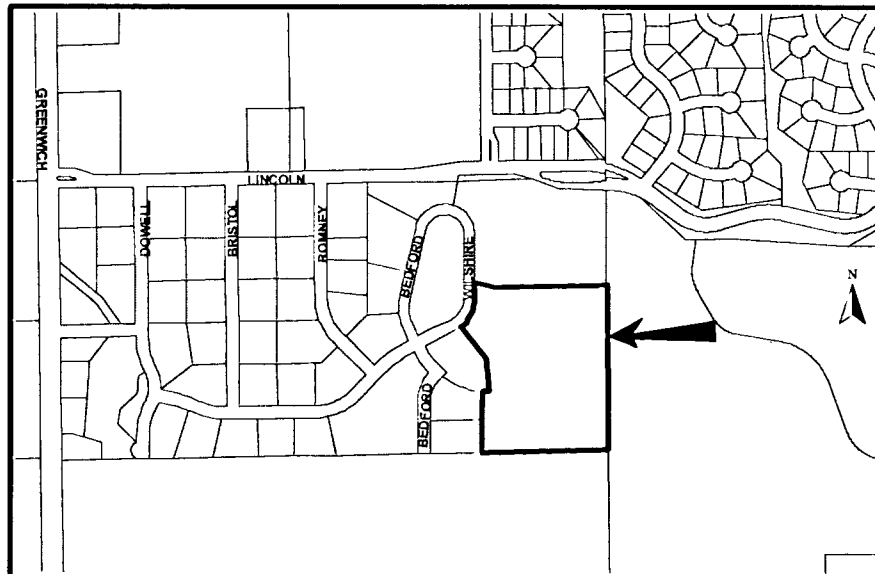
Residential:	29
Office:	
Commercial:	
Industrial:	
Total:	<u>29</u>

**MINIMUM LOT AREA:** 7,800 sq. ft.

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Windsor Park Addition. This final plat contains four fewer lots than the preliminary plat due to the platting of Reserve D.

**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. An off-site right-of-way dedication shall be submitted connecting Bedford to Lincoln.
- D. **City Engineering** has approved the drainage plan.
- E. Direct access from this site through Windsor Park to the west will be eliminated through the following: 1) the applicant shall construct a hammerhead turnaround for Bedford Ct south of the entrance to the site, 2) the applicant shall construct a circular turnaround for Bedford Ct just south of Lincoln.
- F. **City Fire Department** has requested an emergency access easement from one of the turnarounds. Standard gating and signing are required per **City Fire Department** standards.
- G. The applicant shall guarantee paving improvements of the off-site right-of-way from Lincoln extending along Bedford Ct to the entrance of the subdivision in accordance with **City Engineering**. The applicant shall also guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. The applicant has also agreed to construct a sidewalk along the east side of Bedford Ct from the entrance of the subdivision extending north to Lincoln.
- H. 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.
- 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 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.
- J. The Blocks shall be relabeled as A and B.
- K. 20'x20' gas lease area needs located on plat.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 8, Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **The Subdivision Committee has approved the modification.**

**SUB 2002-132 -- Final Plat of GRACE PARK ADDITION**  
**February 6, 2003 - Page 3**

- M. *GIS has requested that Bedford Ct be revised to Wilshire Ter.*
- N. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- O. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- P. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- Q. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- R. 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County

**SUB 2002-132 -- Final Plat of GRACE PARK ADDITION**

**February 6, 2003 - Page 4**

Commission.

- Z. 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.
  
- AA. 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.