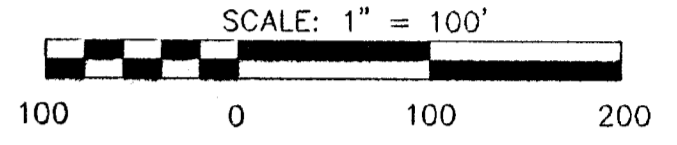


# FINAL PLAT

## PINE MEADOW SECOND ADDITION

### AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

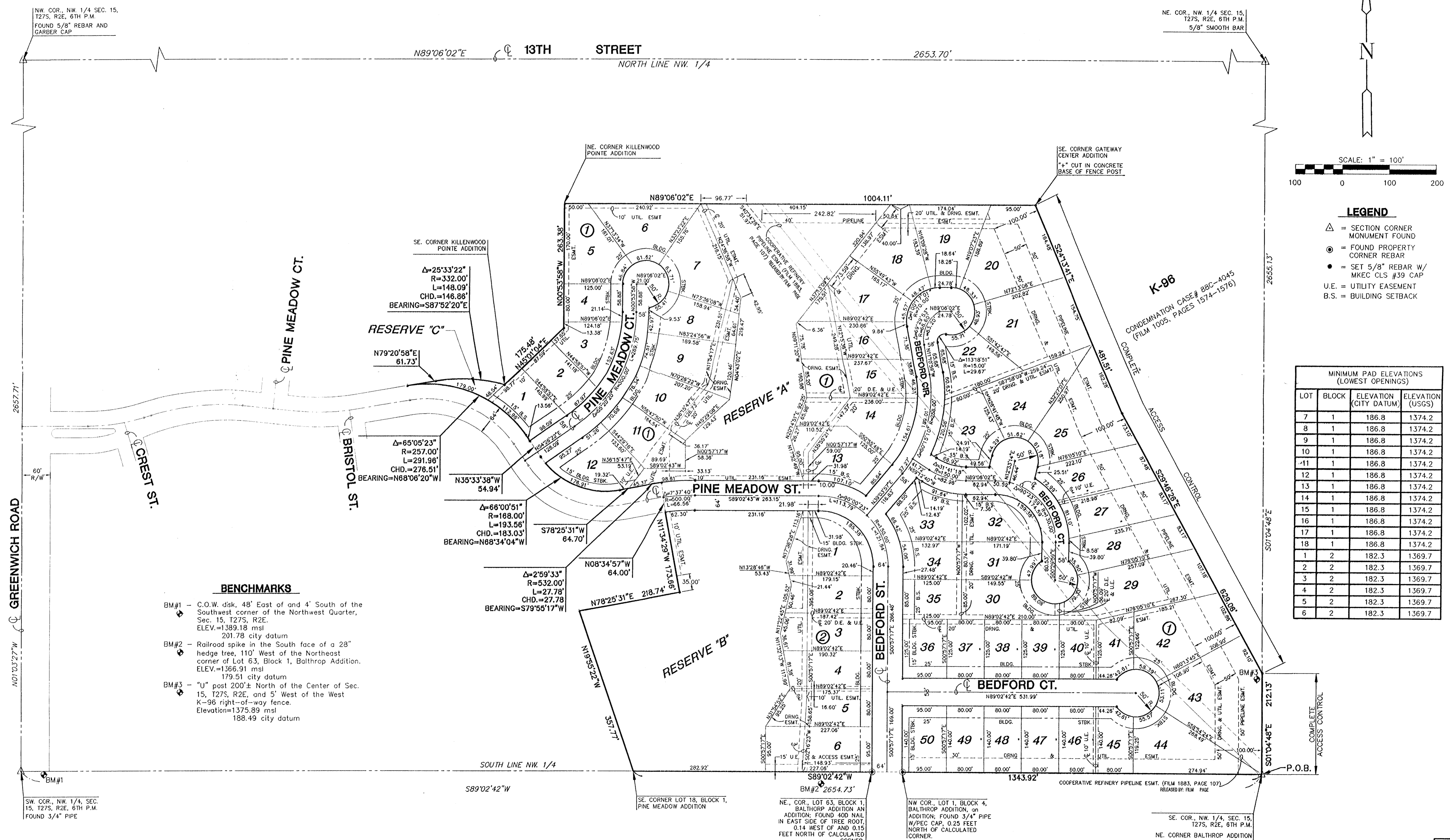
*final tracing received  
12-17-01 /ofz*



#### LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ⊙ = FOUND PROPERTY CORNER REBAR
- = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- U.E. = UTILITY EASEMENT
- B.S. = BUILDING SETBACK

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
7	1	186.8	1374.2
8	1	186.8	1374.2
9	1	186.8	1374.2
10	1	186.8	1374.2
11	1	186.8	1374.2
12	1	186.8	1374.2
13	1	186.8	1374.2
14	1	186.8	1374.2
15	1	186.8	1374.2
16	1	186.8	1374.2
17	1	186.8	1374.2
18	1	186.8	1374.2
1	2	182.3	1369.7
2	2	182.3	1369.7
3	2	182.3	1369.7
4	2	182.3	1369.7
5	2	182.3	1369.7
6	2	182.3	1369.7



#### BENCHMARKS

- BM#1 - C.O.W. disk, 48" East of and 4' South of the Southwest corner of the Northwest Quarter, Sec. 15, T27S, R2E. ELEV.=1389.18 msl  
201.78 city datum
- BM#2 - Railroad spike in the South face of a 28" hedge tree, 110' West of the Northeast corner of Lot 63, Block 1, Balthrop Addition. ELEV.=1366.91 msl  
179.51 city datum
- BM#3 - "U" post 200'± North of the Center of Sec. 15, T27S, R2E, and 5' West of the West K-96 right-of-way fence. Elevation=1375.89 msl  
188.49 city datum

NW COR., NW 1/4 SEC. 15, T27S, R2E, 6TH P.M.  
FOUND 5/8" REBAR AND GARBER CAP

NE COR., NW 1/4 SEC. 15, T27S, R2E, 6TH P.M.  
5/8" SMOOTH BAR

SW COR., NW 1/4, SEC. 15, T27S, R2E, 6TH P.M.  
FOUND 3/4" PIPE

SE CORNER LOT 18, BLOCK 1, PINE MEADOW ADDITION

NE COR., LOT 63, BLOCK 1, BALTHROP ADDITION AN ADDITION; FOUND 400 NAIL IN EAST SIDE OF TREE ROOT, 0.14 WEST OF AND 0.15 FEET NORTH OF CALCULATED CORNER

NW COR., LOT 1, BLOCK 4, BALTHROP ADDITION, AN ADDITION; FOUND 3/4" PIPE W/REG CAP, 0.25 FEET NORTH OF CALCULATED CORNER.

SE COR., NW 1/4, SEC. 15, T27S, R2E, 6TH P.M.  
NE CORNER BALTHROP ADDITION FOUND 3/4" PIPE





## Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2001

MKEC Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

RE: SUB 2001-98 -- One-Step Final of Pine Meadow Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 2001, 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 September 28, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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



## Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2001

MKEC Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

RE: SUB 2001-98 -- One-Step Final of Pine Meadow Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of Pine Meadow/Bedford.
- F. 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.
- G. 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.

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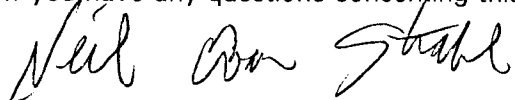
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. The recording information for all pipeline easements shall be indicated on the face of the plat.
- J. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing Block 1 be included within a Reserve. In the alternative, a restrictive covenant shall be provided indicating the pipeline easement within the pertinent lots.
- K. 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.
- L. 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.
- M. The blocks need to be renumbered as the perimeter of the blocks should be bounded by streets.
- N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 9, 13-16, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **A modification has been approved.**
- O. The **County Fire Department/GIS** needs to comment on the plat's street names. **GIS has requested that Pine Meadow and Pine Meadow Ct be renamed Killenwood and Killenwood Ct.**
- P. 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.
- Q. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- 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 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. **KGE and Southwestern Bell have requested additional easements.**
- 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.

This case will be forwarded to the Planning Commission on Thursday, October 11, 2001, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

**STAFF REPORT**  
(One-Step Final Plat Approved 9/27/01)

**CASE NUMBER:** SUB 2001-98 -- PINE MEADOW SECOND ADDITION

**OWNER/APPLICANT:** Gateway Center, LLC, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** East of Greenwich, South of 13th St. North

**SITE SIZE:** 30.24 Acres

**NUMBER OF LOTS**

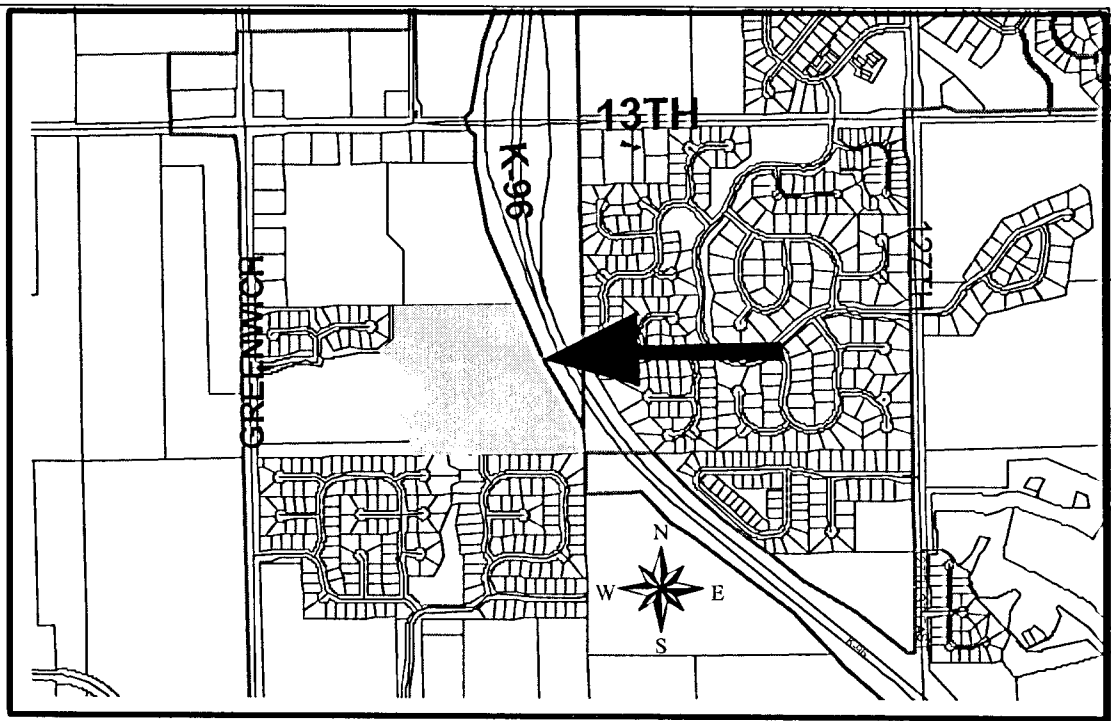
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

**MINIMUM LOT AREA:** 10,000 Sq. Ft.

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

This plat includes abutting reserves to the west that were previously included within the Pine Meadow Addition. These ponding areas will accommodate detention for development of both properties. Since this property will be developed prior to the Pine Meadow Addition, the Applicant has included these reserves within this plat.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of Pine Meadow/Bedford.
- F. 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.
- G. 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.
- H. 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.
- I. The recording information for all pipeline easements shall be indicated on the face of the plat.
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**SUB 2001-98 -- One-Step Final Plat of PINE MEADOW SECOND ADDITION**

**October 11, 2001 - Page 3**

provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

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**SUB 2001-98 -- One-Step Final Plat of PINE MEADOW SECOND ADDITION**

**October 11, 2001 - Page 4**

- 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. ***KGE and Southwestern Bell have requested additional easements.***
  
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