

- P. 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.
- Q. 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.
- R. 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.
- S. Recording of the plat within 30 days after approval by the City Council.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property; is the minimum building pad correct, and are the boundaries of the floodway adequate? Also, is the applicant's sanitary sewer layout plan adequate and are any additional easements or guarantees required?

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

October 26, 1989

STAFF REPORT
(Final Plat Approved 10/19/89;
Preliminary Plat Approved 7/27/89)

CASE NUMBER: S/D 89-39 - LOST CREEK ESTATES

OWNER/APPLICANT: J.W. Russell Construction Inc., 443 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of 119th Street West between Central and 13th Street North.

SITE SIZE: 29 acres

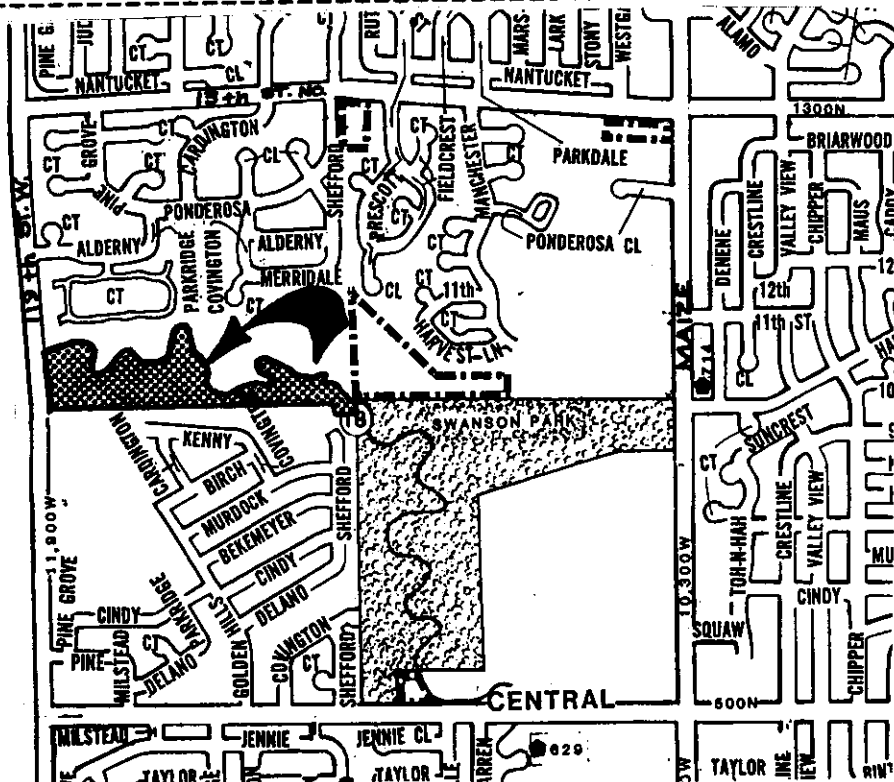
NUMBER OF LOTS

Residential:	43
Office:	
Commercial:	
Industrial:	
Total:	43

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-136)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is within the Briarwood Estates Residential Community Unit Plan, DP-136. This plat involves all of Parcel 5 and a portion of Parcel 4 of DP-136. Parcel 4 is designated for open space and does not authorize any dwelling units. Parcel 5 permits up to 36 single family dwelling units. The proposed plat will require an administrative adjustment to increase the number of single family units to 45, the C.U.P. presently permits 54 cluster single family dwellings or 145 townhouse style units, and to decrease the area of open space proposed in Parcel 4.

- A. The applicant shall request an administrative adjustment of the number of single family homes allowed in Parcel 5 to allow 45 units and to decrease the area of Parcel 4, thus increasing the area of Parcel 5 to permit single family homes in a portion of an area designated for open space.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of city water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 35-foot paving standard within a 58-foot right-of-way for the section of Lost Creek Circle west of Lot 17. For the area east of Lot 17, the applicant shall guarantee the paving of the narrow public street to the 29-foot paving standard.
- G. The Lost Creek Circle street paving petition shall provide for the construction of sidewalks. This sidewalk shall be provided on at least one-side of the street or an alternate alignment may be allowed if an acceptable sidewalk plan is submitted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- I. To allow for the narrow 58-foot section of right-of-way for Lost Creek Circle, the final plat tracing shall indicate a 10-foot street-drainage-utility easement for the lots adjacent to the street's south line. Complete access control shall also be indicated across the north line of Lots 35, 38 and 39 to Lost Creek Circle.
- J. Since this plat is proposing a swimming pool as a use for one of the Reserves, the applicant shall submit copies of a detailed site plan for the area of the pool. This site plan must be approved prior to this plat being scheduled for City Council review.
- 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. 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 and 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.
- M. 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- N. The final plat tracing shall plat reserve "E" and the 50-foot emergency access "panhandle" to Kenny Street as shown on the preliminary plat (If, for what ever reason, reserve "E" is not to be shown on the final plat tracing then lots 35 thru 43 shall be labeled lots 1 thru 8 with block number).
- O. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. It shall also be indicated whether these elevations involve minimum openings or ground level elevations.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

October 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-39 - LOST CREEK ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 26, 1989, 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 October 20, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickham
Associate Planner

FILE COPY

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
J.W. Russell Construction, Inc., 443 N. Maize Road, Wichita,
KS 67212
Bob Lakin, Martens Company, 110 N. Market, P.O. Box 486,
Wichita, KS 67201
James Streeter, 11502 W. Kenny, Wichita, KS 67212
Mike Lindebak, City Engineer

LOST CREEK ESTATES

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

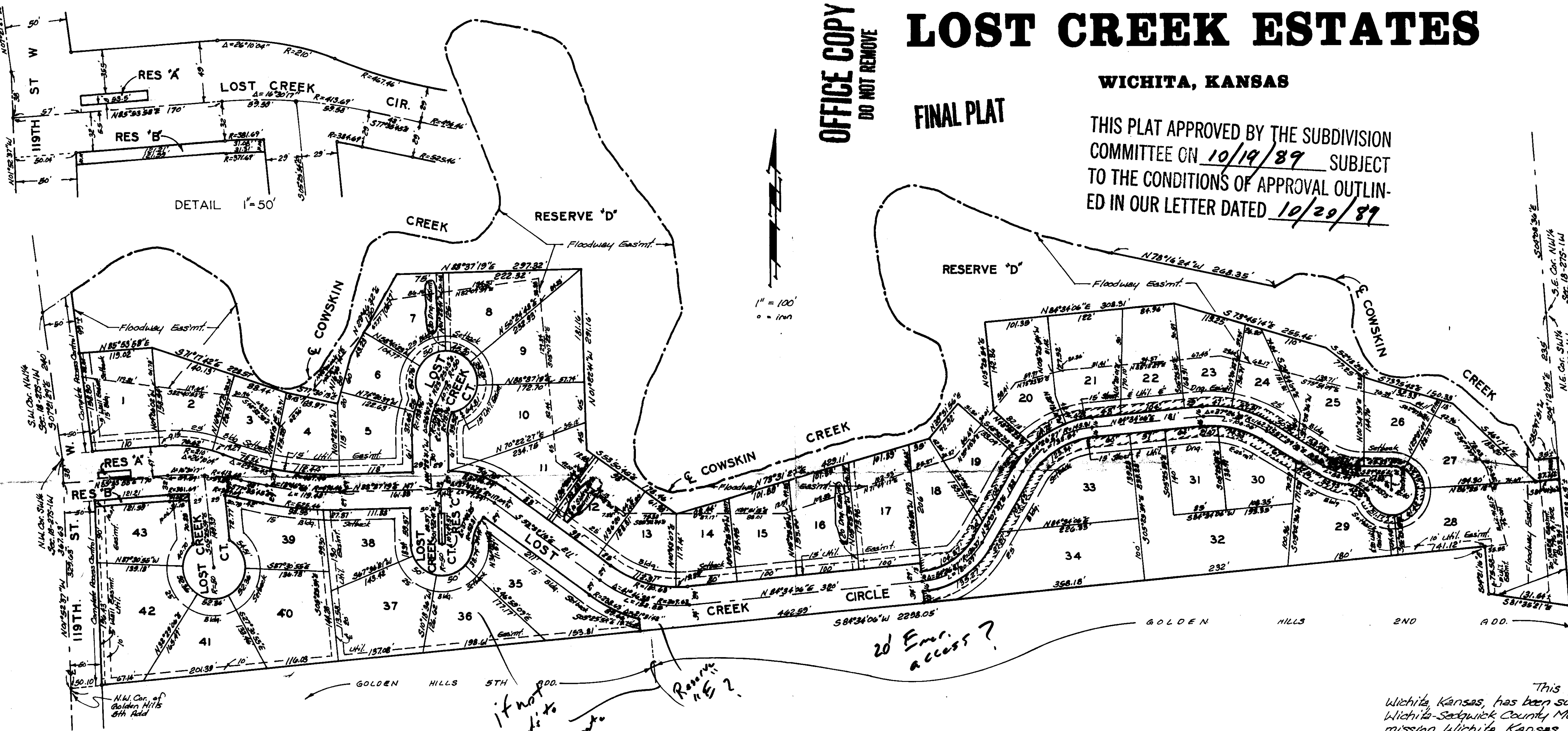
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/19/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/20/89

BENCH MARK:
Wood nail in HLP 45' NE of NW Cor. Sec.
18, Twp. 27S, R-14W.
Elev. = 163.85 C.D. / 1351.25 M.S.L.

MINIMUM PAD ELEVATIONS

LOT	CITY DATUM	M.S.L.
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State of Kansas? S.S. We, Baughman Company, P.A., Surveyor or in aforesaid county and state do hereby certify that we have surveyed and plotted "LOST CREEK ESTATES", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the NW 1/4 of Sec. 18, Twp. 27S, R-14W of the 6th PM, Sedgwick County, Kansas, commencing at the NE corner of the SW 1/4 of said Sec. 18; thence S 04°12'00"E, along the east line of said SW 1/4, 235 feet to the point of beginning; thence S 85°47'51"W, 356 feet more or less to the center-line of the Cowskin Creek; thence northerly and westerly along said center-line of said Cowskin Creek to a point 75.27 feet north and 435.58 feet west of the S.E. corner of the NW 1/4 of said Sec. 18; (the bearing of the east line of the NW 1/4 of said Sec. 18, being S 04°08'36"E); thence N 78°16'24"W, 268.35 feet to a point 18.65 feet north and 693.70 feet west of the S.E. corner of the NW 1/4 of said Sec. 18; thence westerly, along the center-line of the Cowskin Creek to the west line of the NW 1/4 of said Sec. 18; thence S 07°21'29"E, along the west line of said NW 1/4, 240 feet to the NE corner of the SW 1/4 of said Sec. 18; thence S 04°12'00"E, along the east line of the SW 1/4 of said Sec. 18, 347.63 feet; thence N 81°00'00"E, along the north line of Golden Hills 5th Addition, Wichita, Sedgwick County, Kansas and Golden Hills 2nd Addition, Wichita, Sedgwick County, Kansas, 2298.05 feet; thence S 04°21'16"E, along the easterly line of Reserve A, Block 1, in said Golden Hills 2nd Addition 75.58 feet; thence S 81°35'21"E, along the northerly line of said Reserve A, 131.64 feet to the N.E. corner of said Reserve A, said point also being in the east line of the SW 1/4 of said Sec. 18; thence N 04°12'09"W, along the east line of the SW 1/4 of said Sec. 18, 238.65 feet more or less to the point of beginning.

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Streets and Reserves to be known as "LOST CREEK ESTATES", Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The street and utility and drainage easements are hereby granted as indicated for street purposes, the construction and maintenance of all public utilities and for drainage purposes. The sidewalk easement is hereby granted as indicated for sidewalk purposes. The floodway easement is hereby granted for floodway purposes and shall be the responsibility of the home owners association for the addition until such time as the body exercising jurisdiction elects to assume responsibility for the maintenance and improvements of the drainage provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be carried on within said floodway. The reservation of Reserve D is hereby reserved for the use of the public. All abutting rights of access to or from 19th St. W. over and across the west line of Lots 1, 42, 43 and Reserve D are hereby granted to the City of Wichita, Kansas. The 5 foot wall easements are hereby granted for the construction and maintenance of private screening walls and utility main lines and service lines are allowed to cross these easements. Reserves A, B and C are hereby reserved for landscaping, signs, flag poles, walks and entry features. Reserve D is hereby reserved for landscaping, walks, gazebos, swimming pool with restrooms, pool area, parking, recreation equipment, footbridges and utilities confined to easements. All reserves shall be owned and maintained by the home owners association for the Addition. Minimum pad Elevations for Lots 1 to 34 are as indicated on the face of the plat.

State of Kansas? S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1989, by J.W. Russell, President of J.W. Russell Construction, Inc., on behalf of the corporation.

My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "LOST CREEK ESTATES", Wichita, Kansas.

State of Kansas? S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 1989, by _____ of Bank IV, Wichita, N.A., on behalf of the corporation.

My Appt. Exp. _____ Notary Public

This plat of "LOST CREEK ESTATES" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1989. Wichita-Sedgwick County Metropolitan Area Planning Commission.

Wayne L. Brinegar Chairman
Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

Bob Knight Mayor
John Moir City Clerk

Entered on transfer record this _____ day of _____, 1989.

County Clerk

State of Kansas? S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1989, at _____ o'clock _____ M; and is duly recorded.

Rat Kettler Register of Deeds
Ed Rosa Deputy

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).
Baughman Company, P.A.
Date _____ Surveyor
Mark A. Sovey

J.W. Russell Construction, Inc.
J.W. Russell President