

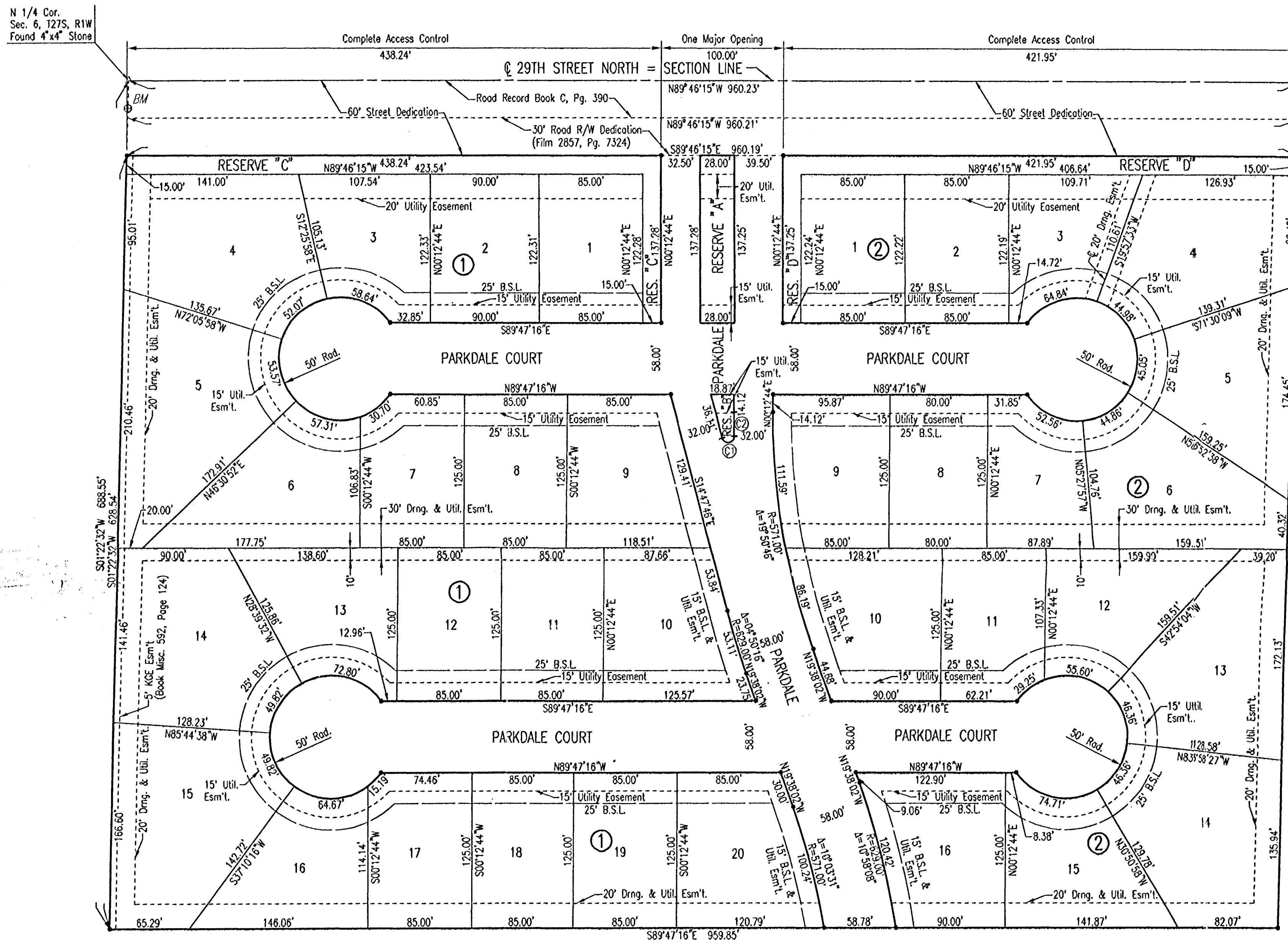
FINAL TRACING REC'D

10-1-04

EVERGREEN 5TH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FILE COPY



SCALE: 1"=60'

• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARK:
CITY OF WICHITA STANDARD 3" BRASS DISK SET IN CONCRETE,
FLUSH WITH THE GROUND, 0.5 MILES WEST OF MAIZE ROAD AT THE
SOUTH RIGHT OF WAY OF 29TH STREET NORTH AT POLE LINE.
ELEVATION: 178.29 CITY DATUM
1365.69 N.G.V.D.

CURVE INFORMATION

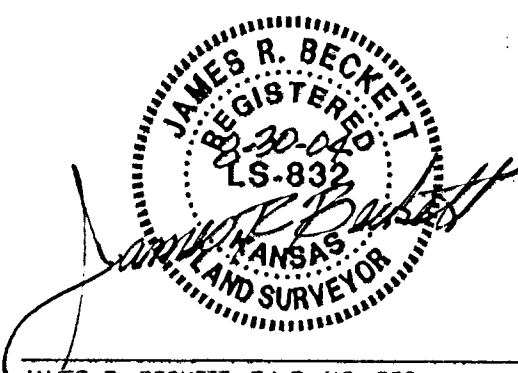
- ① L=14.56'
R=5.00'
Δ=166°49'35"
- ② L=19.31'
R=603.00'
Δ=01°50'06"

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 1st DAY OF SEPTEMBER, 2004, WE HAVE SURVEYED AND PLATTED EVERGREEN 5TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 1680 FEET THEREOF, AND EXCEPT THAT PORTION PLATTED AS EVERGREEN 4TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLACED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE STREET DEDICATION ALONG 29TH ST. NORTH IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "C" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, WALLS, DRAINAGE, OPEN SPACE, AND UTILITIES. RESERVES "A" THROUGH "D" ARE TO BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN EVERGREEN 5TH.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1	CITY DATUM	N.G.V.D.
LOTS 6-7, 12-13	177.75	1365.15
LOTS 8-11	176.90	1364.30
LOTS 16-20	177.20	1364.60
BLOCK 2	CITY DATUM	N.G.V.D.
LOTS 4-5	167.00	1354.40

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND RESERVES. THE SAME TO BE KNOWN AS EVERGREEN 5TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

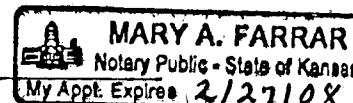
OWNERS:
SOCORA VILLAGE COMPANY
Larry A. Chambers
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 1st DAY OF Sept., 2004, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT, SOCORA VILLAGE COMPANY, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Mary A. Farrar, NOTARY PUBLIC
MARY A. FARRAR

MY APPOINTMENT EXPIRES: 2/27/08



WE, FIDELITY BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF EVERGREEN 5TH, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

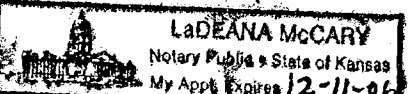
BY: Troy Hutton
TROY HUTTON, VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

BE IT REMEMBERED ON THIS 1st DAY OF September, 2004, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TROY HUTTON, VICE PRESIDENT, FIDELITY BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

LaDeana McCary, NOTARY PUBLIC
LA DEANA MCCARY

MY APPOINTMENT EXPIRES: December 11, 2006



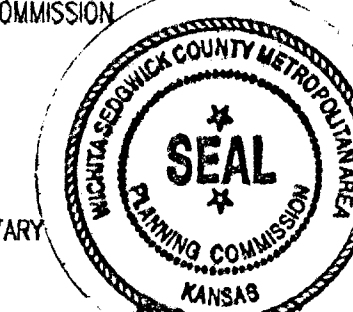
THIS PLAT OF EVERGREEN 5TH HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 5th DAY OF August, 2004.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Ronald L. Marnell, CHAIR
RONALD L. MARNELL

John L. Schlegel, SECRETARY
JOHN L. SCHLEGEL



REVIEWED IN ACCORDANCE WITH THE CITY ENGINEER ON THIS 8th DAY OF September, 2004.

Tricia L. Robello, SURVEYOR
TRICIA L. ROBELLO, L.S. #1248
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 8th DAY OF September, 2004.

Carlos Mayans, MAYOR
CARLOS MAYANS
Karen Sublett, CITY CLERK
KAREN SUBLETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2004.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2004.

_____, REGISTER OF DEEDS

BILL MEEK

_____, DEPUTY

LINDA KIZZIRE



Wichita-Sedgwick County Metropolitan Area Planning Department

August 5, 2004

CORRECTION TO CAPTION

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

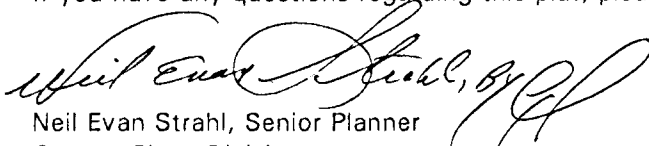
RE: SUB 2004-89 -- Final Portion of Overall Preliminary Final Plat of Evergreen Fifth Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 5, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the final portion of overall preliminary plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 30, 2004.

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 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.

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


Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2004

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2004-89 -- Final Portion of Overall Preliminary Plat of Evergreen Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 29, 2004, the above captioned plat was considered. The action of the Committee was to approve the final portion of overall preliminary 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 drainage plan. An off-site drainage easement may be needed.
- D. Traffic Engineering has approved the 58-ft width of Parkdale if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves for the subsequent phase of development. 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.
- 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. Complete access control needs to be dedicated along the 29th St. frontage.
- H. Traffic Engineering has requested a petition for a left-turn lane along 29th St. North.

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T 316.268.4421 **F** 316.268.4390

www.wichita.gov

- I. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- J. GIS needs to comment on the plat's street names. The street names are approved.
- K. The legal description needs to be corrected.
- L. 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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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, 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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 Southwestern Bell have requested additional easements.

U. 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, August 5, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

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

A handwritten signature in black ink, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Socora Village Company, 727 N. Waco, Ste. 400, Wichita, KS 67203
Anthony and Carlene Eye, 1835 W. 29th Street North, Wichita, KS 67205
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(Final Plat Approved 7/29/04; Overall Preliminary Plat Approved 3/13/03)

CASE NUMBER: SUB 2004-89 -- EVERGREEN FIFTH ADDITION

OWNER/APPLICANT: Socora Village Company, 727 N. Waco, Suite 400, Wichita, KS 67203

SURVEYOR/ENGINEER: PEC, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 29th St. North, West of Maize Road

SITE SIZE: 13.8 acres

NUMBER OF LOTS

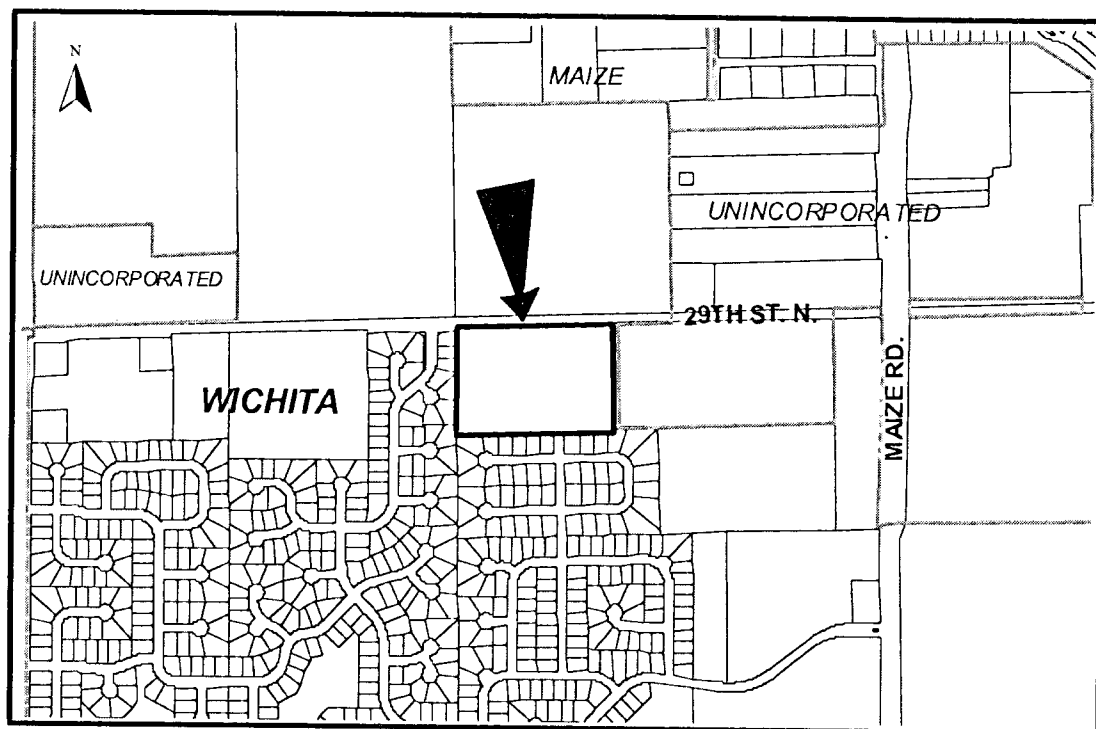
Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	<u>36</u>

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2004-89 -- Final Plat of EVERGREEN FIFTH ADDITION
August 5, 2004 - Page 2

NOTE: This is an unplatted site located in the City of Wichita. This final plat consists of the north portion of the overall preliminary plat approved for the site and represents the second phase of development.

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 drainage plan. *An off-site drainage easement may be needed.*
- D. **Traffic Engineering** has approved the 58-ft width of Parkdale if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves for the subsequent phase of development. 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.
- 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. Complete access control needs to be dedicated along the 29th St. frontage.
- H. **Traffic Engineering** has requested a petition for a left-turn lane along 29th St. North.
- I. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- J. **GIS** needs to comment on the plat's street names. *The street names are approved.*
- K. The legal description needs to be corrected.
- L. 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.
- M. 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.)

SUB 2004-89 -- Final Plat of EVERGREEN FIFTH ADDITION
August 5, 2004 - Page 3

- N. 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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- P. 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.
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- U. 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.