

HIDDEN CREEK LLC
ADDITION TO SEDGWICK COUNTY, KANSAS

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 2004, I have surveyed and plotted "HIDDEN CREEK LLC ADDITION" to Sedgwick County, Kansas, into lots and a block, the same being described as follows:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, T25S, R1E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 1167 FEET THEREOF ALONG WITH THE WEST 608.5 FEET OF SAID EAST 1167 FEET EXCEPT THE NORTH 624 FEET OF THE EAST 907.5 FEET OF SAID N.W.1/4.

DONALD C. ARMSTRONG R.L.S. #780 DATE

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 200__.

Ronald L. Marnell, Chairman

John L. Schlegel, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2004.

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

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ____ day of _____, 2004.

_____, Chairman
Thomas G. Winters

_____, County Clerk
Don Brace

Entered on transfer record the _____ day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas)
County of Sedgwick)

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____, 2004, at ____ M., and duly recorded.

Register of Deeds

_____, Deputy
Linda Kizzire

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by Thomas G. Lambert, Vice-President, on behalf of Chisholm Trail State Bank.

_____, Notary Public
Nelda Kozak

My commission expires: _____

We, Chishom Trail State Bank, holders of a mortgage on the above described property, do hereby consent to the plat of Hidden Creek LLC Addition to Sedgwick County, Kansas.

Thomas G. Lambert Vice-President

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this ____day of _____, 2004, before me, a Notary Public in aforesaid state and county, came to me Ken Minihan President of Hidden Creek LLC to me personally to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

LEGEND

- - set 5/8" rebar & "Armstrong" cap
- ① - iron bar found
- ⊙ - 1" iron pipe found
- - found 1/2" iron pipe

	- property line
	- center line
	- easement line
	- setback line

SCALE 1"=100'

BM: 60d nail in PP 470' south and 28' west of the NE. corner of Sec. 14, T25S, R1E. Elev.=1451.17

[illegible]

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a block to be known as "HIDDEN CREEK LLC ADDITION TO SEDGWICK COUNTY, KANSAS". The streets are hereby dedicated to and for the use of the public. All abutters' rights of access to and from Hillside over and across the west line of the plat are hereby granted to be the appropriate governing body, provided however that Lots 1-4 shall have access to Hillside at two locations as shall be determined the Engineer of the appropriate governing body. The utility easements as indicated are hereby granted for the construction and maintenance of all public utilities. The drainage easements as indicated are hereby granted to and for the use of the appropriate governing body for the purpose of providing flood protection and drainage purposes. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns, (1) that no human habitation or other construction may be built in said reserve and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the applicable city or county Engineer; and (3) that the said reserve shall be the responsibility of Owner and such city or governing body exercising said responsibility. Owner shall be responsible for the maintenance of and improvements to drainage. A drainage plan has been developed for this plat and all drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with approval of the applicable city or county Engineer, and unobstructed to allow for the conveyance of stormwater. The contingent dedication shall become effective at such time as the plat is approved by the KS Department of Transportation and the engineering and surveying firm for extension of said contingent dedication to the south. The Minimum Pad elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

OWNERS:	Ken Minihan - Pres. Hidden Creek LLC	Date
---------	--------------------------------------	------



**ARMSTRONG
LAND SURVEY, P.A.**

1601 E. HARRY
WICHITA, KANSAS 67211
PH - (316) 263-0082
Fax - (316) 263-0092



Wichita-Sedgwick County Metropolitan Area Planning Department

December 11, 2003

Armstrong Land Survey, P.A.
1601 E. Harry
Wichita, KS 67211

RE: SUB 2003-137 -- One-Step Final Plat of Hidden Creek L.L.C. Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 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 December 5, 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 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

December 5, 2003

Armstrong Land Survey, P.A.
1601 E. Harry
Wichita, KS 67211

RE: SUB 2003-137 -- One-Step Final Plat of Hidden Creek L.L.C. Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 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. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 2. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A flood study and drainage plan are needed. Floodway reserves are needed.**
- E. Recording data for the off-site access easement shall be denoted. A copy of the easement shall be provided to MAPD.
- F. The plat's text shall denote the ownership and maintenance responsibilities of the floodway reserves.
- G. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Hidden Creek Ct from 109th St. North.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. County Engineering needs to comment on the access controls. The plat denotes two joint openings along Hillside. County Engineering has approved the access controls. Dimensions of the access openings are needed. The appropriate arrows need to be included for the complete access control platted along 109th St. North. The plat's text shall be corrected to reference "Lots 1-4" having access at two locations to Hillside.
- I. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- J. In accordance with the Subdivision regulations for suburban subdivisions, the turnaround needs to be increased to a 75-ft property line radius.
- K. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials. The Regulations also requires an additional 25-ft x 25-ft corner clip at the intersection.
- L. The applicant shall guarantee the installation of the cul-de-sac to the 36-ft rock suburban street standard.
- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- N. The Applicant is advised that if platted, the building setbacks along Hidden Creek Ct must be 30 feet to conform with the Zoning setback standard for the RR, Rural Residential District.
- O. Lot 10 does not conform with the 200-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 9. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. GIS needs to comment on the plat's street names. Hidden Creek Ct needs revised to "Hidden Creek".
- R. The Applicant should consider submitting the final plat with a revised name as an Addition now within Wichita exists with the name "Hidden Creek Addition".

- S. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (200 feet). Lot 10 does not meet this 100-ft frontage requirement.
- T. 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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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 SBC requests additional easements. Subdivision Committee also requested urban scale utility easements.

SUB 2003-137-- One-Step Final Plat of Hidden Creek L.L.C. Addition

December 5, 2003

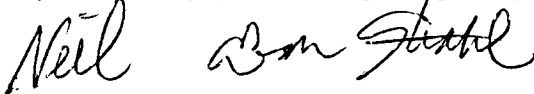
Page 4

DD. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . 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, December 11, 2003. The meeting will begin at 12:30 p.m.

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

The image shows two handwritten signatures in black ink. The first signature, on the left, is 'Neil' followed by 'Evan Strahl'. The second signature, on the right, is 'Ben Stahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Ken Minihan, 7325 N. Hoover, Valley Center, KS 67147

Neil Cable, City Engineer

Kevin Holman, Sedgwick County Fire Department

Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 12/04/03)

CASE NUMBER: SUB 2003-137 -- HIDDEN CREEK LLC ADDITION

OWNER/APPLICANT: Ken Minihan, 7325 N. Hoover, Valley Center, KS 67147

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211

LOCATION: East side of Hillside, South side of 109th St. North

SITE SIZE: 58.55 Acres

NUMBER OF LOTS

Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-137 -- One-Step Final Plat of HIDDEN CREEK LLC ADDITION
December 11, 2003 - Page 2

NOTE: This unplatted site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 2. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. **A flood study and drainage plan are needed. Floodway reserves are needed.**
- E. Recording data for the off-site access easement shall be denoted. A copy of the easement shall be provided to MAPD.
- F. The plat's text shall denote the ownership and maintenance responsibilities of the floodway reserves.
- G. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Hidden Creek Ct from 109th St. North.
- H. County Engineering needs to comment on the access controls. The plat denotes two joint openings along Hillside. **County Engineering has approved the access controls. Dimensions of the access openings are needed. The appropriate arrows need to be included for the complete access control platted along 109th St. North. The plat's text shall be corrected to reference "Lots 1-4" having access at two locations to Hillside.**
- I. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- J. In accordance with the Subdivision regulations for suburban subdivisions, the turnaround needs to be increased to a 75-ft property line radius.

SUB 2003-137 -- One-Step Final Plat of HIDDEN CREEK LLC ADDITION
December 11, 2003 - Page 3

- K. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials. The Regulations also requires an additional 25-ft x 25-ft corner clip at the intersection.
- L. The applicant shall guarantee the installation of the cul-de-sac to the 36-ft rock suburban street standard.
- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- N. The Applicant is advised that if platted, the building setbacks along Hidden Creek Ct must be 30 feet to conform with the Zoning setback standard for the RR, Rural Residential District.
- O. Lot 10 does not conform with the 200-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 9. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. GIS needs to comment on the plat's street names. Hidden Creek Ct needs revised to "Hidden Creek".
- R. The Applicant should consider submitting the final plat with a revised name as an Addition now within Wichita exists with the name "Hidden Creek Addition".
- S. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (200 feet). Lot 10 does not meet this 100-ft frontage requirement.
- T. 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.
- U. The platator'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.
- V. 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.)
- W. 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.

SUB 2003-137 -- One-Step Final Plat of HIDDEN CREEK LLC ADDITION
December 11, 2003 - Page 4

- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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 SBC requests additional easements. Subdivision Committee also requested urban scale utility easements.*
- DD. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.