

find tracing
road 10-1603

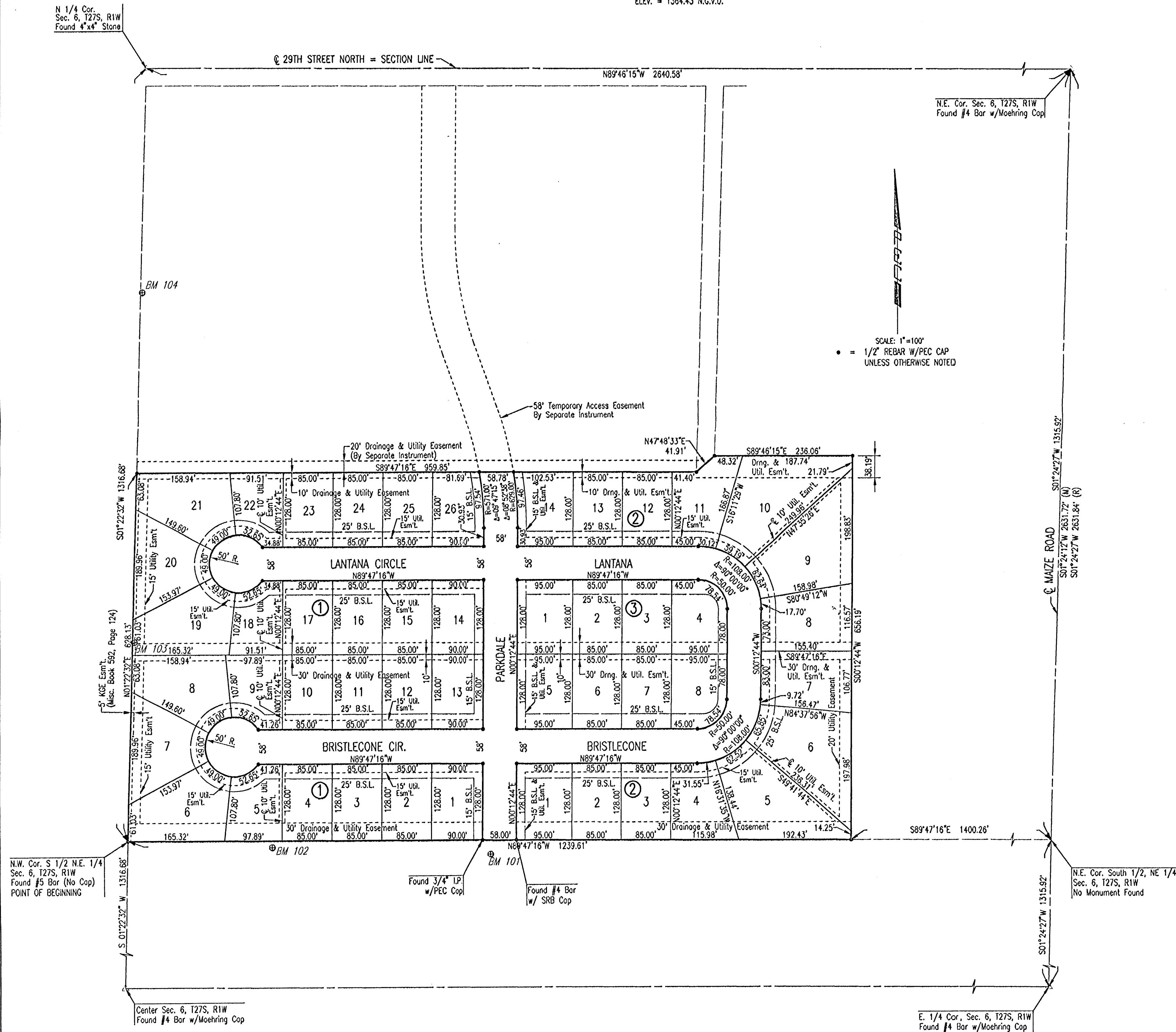
BM 102 - STEP SPIKE NAILS EAST FACE 10' ELW TREE NEAR THE
SOUTHWEST CORNER LOT 4, BLOCK 1, EVERGREEN 4TH. ADD.
ELEV. = 175.77 CITY DATUM
ELEV. = 1363.17 N.G.V.D.

BM 103 - 60D NAIL IN EAST FACE OF 4TH POWER POLE SOUTH OF
29TH ST. NEAR THE NORTHWEST CORNER LOT 8, BLOCK 1,
EVERGREEN 4TH ADDITION.
ELEV. = 176.06 CITY DATUM
ELEV. = 1363.46 N.G.V.D.

BM 104 - 60D NAIL IN EAST FACE OF 2ND POWER POLE SOUTH OF
29TH ST. NEAR THE NORTHWEST CORNER LOT 33, BLOCK 1,
EVERGREEN 4TH ADDITION.
ELEV. = 177.03 CITY DATUM
ELEV. = 1364.43 N.G.V.D.

 **MARY A. FARRAR**
Notary Public - State of Kansas
My Appt. Expires 2/27/04

_____, DEPUTY
LINDA KIZZIRE





Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2003

Rob Hartman
PEC, PA
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-16 -- Revised One-Step Final Plat of Evergreen Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 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 August 15, 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



Wichita-Sedgwick County Metropolitan Area Planning Department

August 15, 2003

Rob Hartman
PEC, PA
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-16 -- Revised One-Step Final Plat of Evergreen Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 2003, the above captioned plat was considered. The action of the Committee was to approve the revised 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. City Engineering needs to comment on the drainage plan. *An off-site drainage easement is needed. A guarantee is needed for drainage improvements.*
- 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. County Surveying advises that the temporary access needs located.
- F. Recording data is needed for the off-site easements in the event they are recorded prior to the plat.
- G. City Fire Department has requested a temporary 20-ft wide emergency access easement of AB-3 rock extending north to 29th St. North until the development of the second phase. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.

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T 316.268.4421 **F** 316.268.4390

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- H. 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.
- 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 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.
- J. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Parkdale.
- K. GIS needs to comment on the plat's street names. *The street names are approved.*
- 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, SBC and Aquila request 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 21, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

Copies to: Socora Village Company, 727 N. Waco, Ste. 400, Wichita, KS 67203
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

STAFF REPORT

(Revised Final Plat Approved 8/14/03; Overall Preliminary Plat Approved 3/13/03)

CASE NUMBER: SUB 2003-16 -- EVERGREEN FOURTH 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 of 29th St. North, West of Maize Road

SITE SIZE: 17.7 Acres

NUMBER OF LOTS

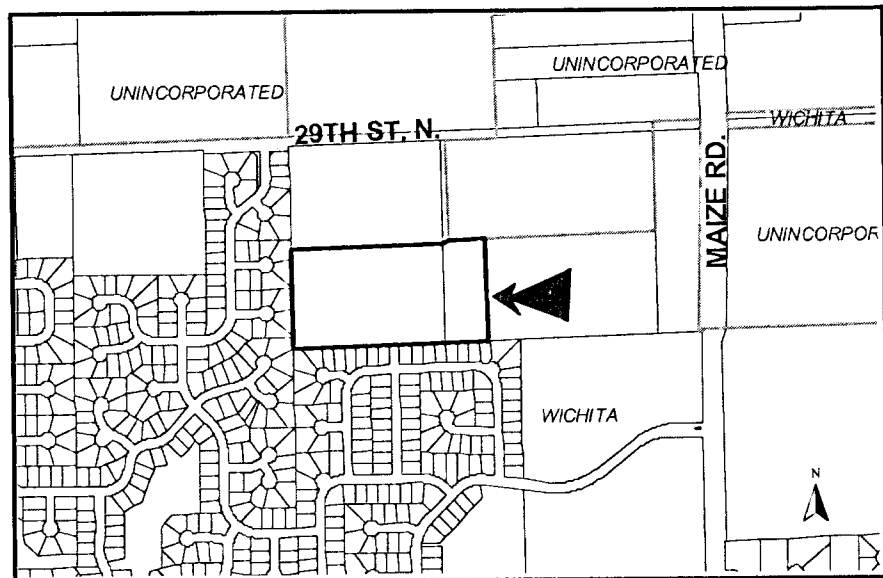
Residential:	48
Office:	
Commercial:	
Industrial:	
Total:	48

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located in the City of Wichita. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development. This revised final plat has extended the plat's boundary eastward and includes ten additional lots served by a loop street.

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. **City Engineering** needs to comment on the drainage plan. **An off-site drainage easement is needed. A guarantee is needed for drainage improvements.**
- 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. **County Surveying** advises that the temporary access needs located.
- F. Recording data is needed for the off-site easements in the event they are recorded prior to the plat.
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SUB 2003-16 -- Revised Final Plat of EVERGREEN FOURTH ADDITION
August 21, 2003 - Page 3

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