

Final tracing received
A-25-01

FLAT CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2001.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

This plat of "FLAT CREEK ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2001.

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

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "FLAT CREEK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of Government Lots 3 and 4 in the SW1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows: Commencing at the NW corner of said Government Lot 3; thence easterly along the north line of said Government Lot 3, 316.14 feet to a point 316.00 feet normally distant east of the west line of said Government Lot 3, and for a point of beginning; thence southerly parallel with the west line of said Government Lot 3, 275.82 feet to a point 275.70 feet normally distant south of the north line of said Government Lot 3; thence westerly parallel with the north line of said Government Lot 3, 316.14 feet to a point on the west line of said Government Lot 3; thence southerly along the west line of said Government Lot 3, 339.18 feet to a point 615.00 feet south of the NW corner of said Government Lot 3; thence east, 335.00 feet; thence south, 495.00 feet; thence west, 335.00 feet to a point on the west line of said Government Lot 3; thence southerly along the west line of said Government Lots 3 and 4, 595.22 feet to a point 933.76 feet north of the SW corner of said Government Lot 4; thence easterly parallel with the south line of said Government Lot 4, 933.76 feet; thence southerly parallel with the west line of said Government Lot 4, 933.76 feet to a point on the south line of said Government Lot 4; thence easterly along the south line of said Government Lot 4, 589.35 feet to the SE corner of said Government Lot 4, said corner also being the intersection of the south line of said Government Lot 4 with the west line of Pawnee Mesa, an Addition to Sedgwick County, Kansas; thence northerly along the west line of said Pawnee Mesa, 2621.64 feet to the NW corner of said Pawnee Mesa, said NW corner also being the NE corner of said Government Lot 3; thence westerly along the north line of said Government Lot 3, 1141.84 feet to the point of beginning.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey
Michael A. Conrey, Surveyor
18-971
KANSAS
LAW SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "FLAT CREEK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for lakes, drainage purposes, open space, berms, landscaping, sidewalks, utilities as confined to easements, and pipelines as confined to easement. Reserves "B", and "C" are hereby reserved for lakes, drainage purposes, open space, berms, landscaping, sidewalks, and utilities as confined to easements. Reserves "A", "B", and "C" shall be owned and maintained by the homeowners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Amber Ridge, LLC

Jay W. Russell, Member

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "FLAT CREEK ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Entered on transfer record this ____ day of _____, 2001.

STEVE GEGEN, VP
(Title)

_____, County Clerk
Don Brace

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 23rd day of April, 2001, by STEVE GEGEN, VICE-PRESIDENT of Legacy Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2001 at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 18th day of APRIL, 2001, by Jay W. Russell, Member of Amber Ridge, LLC, on behalf of the company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

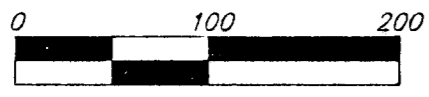
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

FLAT CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

- #1 REBAR W/ "BAUGHMAN" CAP (SET)
- CROSS CUT (SET)
- 1/2" IRON IN THUMB (FOUND)
- #5 REBAR (FOUND)
- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- #5 REBAR W/ "AOLS" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATTED INFO.

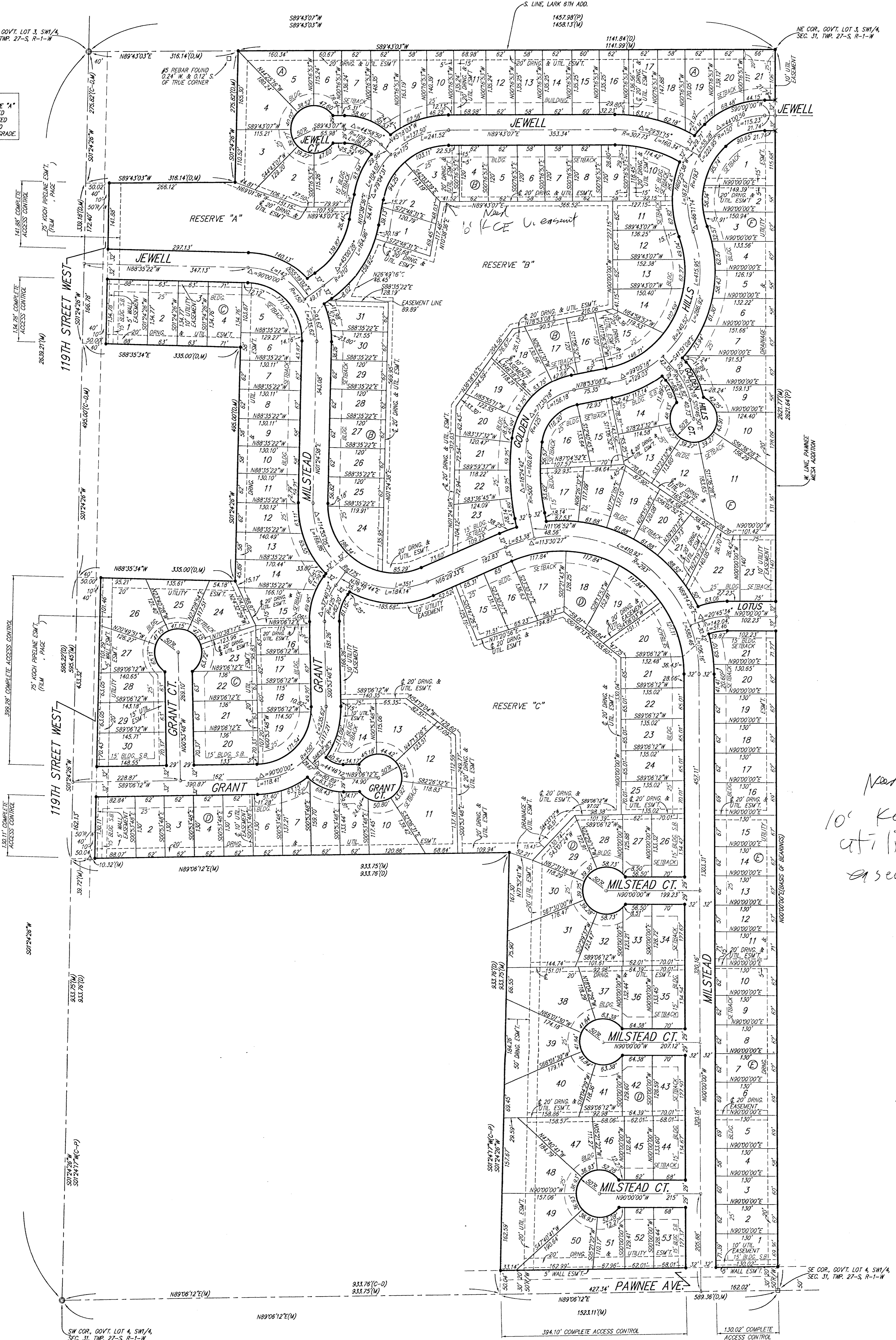


NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

NOTE:
MINIMUM BUILDING PAD ELEVATION FOR THE LOWEST OPENING TO THE STRUCTURES ON ALL LOTS IN THIS SUBDIVISION SHALL BE 146.7 CITY DATUM (1334.1 NGVD)

NOTE:
ALL LOTS WITHIN FLATCREEK ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
ANY UTILITIES INSTALLED IN RESERVE "A" SHALL BE INSTALLED BELOW FINISHED GRADE, AND NO UTILITIES OR RELATED APPURTENANCES SHALL BE ALLOWED TO BE INSTALLED ABOVE FINISHED GRADE.



*Need
10' KEEP
utility
easement*

NOTE:
THE FOLLOWING INSTRUMENT IS IN THE PROCESS OF BEING CONFIRMED THIS 17TH DAY OF APRIL, 2001. CITY SERVICE GAS COMPANY RIGHT-OF-WAY CONTRACT, (MISC. BOOK 111, PAGE 624) AND LAST ASSIGNED TO KOCH PIPELINE COMPANY, L.P.



Wichita-Sedgwick County Metropolitan Area Planning Department

April 19, 2001

Baughman Company, P.A.
315 Ellis
Wichita KS 67211

RE: SUB 2001-28 -- Revised One-Step Final Plat of Flat Creek Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 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 the attached Staff Report.

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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-28 - One-Step Final Plat of Flat Creek Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 15, 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 and City water to serve the lots being platted.
- B. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and allow for the lot sizes 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. County/City Engineering needs to comment on the status of the applicant's drainage plan. County/City Engineering have approved the drainage plan. City Engineering has required a drainage guarantee.
- E. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are required.
- F. The plat proposes complete access control along the plat's frontage to Pawnee and 119th St. West. The final plat shall reference the access controls in the plat's text.
- G. The applicant shall guarantee the installation of the proposed streets. The guarantee shall also provide for sidewalks on one side of the through street and loop streets (64-ft right-of-way).
- H. 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

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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. 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.
- J. It appears that the width of the through street and loop streets are measured as 64 feet although incorrectly labelled as 70 feet.
- K. Lots 7, 8 and 11, Block F, exceed the maximum lot width to lot depth ratio of 2.5 to 1. *A modification has been approved by the Subdivision Committee.*
- L. The County/City Fire Department needs to comment on the plat's street names. *Revised street names are required.*
- M. 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.
- N. The applicant needs to verify the location of the pipeline easement indicated in the platting binder. If this easement is on this site, it should either be shown or verification provided that it is off-site or has been released.
- O. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.

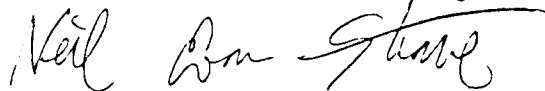
- U. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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 has requested additional easements.**
- Y. 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 2001, at 1:00 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

Enclosure: Marked Copy of Plat

Copies to: E. Severin Schmidt, C/O Kenneth A. Schmidt, 336 N. Fountain, Wichita, KS 67208
Mike Lindebak, City Engineering, Mail Stop (1-71)
Hanna B. McCann, Wichita Habitat for Humanity, P.O. Box 114, Wichita, KS 67201
J. Russell, Amber Ridge, LLC., 12602 W. 13th Street, Wichita, KS 67235
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-28 – FLAT CREEK ADDITION

OWNER/APPLICANT: E. Severin Schmidt, c/o Kenneth A Schmidt, 336 N. Fountain,
Wichita, KS 67208; (contract purchaser) Amber Ridge, L.L.C., Attn:
J. Russell, 12602 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East side of 119th St. West, North side of Pawnee

SITE SIZE: 64.2 Acres

NUMBER OF LOTS

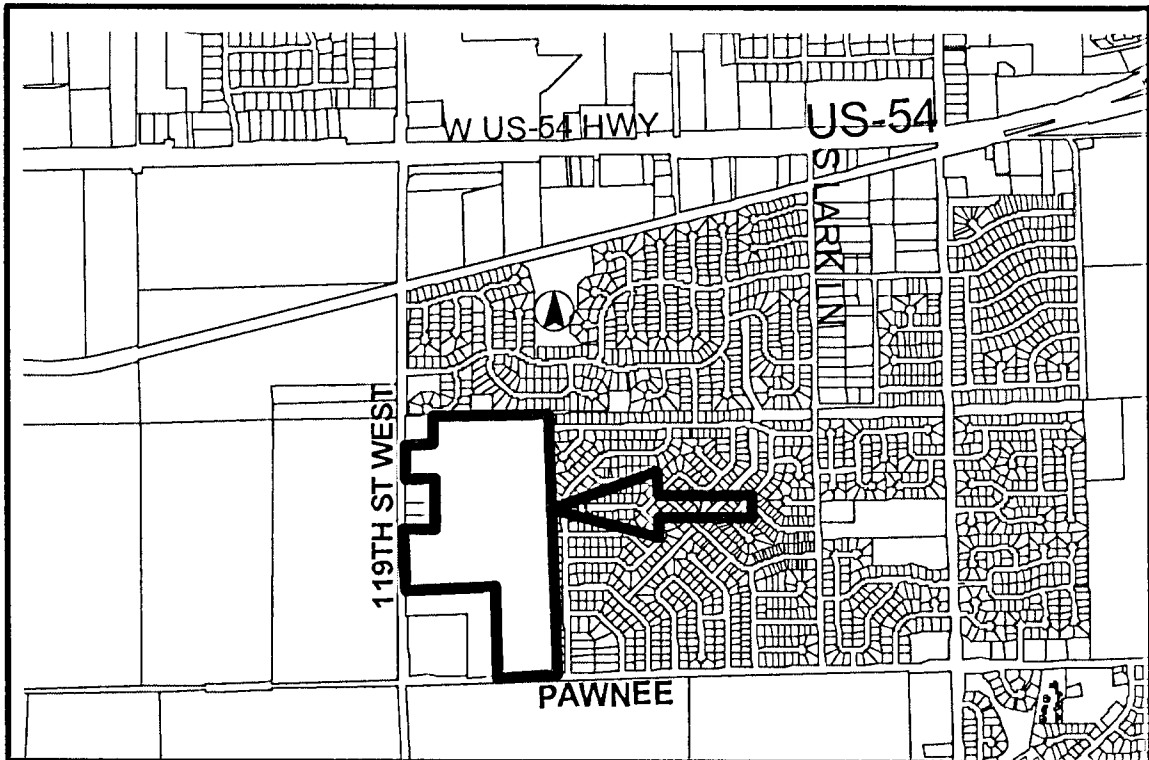
Residential:	183
Office:	
Commercial:	
Industrial:	
Total:	<u>183</u>

MINIMUM LOT AREA: 7,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and allow for the lot sizes 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. **County/City Engineering** needs to comment on the status of the applicant's drainage plan. County/City Engineering have approved the drainage plan. City Engineering has required a drainage guarantee.
- E. **County Engineering** needs to comment on the need for improvements to perimeter streets. No improvements are required.
- F. The plat proposes complete access control along the plat's frontage to Pawnee and 119th St. West. The final plat shall reference the access controls in the plat's text.
- G. The applicant shall guarantee the installation of the proposed streets. The guarantee shall also provide for sidewalks on one side of the through street and loop streets (64-ft right-of-way).
- H. 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.
- I. 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.
- J. It appears that the width of the through street and loop streets are measured as 64 feet although incorrectly labelled as 70 feet.
- K. Lots 7, 8 and 11, Block F, exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification has been approved by the Subdivision Committee.
- L. The applicant proposes to include a note on the plat allowing for 5-ft sideyard setbacks, which represents an adjustment of the Zoning Code standard of 6 feet for the SF-6, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

- M. The County/City Fire Department needs to comment on the plat's street names. *Revised street names are required.*
- N. 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.
- O. The applicant needs to verify the location of the pipeline easement indicated in the platting binder. If this easement is on this site, it should either be shown or verification provided that it is off-site or has been released.
- P. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
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- Y. 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 has requested additional easements.*

- Z. 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.