

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Applicant shall record the plat within 30 days after approval by the City Council.

February 25, 1993

STAFF REPORT  
(Final Plat Approved 2/18/93,  
Revised Preliminary Plat Approved 12/10/92,  
Original Preliminary Plat Approved 4/30/92)

CASE NUMBER: S/D 92-14 - WILDERNESS AT THE PARK ADDITION

OWNER/APPLICANT: A.J. Soerries Real Estate, Inc., 902 N. West St., Wichita, KS 67203

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

LOCATION: East of Maize Road on the south side of Pawnee.

SITE SIZE: 20 Acres (Approximately)

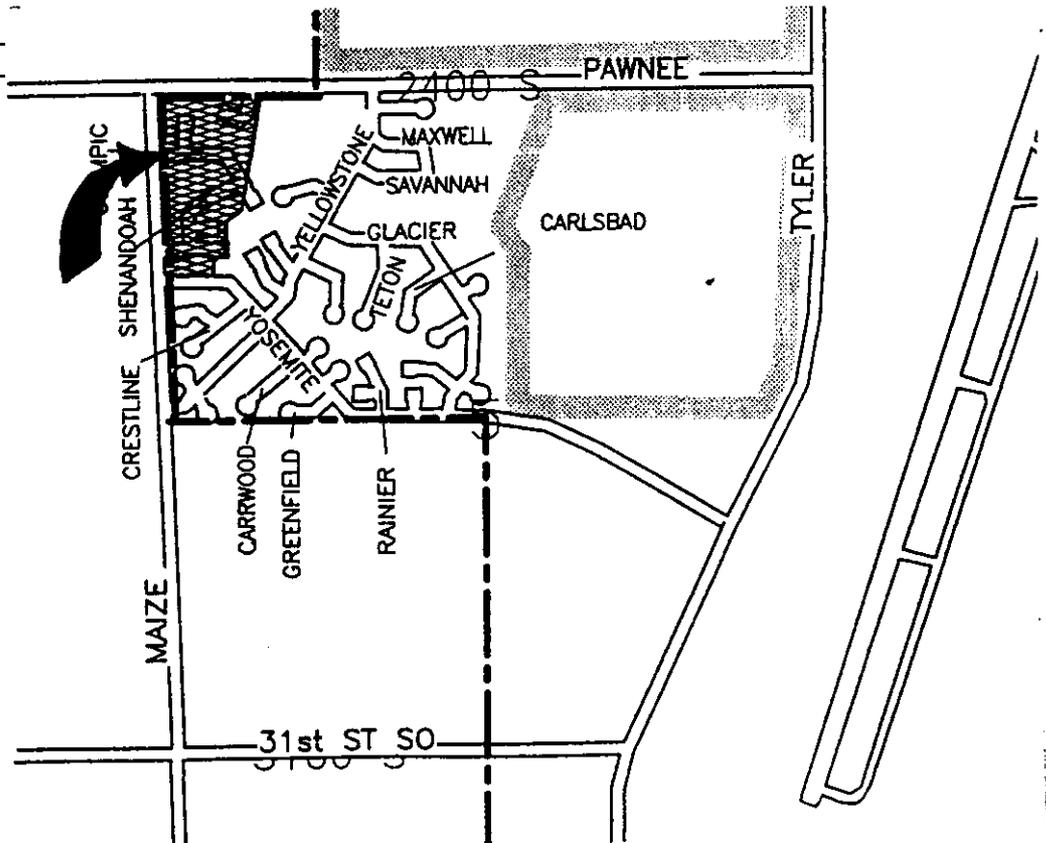
NUMBER OF LOTS

Residential: 44  
Office:  
Commercial:  
Industrial:  
Total: 44

MINIMUM LOT AREA: 8,500 sq. ft.

CURRENT ZONING: "R-5" General Residence (DP-66)

VICINITY MAP:



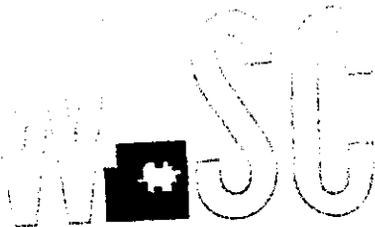
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## STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving guarantee.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the paving of Pawnee, to a two lane residential standard, from Maize Road to the east line of the plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property is a replat of a portion of the Park Addition, the applicant shall submit appropriate legal documents, recorded or for recording, which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat. The applicant shall provide such information to the Planning Department concerning the ownership and maintenance responsibilities of these reserves (existing and/or platted).
- H. The final plat shall state in the plattor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- Further, provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. 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 a method similar to special assessments.
- 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 final plat tracing shall indicate that, for Lots 9 and 10, Block 1, building setbacks and utility easements shall be granted and located within and beyond the narrow extensions of these lots to the cul-de-sac. The setbacks and utility easements should be clearly indicated, noting that no structures shall be allowed within these narrow extensions of these lots, but that these narrow lot extensions only may be used for drive entrances and/or utility easements.
- K. The final plat tracing shall grant 10-foot utility easements between Lots 2 and 3, Block 3, between Lots 4 and 5, Block 3, and between Lots 5 and 6, Block 1, as requested by KG&E and indicated on the "marked" copy of the plat provided by KG&E.
- L. As indicated by City Engineering and the utility companies the utility easement located on the east 10 feet of Lots 12 through 18, Block 2, should "cross" the reserve and intersect the utility easement located on the south 10 feet of Lot 10, Block 2. Further, it should be clearly indicated if Reserve A is intended as a blanket utility easement or specific easements should be platted in the Reserve.
- M. As indicated by City Engineering, the final plat tracing shall indicate minimum building pad elevations for those lots adjacent to the Floodway. It shall be indicated if the elevation(s) are for the lowest opening or floor level. These elevations shall be shown on the face of the plat and also referenced in the platting text. Both on-site and off-site bench marks shall be indicated.
- N. On the final plat tracing, applicant shall satisfactorily address conflicting information contained between the platting binder and the final plat, specifically but not limited to plat ownership and mortgage information.
- O. According to the platting binder, property taxes are due on this site. Proof of payment must be provided before the plat will be released for recording.
- P. 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.
- Q. 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.
- 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.

THIS COPY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

February 25, 1993

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 92-14 WILDERNESS AT THE PARK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 25, 1993, 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 February 19, 1993.

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 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 and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

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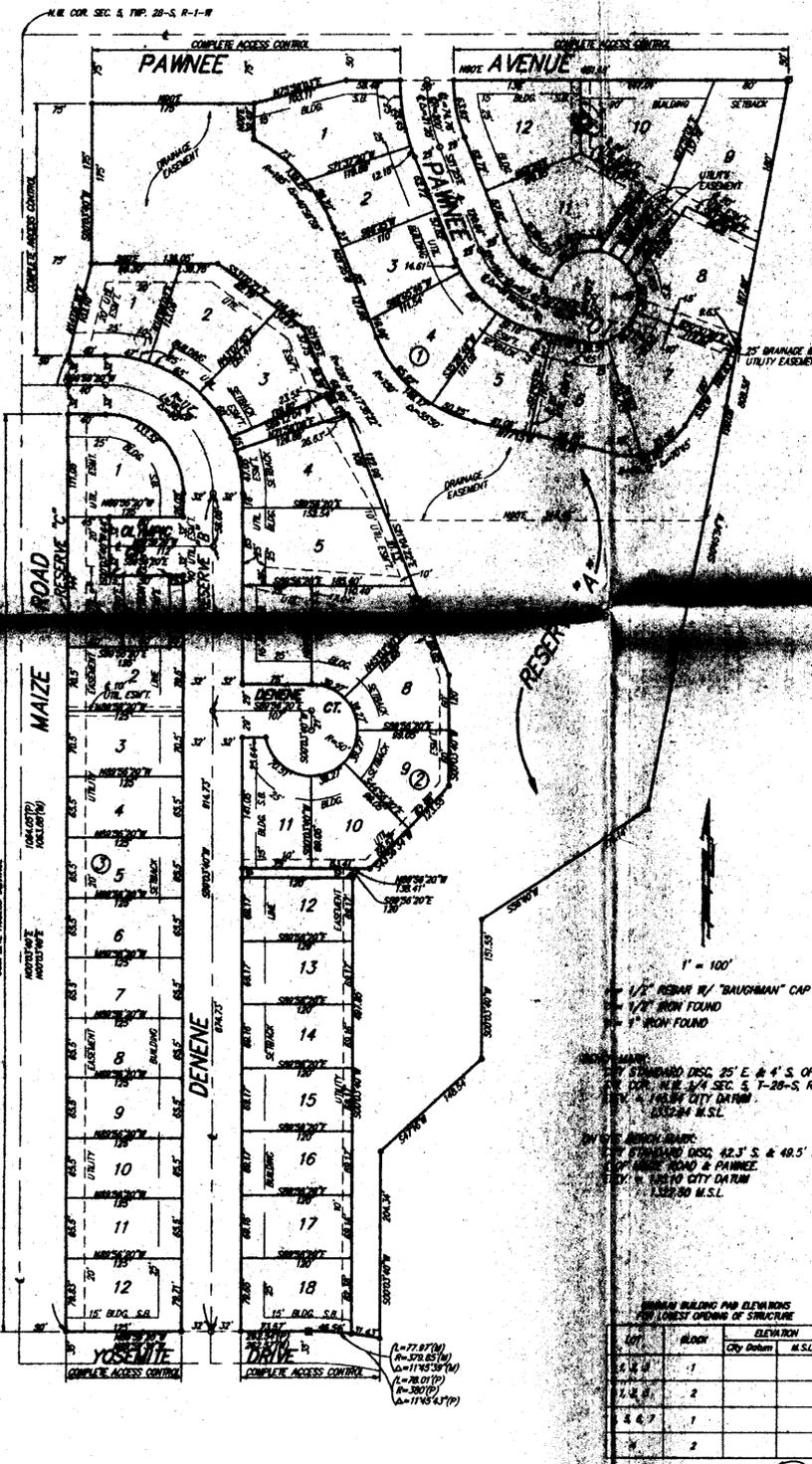
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cc: A. J. Soerries Real Estate, Inc., 902 N. West Street,  
Wichita, KS 67203  
Mike Lindebak, City Engineer

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON \_\_\_\_\_ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED \_\_\_\_\_

# FINAL PLAT REVISED COPY WILDERNESS AT THE PARK

AN ADDITION TO  
**OFFICE COPY DO NOT REMOVE**  
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed  
and platted "WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick  
County, Kansas, and that the accompanying plat is a true and  
correct exhibit of the land described as and being a replat of Lots  
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,  
22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,  
39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55,  
56, 57, 58, 59, 60, 61, 62, and 63, Block 1 and Lots 3, 4, 5,  
6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, Block 2 together  
with all of Pawnee Court, Olympic Court, Olympic Circle, Shenandoah  
Drive and Shenandoah Courts lying within said Blocks 1 and 2  
and together with all of Reserve "A" within said Block 1 lying west of the  
following described line: Beginning at the NE corner of said Reserve "A"  
in said Block 1; thence S104°53'4" W along the existing east line  
of said Reserve "A" and extended 600.50 feet; thence S58°42'14"  
W 218.14 feet; thence S80°33'40" W 181.53 feet; thence S47°16'1" W 148.54  
feet; thence S00°03'40" W 204.84 feet to a point on the north line  
of Yosemite Drive, all as platted in The Park, an Addition to Wichita,  
Sedgwick County, Kansas.

All being situated in the N.W. 1/4 of Sec. 5, Twp. 28-S, R-1-W  
of the 6th P.M., Sedgwick County, Kansas.  
Existing easements and dedications being vacated by virtue of  
K.S.A. 12-512(b).

Baughman Company, P.A.  
\_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_  
Gregory F. Savaris, Surveyor

The undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted and dedicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space and drainage and utility easements. The drainage easement in said Reserve "A" is hereby granted for drainage purposes. Reserve "A" shall be maintained by the Homeowners' Association. Reserves "B" and "C" are hereby reserved for landscaping, open space, and the construction and maintenance of all public utilities, confined to easements. Reserves "B" and "C" shall be owned and maintained by Lot 1, Block 3. All abutters rights of access to and from Maize Road over and across the north line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3, the west line of Lot 1, Block 2, and the west line of Reserves "A" and "C" are hereby granted to the City of Wichita, Kansas. All abutters rights of access to and from Yosemite Drive over and across the north line of Lot 12, Block 3, and Lot 18, Block 2 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to and from Olympic Drive over and across the east line of Reserve "C" and over and across the north line of Reserve "B" are hereby granted to the City of Wichita, Kansas. All abutters rights of access to and from Danene over and across the east line of Reserve "B" are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the face of the plat.

Alex J. Soerries \_\_\_\_\_  
Carrol M. Soerries \_\_\_\_\_  
The Park Homeowners' Association, No. 1  
\_\_\_\_\_  
Mark Borofsky, President  
\_\_\_\_\_  
Attest: \_\_\_\_\_  
Karen Shape, Secretary

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "WILDERNESS AT THE PARK", an Addition to Wichita, Sedgwick County, Kansas.  
Emprise Bank \_\_\_\_\_  
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by \_\_\_\_\_ of Emprise Bank, on behalf of the bank.  
(Title) \_\_\_\_\_  
My App't Exp. \_\_\_\_\_  
Notary Public

State of Kansas) SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by Alex J. Soerries and Carrol M. Soerries, husband and wife.  
My App't Exp. \_\_\_\_\_  
Notary Public

State of Kansas) SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by \_\_\_\_\_ President of The Park Homeowners' Association, No. 1, on behalf of the association.  
My App't Exp. \_\_\_\_\_  
Notary Public

This plat of "WILDERNESS AT THE PARK", an Addition to 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 \_\_\_\_\_, 1993.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
O. Breckenridge, Jr., 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 \_\_\_\_\_, 1993.

\_\_\_\_\_  
Elma Broadfoot, Mayor  
\_\_\_\_\_  
Pat Burnett, Deputy City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_  
Susan E. Crockett-Spoon, County Clerk

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 \_\_\_\_\_, 1993, o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
Pat Kettler, Register of Deeds  
\_\_\_\_\_  
Ed Resa, Deputy