

RICKEN ACRES

AN ADDITION TO SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "RICKEN ACRES", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The W1/2 of the SW1/4 of Sec. 13, Twp. 28-S, R-3-W of the 6th P.M., Sedgwick County, Kansas, except the west 800 feet thereof.

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

Savoy Company, P.A.

Date: _____

Mark A. Savoy RLS #1788
Surveyor

This plat of "RICKEN ACRES", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen
Chairman

John L. Schlegel
Secretary

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this day _____ of _____, 200__.

Tim R. Norton
Chairman

Don Brace
County Clerk

Entered on transfer record this _____ day of _____, 200__.

Don Brace
County Clerk

Know all men by these presents that We, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block and Streets to be known as "RICKEN ACRES", an Addition to Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The drainage & Utility Easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. The contingent street dedications are hereby dedicated to and for the use of the public, contingent upon the need for the right of way to connect with future street dedications to the east and west. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Coleman Ventures, LLC

Larry D. Coleman
Manager

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Larry D. Coleman Manager of Coleman Ventures, LLC, on behalf of the corporation

My App't. Exp _____
Notary Public

State of Kansas) SS
Sedgwick County)

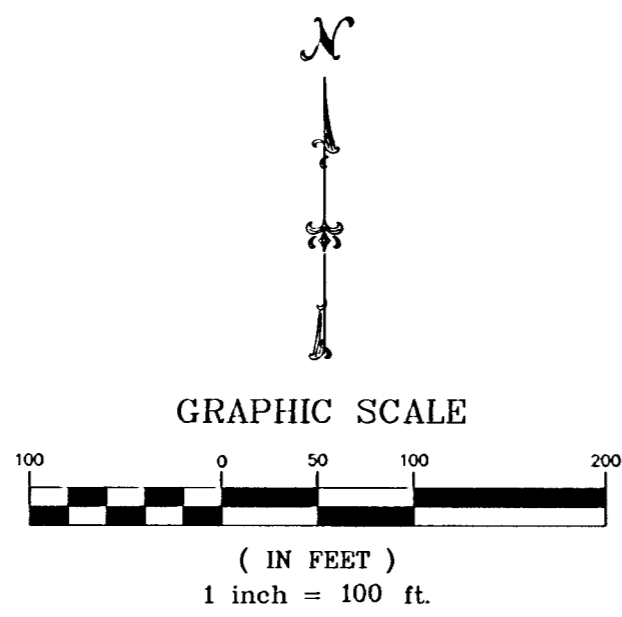
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 200__, at _____ o'clock _____ M. and is duly recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 200__.

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

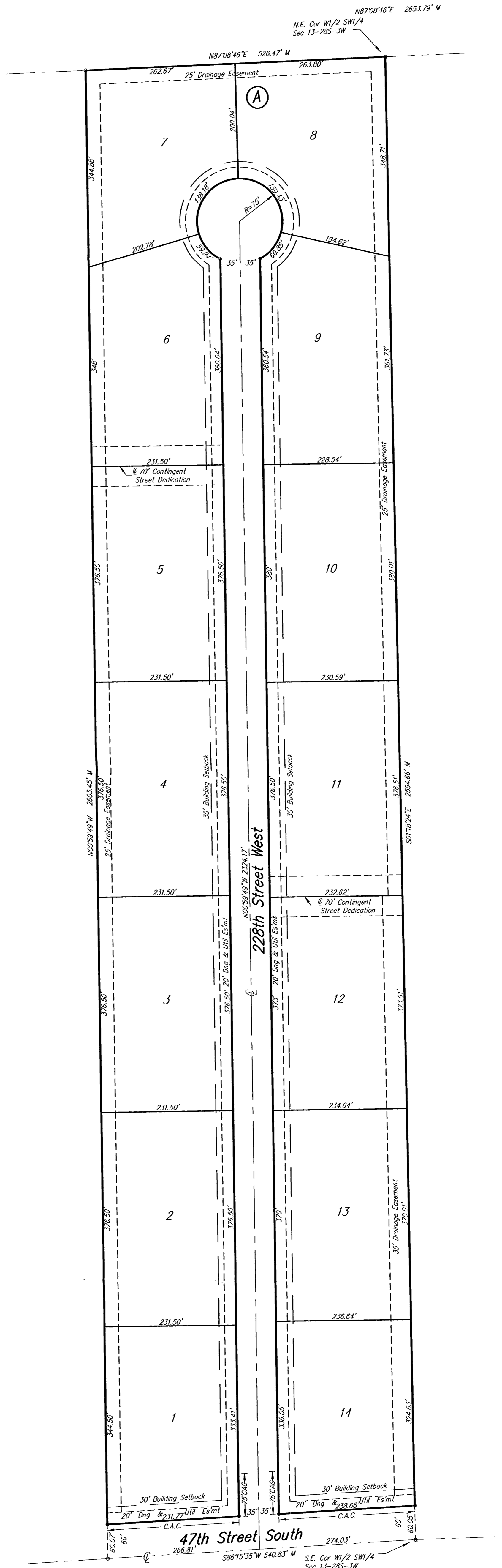
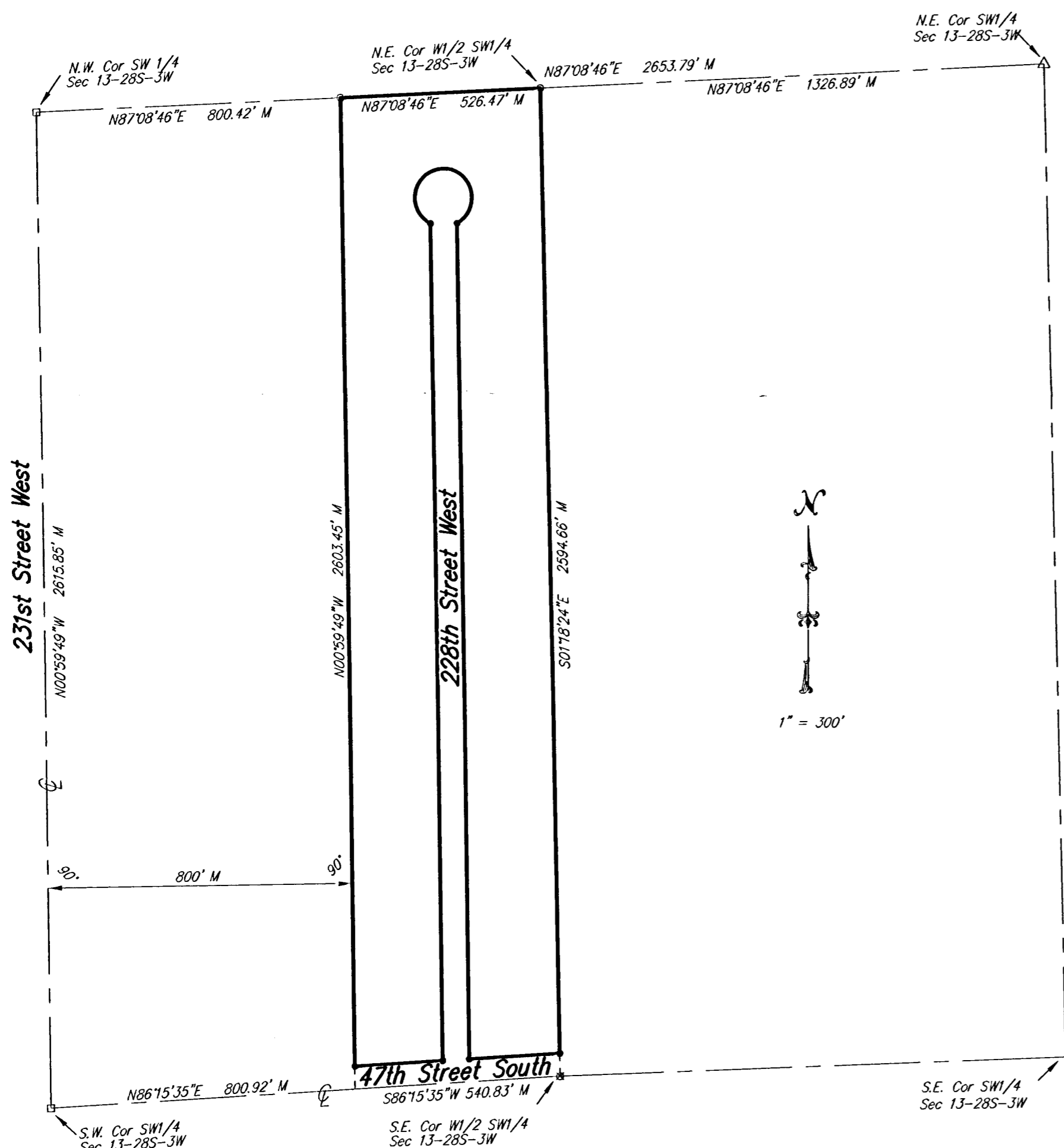


C.A.C. = Complete Access Control

- △ = Original Government Stone (Found)
- = Rail Road Spike (Found)
- ⊕ = 5/8" Rebar (Found)
- = 1/2" Rebar w/SRB Cap (Found)
- = 1/2" Rebar w/SAVOY Cap (Set)

Lot	Block	Elevation
12	A	1414.5
13	A	1411.5
14	A	1409.0

Bench Mark: Step Bench in Hedge Tree
15' E. & 28.3' S. of 1/16" Corner
SW1/4 of Sec. 13, Twp. 28-S, R-3-W
Elevation = 1402.98 NGVD



Savoy Company, P.A.
Land Surveyors

PH (316) 265-0005
FAX (316) 265-0275

PROJECT NO. 03AA01329 P

535 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com

12-17-03



Wichita-Sedgwick County Metropolitan Area Planning Department

August 7, 2003

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste. 104
Wichita, KS 67202

RE: SUB 2003-45 -- Revised One-Step Final Plat of Ricken Acres Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 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 1, 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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

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

August 1, 2003

Mark Savoy
Savoy Company, P.A.
535 S. Emporia, Ste. 104
Wichita, KS 67202

RE: SUB 2003-45 -- Revised One-Step Final Plat of Ricken Acres Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 31, 2003, the above captioned plat was considered. The action of the Committee was to approve the 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. **County Code Enforcement** and **County Engineering** should comment on the acceptability of the proposed alternative sewage system for these lot sizes and the need for a restrictive covenant addressing maintenance. ***The alternative sewage system is approved. A restrictive covenant will be needed.***
- C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district in that regard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed that addresses terraces and offsite drainage coming into plat from the east.***
- F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- G. Lots 1, 7, 8 and 14 contain less than the required 2-acre minimum lot size. A zoning adjustment will need to be approved for these lots. This adjustment should be submitted after the MAPC approval.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. 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 to have a wetland determination completed.
- I. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the east line and west line of the plat in order to provide potential street connections to adjoining properties. MAPD recommends that the contingent street dedication to the west is relocated to the north between Lots 5 and 6.
- J. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- K. The County Fire Department/GIS needs to comment on the plat's street names. The street name shall be revised to "228th St W.
- L. Per Sedgwick County Fire Department, access drives to any structures in access 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 needs 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.)
- M. 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.
- N. 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.)
- O. 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.
- P. 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.

- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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 7, 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

STAFF REPORT
(Revised One-Step Final Plat)

CASE NUMBER: SUB 2003-45 -- RICKEN ACRES ADDITION

OWNER/APPLICANT: Larry Don Coleman, 3333 W. Harry, Wichita, KS 67213

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: North side of 47th St. South, East of 231st St. West

SITE SIZE: 31.8 acres

NUMBER OF LOTS

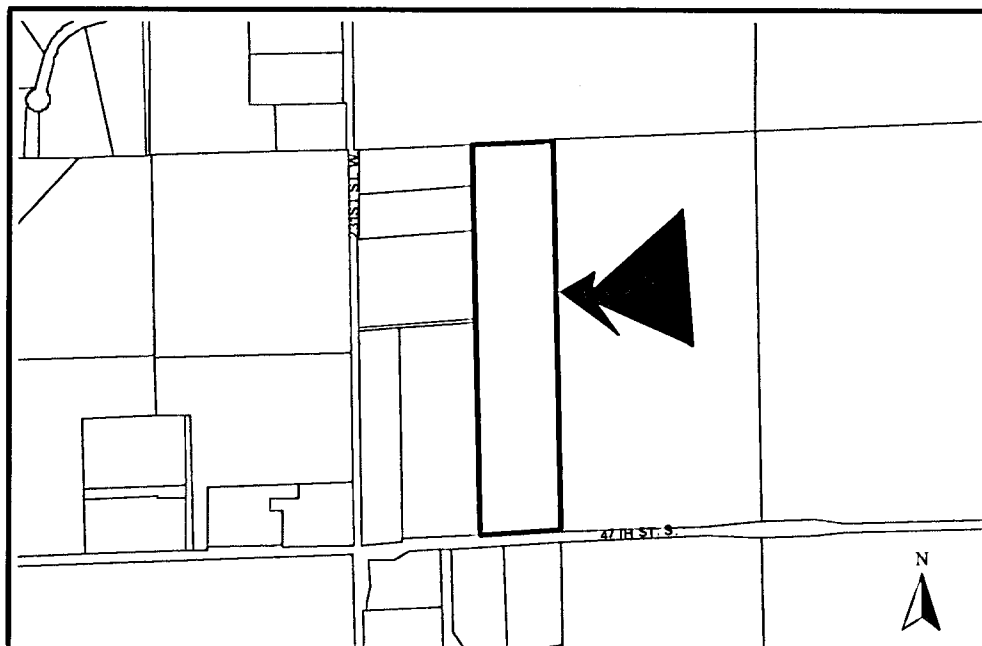
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 1.8 acre

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



**SUB 2003-45 -- Revised One-Step Final Plat of RICKEN ACRES ADDITION
July 31, 2003 - Page 2**

NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes an on-site alternative sewer system for the lots. The site is located within the Goddard Area of Influence. The plat has been revised to increase the size of the lots to two acres resulting in 13 fewer lots.

Planning Staff recommends approval of the plat.

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. **County Code Enforcement** and **County Engineering** should comment on the acceptability of the proposed alternative sewage system for these lot sizes and the need for a restrictive covenant addressing maintenance. ***The alternative sewage system is approved. A restrictive covenant will be needed.***
- C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district in that regard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed that addresses terraces and offsite drainage coming into plat from the east.***
- F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- G. Lots 1, 7, 8 and 14 contain less than the required 2-acre minimum lot size. A zoning adjustment will need to be approved for these lots. This adjustment should be submitted after the MAPC approval.
- H. 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 to have a wetland determination completed.
- I. **County Fire Department** needs to comment on the street length of 227th St. West Circle (2,300 feet) Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection or contingent street dedication providing future access to adjoining tracts. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the east line of the plat in order to provide potential street connection to adjoining properties. ***MAPD recommends that the contingent street dedication to the west is relocated to the north between Lots 5 and 6.***
- J. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- K. The **County Fire Department/GIS** needs to comment on the plat's street names. ***The street name shall be revised to "228th St W.***

SUB 2003-45 -- Revised One-Step Final Plat of RICKEN ACRES ADDITION
July 31, 2003 - Page 3

- L. Per Sedgwick County Fire Department, access drives to any structures in access 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 needs 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.)
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2003-45 -- Revised One-Step Final Plat of RICKEN ACRES ADDITION

July 31, 2003 - Page 4

- U. 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.

- V. 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.