SIERRA HILLS

An Addition to Wichita, Sedgwick County, Kansas

State of Konsas)
Sedgwick County) SS

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SIERRA HILLS", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

LEGAL DESCRIPTION:
The Southwest Quarter of Section 35, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the following described parcels:

Beginning at the Southwest corner of said Quarter; thence on a Kansas South Zone Grid Bearing of N00°48'39"W, 1861.18 feet along the west line of said Quarter; thence N89°11'21"E, 983.38 feet to a 5/8" rebar with MKEC CLS #39 cap; thence S00°48'39"E parallel with said west line, 1857.18 feet to a point on the south line of said Quarter; thence S88°57'21"W, 983.39 feet along said south line to the point of beginning.

AND EXCEPT that part of the SW1/4 of Sec. 35, T27S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the SE corner thereof; thence S89°54'24"W, along the south line of said SW1/4, 1667.97 feet to a point 983.39 feet east of the S.W. Corner of Said SW1/4; thence N00°08'23"E, parallel with the west line of said SW1/4, 1132.97 feet; thence S89°51'37"E, 304.00 feet; thence N00°08'23"E, 169.17 feet; thence N45°08'23"E, 495.15 feet; thence S44°51'37"E, 74.96 feet; thence S89°51'37"E, 165.63 feet; thence N47°41'56"E, 117.31 feet; thence N00°00'45"E, 687.06 feet; thence S89°59'15"E, 397.12 feet; thence S00°00'45"W, 224.81 feet; thence S44°51'37"E, 112.85 feet; thence S89°59'15"E, 228.38 feet to a point on the east line of said SW1/4; thence S00°00'45"W, along the east line of said SW1/4, 2055.49 feet to the place of beginning.

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

Ruggles & Bohm, P.A.

THOMAS C. RUGGLES REGISTERED L3-940 12-30-02 KANSAS LAND SURVEYOR

Thomas C. Ruggles _____ Land Surveyor
Thomas C. Ruggles

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "SIERRA HILLS", an Addition to Wichita, Sedgwick County, Kansas. Reserve "D" is hereby reserved for entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms, and utilities confined to easements. Reserves "A", "B", "C" and "F" are hereby reserved for walls, signage, gazebos, playground, structures, picnic areas/ tables with covered structures, irrigation, walks, lighting, landscaping, berms, lakes, drainage, drainage structures, and utilities confined to easements. Reserve "F" is also reserved for a pool and associated structures. Reserve "E" is hereby reserved for golf course access and shall permit drainage, drainage structures, and utilities confined to easements. The Reserves shall be owned and maintained by the Home Owners Association for the Addition. The wall easements are hereby granted to the Home Owners Association as indicated for the construction and maintenance of a wall. Utilities and services are allowed to cross the wall easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The tempory Cul-De-Sac easement is hereby granted to and for the use of the public, until such time that street improvements are constructed adjacent to the north. The drainage easements are hereby granted to the public as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and 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.

Palladio Developers, Inc.

Eugene Vitarelli _____ President
Eugene Vitarelli

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 200__, by Eugene Vitarelli, President of Palladio Developers, Inc., on behalf of the corporation.

_____ Notary Public
Mildred E. Franz

My appointment expires _____

This plat of "SIERRA HILLS", 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 _____, 200__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Bernard A. Hentzen

_____ Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 200__.

At the Direction of the City Council

_____ City Manager
Chris Cherches

_____ City Clerk
Pat Graves

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

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

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

_____ County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

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.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

1 of 2

final tracing received 1-6-03

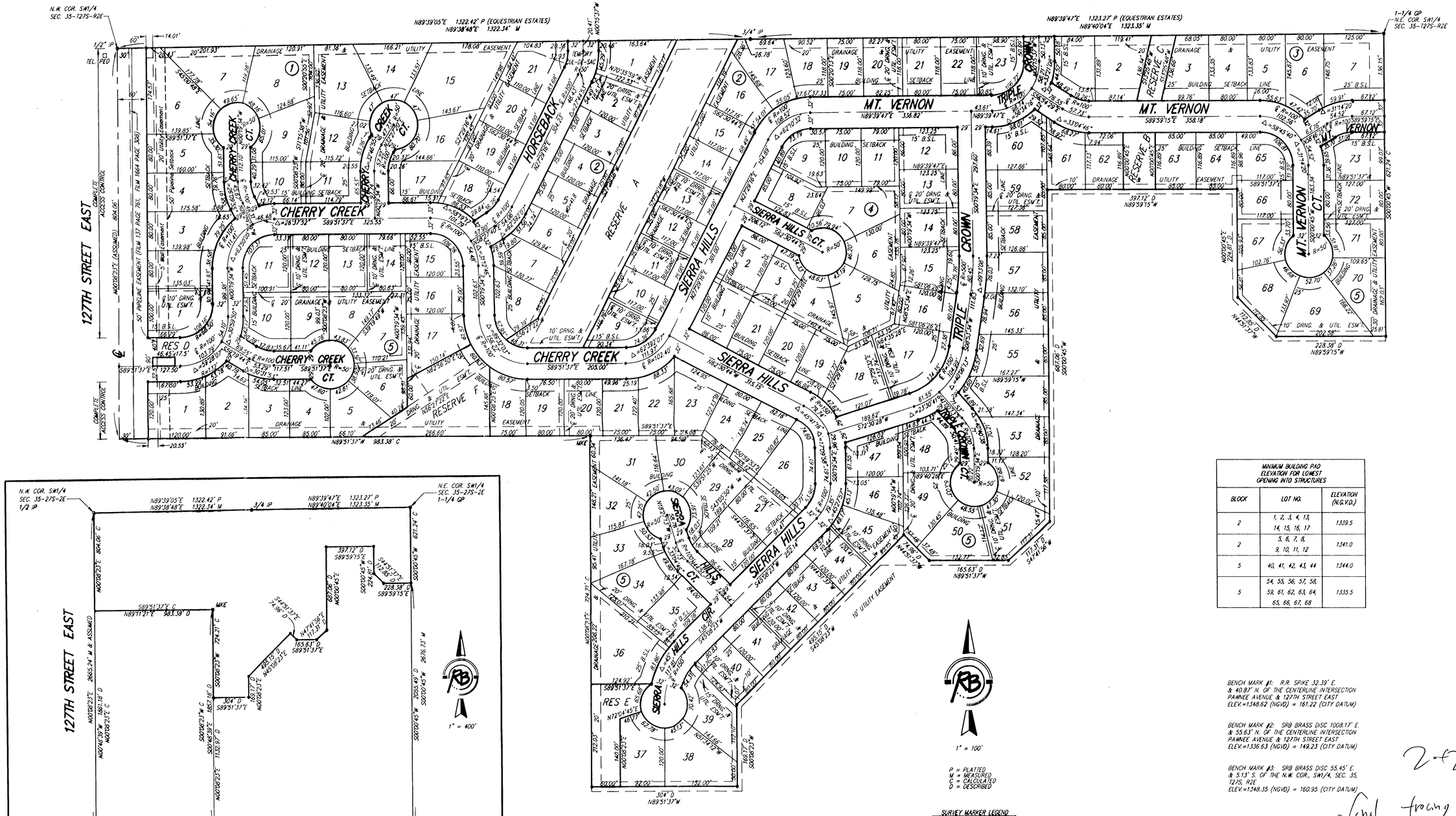
RECEIVED
DEC 31 2002
METROPOLITAN PLANNING
ROUTE

DWG FILE: 01951FP-W.C.
PROJECT NO. 01E01951P
DECEMBER 3, 2002

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com

SIERRA HILLS

An Addition to Wichita, Sedgwick County, Kansas



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
2	1, 2, 3, 4, 13, 14, 15, 16, 17	1339.5
2	5, 6, 7, 8, 9, 10, 11, 12	1341.0
5	40, 41, 42, 43, 44	1344.0
5	54, 55, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68	1335.5

BENCH MARK #1: R.R. SPIKE 32.39' E. & 40.87' N. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 127TH STREET EAST ELEV.=1348.62 (NGVD) = 161.22 (CITY DATUM)

BENCH MARK #2: SRB BRASS DISC 1008.17' E. & 55.63' N. OF THE CENTERLINE INTERSECTION PAWNEE AVENUE & 127TH STREET EAST ELEV.=1336.83 (NGVD) = 149.23 (CITY DATUM)

BENCH MARK #3: SRB BRASS DISC 55.45' E. & 5.13' S. OF THE N.W. COR., SW1/4, SEC. 35, 12S, R2E ELEV.=1348.35 (NGVD) = 160.95 (CITY DATUM)

P = PLATTED
M = MEASURED
C = CALCULATED
D = DESCRIBED

SURVEY MARKER LEGEND

1-1/4 GP° = 1-1/4" GALVANIZED PIPE (FOUND)
1/2 IP° = 1/2" IRON PIPE (FOUND)
3/4 IP° = 3/4" IRON PIPE (FOUND)
MKE° = 5/8" REBAR W/MKE CAP (FOUND)
GARBER° = 5/8" REBAR W/GARBER CAP (FOUND)
• = 5/8" REBAR W/R&B CAP (SET)

2 of 2

final tracing received 4-6-03

DWG FILE: 01951FP-W.C.
PROJECT NO. 01E01951P
DECEMBER 3, 2002

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SHEET 2 OF 2

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 22, 2002

Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2002-66 -- Final Plat of Sierra Hills Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 2002, 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 16, 2002.

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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2002

Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2002-66 -- Final Plat of Sierra Hills Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat and authorize preparation of the final plat, subject to the following:

STAFF COMMENTS:

A. 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-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots 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. City/County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. ***County Engineering has required a guarantee for the paving of 127th St. to Cherry Creek.***

F. The plat proposes complete access control along the plat's frontage to 127th St. East.

G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets in addition to the loop street.

H. If this site develops prior to Equestrian Estates, the paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's north line.

I. 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.

J. 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.

K. 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.

L. *Triple Crown Ct within Block 4 needs to be renamed as Sierra Hills Ct. Triple Crown Cir needs to be renamed as Triple Crown Ct. The stub to the north needs to named Triple Crown. Cherry Creek located south of Block 4 needs to be renamed as Sierra Hills.*

M. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

N. 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.

O. *The applicant intends to revise Lot 18, Block 5 to a reserve to include a swimming pool as a use. A site plan shall be submitted with the final plat tracing for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.*

P. The plattor'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.

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 316-946-4556) 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. ***Southwestern Bell 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 case will be forwarded to the Planning Commission on Thursday, August 22, at 1:30 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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
AUGUST 22, 2002

STAFF REPORT
(Final Plat Approved 8/15/02; Preliminary Plat Approved 7/18/02)

CASE NUMBER: SUB 2002-66 -- SIERRA HILLS ADDITION

OWNER/APPLICANT: Palladio Developers, Inc., Attn: Gene Vitarelli, 1822 S. Longfellow, Suite 10, Wichita, KS 67207

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East side of 127th St. East, North of Pawnee

SITE SIZE: 52.6 Acres

NUMBER OF LOTS

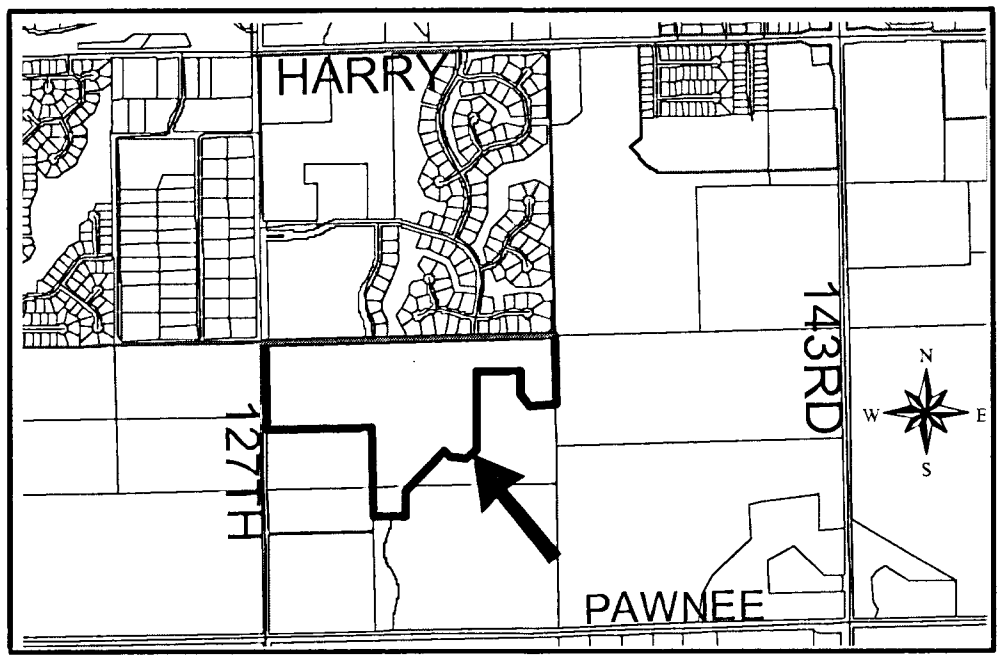
Residential:	146
Office:	
Commercial:	
Industrial:	
Total:	**146**

MINIMUM LOT AREA: 8,775 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, 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-5, Single-Family Residential upon annexation.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. 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-5, Single-Family Residential and allow for the lot sizes being platted.

B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots 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. City/County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. ***County Engineering has required a guarantee for the paving of 127th St. to Cherry Creek.***

F. The plat proposes complete access control along the plat's frontage to 127th St. East.

G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets in addition to the loop street.

H. If this site develops prior to Equestrian Estates, the paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's north line.

I. 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.

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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.

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