REMINGTON PLACE 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

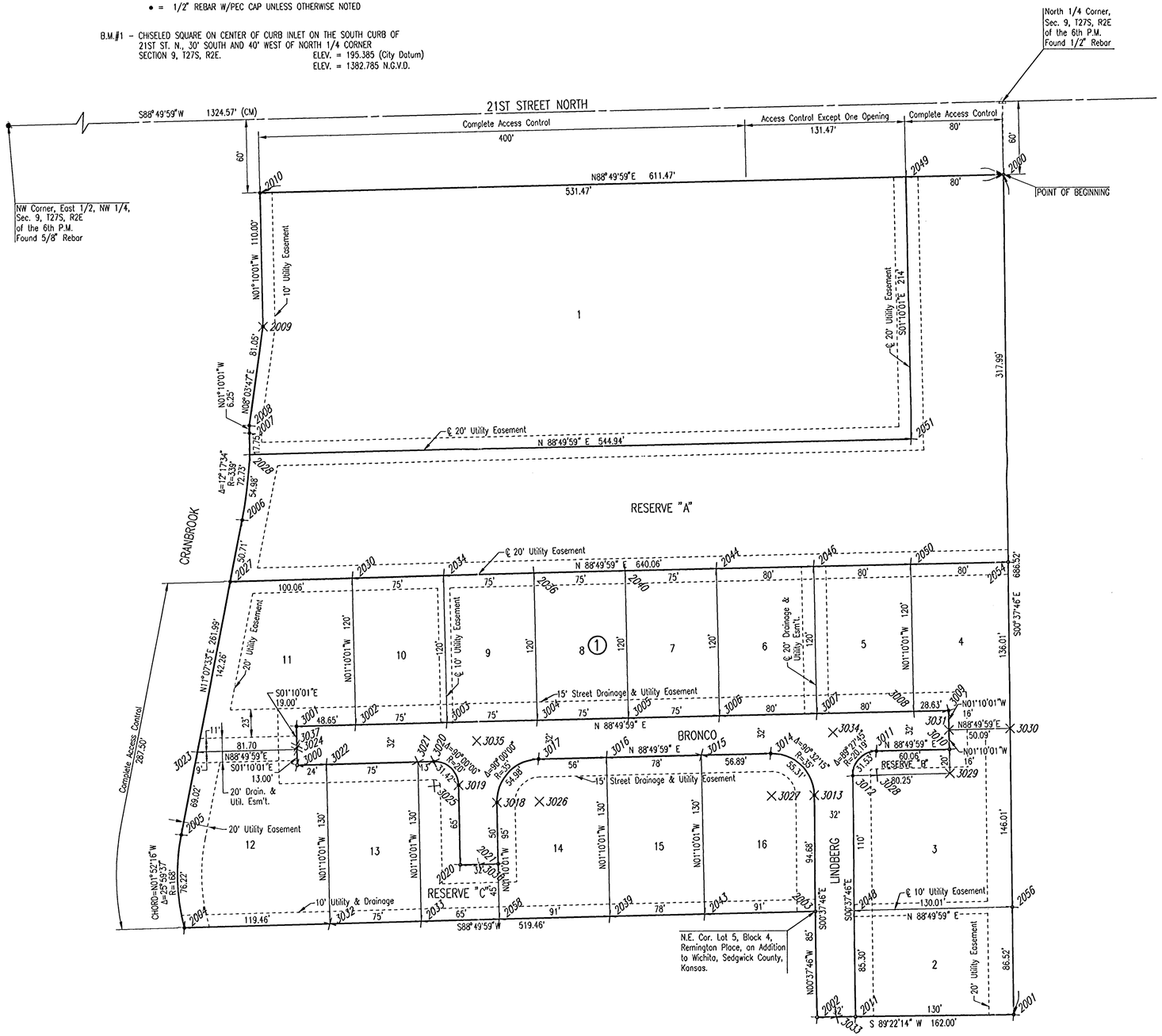
BUBBLE MAP

final hearing
11-13-02
recond

SCALE: 1" = 50'

• = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

B.M.#1 – CHISELED SQUARE ON CENTER OF CURB INLET ON THE SOUTH CURB OF 21ST ST. N., 30' SOUTH AND 40' WEST OF NORTH 1/4 CORNER SECTION 9, T27S, R2E. ELEV. = 195.385 (City Datum) ELEV. = 1382.785 N.G.V.D.



STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF

THIS _____ DAY OF _____, 2002, WE HAVE SURVEYED AND PLATTED REMINGTON PLACE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; TOGETHER WITH LOT 6, BLOCK 4, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER, SECTION 9, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.; THENCE BEARING S00°37'46"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EAST LINE WITH A BEARING OF S00°37'46"E A DISTANCE OF 686.52 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 4, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°22'14"W A DISTANCE OF 162.00 FEET; THENCE BEARING N00°37'46"W A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 4; THENCE BEARING S88°49'59"W A DISTANCE OF 519.46 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 168.00 FEET AND A CHORD BEARING OF N01°52'16"W; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°59'37" AN ARC DISTANCE OF 76.22 FEET TO THE PT OF SAID CURVE; THENCE BEARING N11°07'33"E A DISTANCE OF 261.99 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 339.00 FEET; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°17'34" AN ARC DISTANCE OF 72.73 FEET TO THE PT OF SAID CURVE; THENCE BEARING N01°10'01"W A DISTANCE OF 6.25 FEET; THENCE BEARING N08°03'47"E A DISTANCE OF 81.05 FEET; THENCE BEARING N01°10'01"W A DISTANCE OF 110.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 21ST STREET NORTH; THENCE BEARING N88°49'59"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 611.47 FEET TO THE POINT OF BEGINNING.
ALL PORTIONS OF A DRAINAGE EASEMENT AS PER FILM 2199, PAGE 243, AND A DRAINAGE AND UTILITY EASEMENT PER FILM 2199, PAGE 244 LYING WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

_____
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS REMINGTON PLACE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

RESERVE "A" IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "B" AND "C" ARE HEREBY PLATTED FOR DRAINAGE, PARKING, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A", "B", AND "C", SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN REMINGTON PLACE 2ND.

MINIMUM PAD ELEVATIONS (LOWEST OPENING):
SHALL BE AS FOLLOWS:

BLOCK 1	CITY DATUM
LOT 1 (WEST 160' FEET)	206.0
LOT 1 (EAST 371.47')	203.0
LOT 4	200.0
LOTS 5-8	203.0
LOTS 9-11	206.0

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNERS:
RON PEAKE DESIGN-BUILD, INC.

BY: _____
RONALD E. PEAKE, PRESIDENT

S & P DEVELOPMENT, A JOINT VENTURE

BY: _____
DAVE SPROUL

BY: _____
RONALD E. PEAKE

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY RONALD E. PEAKE, PRESIDENT OF RON PEAKE DESIGN BUILD, INC.

_____, NOTARY PUBLIC
MARY A. FARRAR

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY RONALD E. PEAKE, PRESIDENT OF RON PEAKE DESIGN-BUILD, INC., JOINT VENTURER OF S & P DEVELOPMENT, A JOINT VENTURE.

_____, NOTARY PUBLIC
MARY A. FARRAR

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY DAVID SPROUL, PRESIDENT OF SPROUL CONSTRUCTION COMPANY, INC., JOINT VENTURER OF S & P DEVELOPMENT, A JOINT VENTURE.

_____, NOTARY PUBLIC
MARY A. FARRAR

MY APPOINTMENT EXPIRES: _____

WE COMMERCE BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REMINGTON PLACE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____
MICHAEL D. BABICH, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2002, BY MICHAEL D. BABICH, SENIOR VICE PRESIDENT, COMMERCE BANK, N.A.

_____, NOTARY PUBLIC
BONNIE JACKSON

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF REMINGTON PLACE 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
BERNARD A. HENTZEN

_____, SECRETARY
MICHAEL E. LINDEBAK

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2002.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2002.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY MANAGER
CHRIS CHERCHES

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2002.

_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2002.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

G:\2002\02450\LDD\dwg\BUBBLE MAP 10-31-2002 02:25:26 pm

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 10, 2002

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2002-98 -- One-Step Final Plat of Remington Place Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 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 October 4, 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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2002

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2002-98 -- One-Step Final Plat of Remington Place Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 3, 2002, 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. 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 status of the applicant's drainage plan. ***The drainage plan is approved. Minimum pads need to be platted for the lots adjoining Reserve A. A guarantee is needed for drainage improvements.***

D. The plat proposes one access opening along 21st St. North. Traffic Engineering requires that this opening be relocated to the east property line to allow for full turning movements. MAPD requests that complete access control to Lots 11 and 12 be dedicated along Cranbrook.

E. 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.

F. 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.

G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. The plattor's text shall note the dedication of the streets to and for the use of the public.

I. The applicant shall guarantee the paving of the proposed interior streets.

J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

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 32-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. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

M. 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.

N. Due to the 32-ft streets, a zone change to SF-5, Single-Family District is needed for the lots abutting this street. The applicant intends to revise the boundaries of the zone change to exclude the residential lots.

O. GIS has requested a new street name for Remington.

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. ***Westar Energy 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, October 10, 2002, 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

Enclosure: Marked Copy of Plat

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-3
OCTOBER 10, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 10/03/02)

CASE NUMBER: SUB 2002-98 -- REMINGTON PLACE SECOND ADDITION

OWNER/APPLICANT: Ron Peake Design-Build, Inc., 1700 Tamarisk, Wichita, KS 67230

SURVEYOR/ENGINEER: PEC, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 21st St. North, East of Webb

SITE SIZE: 9.16 acres

NUMBER OF LOTS

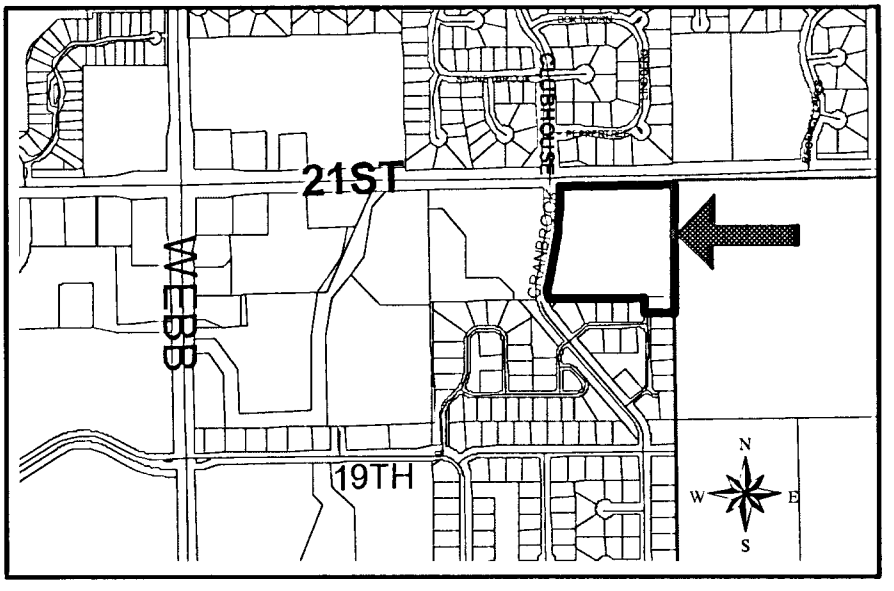
Residential:	15
Office:	1
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 9,360 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: NO, Neighborhood Office

VICINITY MAP



NOTE: This is an unplatted site located within the City in addition to a replat of a portion of Remington Place Addition. The site has been approved for a zone change (ZON 2001-44) from SF-5, Single-Family Residential to NO, Neighborhood Office. The applicant proposes an office use for Lot 1, Block 1 and residential uses for the remainder of the property.

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 status of the applicant's drainage plan. ***The drainage plan is approved. Minimum pads need to be platted for the lots adjoining Reserve A. A guarantee is needed for drainage improvements.***

D. The plat proposes one access opening along 21st St. North. **Traffic Engineering** requires that this opening be relocated to the east property line to allow for full turning movements. MAPD requests that complete access control to Lots 11 and 12 be dedicated along Cranbrook.

E. 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.

F. 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.

G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. The plattor's text shall note the dedication of the streets to and for the use of the public.

I. The applicant shall guarantee the paving of the proposed interior streets.

J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

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 32-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. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

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N. Due to the 32-ft streets, a zone change to SF-5, Single-Family District is needed for the lots abutting this street. The applicant intends to revise the boundaries of the zone change to exclude the residential lots.

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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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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. ***Westar Energy 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.