2-26-03

FINAL PLAT

IRONHORSE AT OXFORD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "IRONHORSE AT OXFORD", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 1, Township 27 South, Range 1 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; more particularly described as follows:

BEGINNING at a point lying on the South line of said Northeast Quarter 50.00 feet West of the Southeast corner of said Northeast Quarter, said point being the Northeast corner of a tract of land known as the Voicestream Addition, an addition to Wichita, Sedgwick County Kansas; thence along the North line of said Voicestream Addition, and along the South line of said Northeast Quarter on a Kansas South Zone Grid Bearing of S88°51'49"W, 270.00 feet; thence along the east, north and westerly lines of Lot 1, Block 1, of said Voicestream Addition through the following three courses: N00°43'24"W, 170.00 feet; S88°51'49"W, 826.45 feet; S49°32'56"E, 256.11 feet; to a point on the South line of said Northeast Quarter; thence along said South line, S88°51'49"W, 372.20 feet to the Southeast corner of Courts II Addition, an addition to Wichita, Sedgwick County Kansas; thence along the East line of said Courts II Addition, and along the East line of Meadow Oaks Addition, an addition to Wichita, Sedgwick County, Kansas, N00°41'40"W, 788.58 feet to the Southwest corner of a tract of land known as Northeast Elementary School Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the South line of said Northeast Elementary School Addition, N88°51'26"E, 1275.47 feet to a point 50.00 feet West of the East line of said Northeast Quarter; thence parallel with said East line S00°43'24"E, 788.73 feet to the POINT OF BEGINNING.

The portions of the 20' Sanitary Sewer Easement and 30' Sanitary Sewer Easement recorded on FILM 45, Page 116; AND ALSO the portion of the 16' Easement for sanitary sewer recorded on Film 145, Page 104 lying within the above described property is hereby vacated and replatted by virtue of K.S.A. 12–512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 20th day of February, 2003.

GREGORY J. ALLISON LICENSED LAND SURVEYOR KANSAS

Gregory J. Allison, PE, LS #1257 — 2/20/03
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and Streets the same to be known as "IRONHORSE AT OXFORD", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, as indicated on the accompanying plat are hereby granted to the appropriate governing body. The wall easement is for the construction and maintenance of a private wall. Utilities may cross the wall easement. The streets are hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, right–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 storm water. All abutters right of access to or from Woodlawn Boulevard over and across the East line of "IRONHORSE AT OXFORD," are hereby granted to the appropriate governing body, as indicated on the face of the plat. Lots 20–24, inclusive will be required to hold the minimum pad elevations as shown on the "Minimum Pad Elevations" table. The drainage dedication per FILM 115, PAGE 929 and FILM 106, PAGE 1269 is owned and maintained by the City of Wichita, Kansas.

Leewood Homes, Inc.

Joe H. Lee, Pres., President
Leewood Homes, Inc., Joe H. Lee, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 21st day of February, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President, Leewood Homes, Inc, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Marilyn G. Appelhans, Notary Public
Notary Public
My appointment expires: January 13, 2004

MARILYN G. APPELHANS Notary Public - State of Kansas My Appt. Expires 1-13-04

We, Legacy Bank, holders of mortgages on the above described property, do hereby consent to the plat of "IRONHORSE AT OXFORD ADDITION."

Brad E Yaeger S.V.P

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 21st day of Feb., 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Brad E Yaeger SVP Legacy Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Dana M. Decker, Notary Public
Notary Public
My appointment expires: 11/14/04

DANA M. DECKER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 11/14/04

DETAIL 1
NOT TO SCALE

DETAIL 2
NOT TO SCALE

DETAIL 3
NOT TO SCALE

DETAIL 4
NOT TO SCALE

This plat of "IRONHORSE AT OXFORD", has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 7th day of November, 2002.

WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chair
Bernard A. Hentzen, Chair

_____, Secretary
Dale Miller, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Graves, City Clerk

Entered on transfer record this ____ day of _____, 2003.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this_____day of_____, 2003 at _____ o'clock M; and duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in compliance with K.S.A. 58–2005 on this 25th day of February, 2003.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

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

BENCHMARK

BM — City disc at 25th St. N. and Woodlawn Blvd., 24 feet North of the centerline of the East–West hedgerow and 45.3 feet West of the centerline of Woodlawn Blvd. Elev.=189.16 City Datum 1376.56 NGVD

NOTE

The 10' contingent sidewalk easement between Lots 29 and 30 shall only become effective upon the extension of the sidewalk Southward through the school property. If the Southward sidewalk is not constructed within two years of the recording of this plat, the contingent sidewalk easement shall expire.

LEGEND

- △ – SECTION CORNER
- ● – SET 5/8" REBAR/MKEC CLS #39
- ◎ – FOUND 5/8" REBAR/MKEC CLS #39
- ⊙ – FOUND 3/4" PIPE SET AT N.W. COR. LOT 1, BLOCK 1, WOODLAWN PLACE 2ND ADDITION
- □ – FND 5/8" PIPE
- ⊗ – FOUND 1/2" REBAR W/ PEC CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (P) = PLATTED MEASUREMENT
- (M) = MEASURED
- (CM) = CALCULATED FROM MEASUREMENT
- C.S.E. = CONTINGENT SIDEWALK EASEMENT (see note)

N

SCALE: 1" = 100'
100 0 100 200

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)		
LOT	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
20	174.1	1361.5
21	174.1	1361.5
22	174.8	1362.2
23	175.5	1362.9
24	176.8	1364.2

H:\CIVIL\021173\dwg\PROF\Final\021173A.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-109 -- One-Step Final Plat of Ironhorse at Oxford Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 7, 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 November 1, 2002, including a revised Item "G" as follows:

A contingent sidewalk easement shall be platted extending to the school property to the north. The easement shall become effective upon extension of the sidewalk northward through the school property. Expiration of this contingent sidewalk shall occur two (2) years after the recording date of this plat.

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.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 1, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2002-109 -- One-Step Final Plat of Ironhorse at Oxford Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31, 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.***

D. The Applicant shall guarantee the paving of the proposed streets.

E. The use of Reserve A for utilities located within platted easements should be referenced in the plattor's text.

F. Traffic Engineering has requested that the street opening for Ironhorse be relocated southward to be in alignment with the opening across Woodlawn.

G. MAPD recommends a pedestrian access connection extending to the school property to the north. ***The site plan for the school property shall be reviewed prior to the MAPC meeting to determine compatibility with a pedestrian connection through a platted reserve.***

H. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. ***A guarantee for a left turn lane is needed.***

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

I. **Traffic Engineering** has requested the dedication of additional right-of-way along Woodlawn to conform with the 60-ft half-street right-of-way required by the Access Management Policy.

J. 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.

K. 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.

L. The wall easement shall be referenced in the plattor's text.

M. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the TF-3, Two-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

N. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street names are approved.***

O. The sewer easements (Film 145, Page 104) and (Film 45, Page 116) need to be located.

P. The centerline of Ironhorse needs to be located along Woodlawn.

Q. 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.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

X. Perimeter closure computations shall be submitted with the final plat tracing.

Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Z. 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 and Southwestern Bell have requested additional easements.***

AA. 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 that 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, November 7, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-4
NOVEMBER 7, 2002

REVISED ITEM "G"

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 10/31/02)

CASE NUMBER: SUB 2002-109 -- IRONHORSE AT OXFORD ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., 3500 N. Rock Rd., Bldg 2200, Suite 204, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: West side of Woodlawn, South of 29th St. North

SITE SIZE: 20.25 acres

NUMBER OF LOTS

Residential:	46
Office:	
Commercial:	
Industrial:	
Total:	**46**

MINIMUM LOT AREA: 10,199 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP

NOTE: The site has been approved for a zone change (ZON 2002-52) from SF-5, Single-Family Residential to TF-3, Two-Family Residential subject to platting.

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.***

D. The Applicant shall guarantee the paving of the proposed streets.

E. The use of Reserve A for utilities located within platted easements should be referenced in the plattor's text.

F. **Traffic Engineering** has requested that the street opening for Ironhorse be relocated southward to be in alignment with the opening across Woodlawn.

G. MAPD recommends a pedestrian access connection extending to the school property to the north. ***The site plan for the school property shall be reviewed prior to the MAPC meeting to determine compatibility with a pedestrian connection through a platted reserve.***

H. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. ***A guarantee for a left turn lane is needed.***

I. **Traffic Engineering** has requested the dedication of additional right-of-way along Woodlawn to conform with the 60-ft half-street right-of-way required by the Access Management Policy.

J. 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.

K. 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.

L. The wall easement shall be referenced in the plattor's text.

M. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the TF-3, Two-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

N. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street names are approved.***

O. The sewer easements (Film 145, Page 104) and (Film 45, Page 116) need to be located.

P. The centerline of Ironhorse needs to be located along Woodlawn.

Q. 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.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

X. Perimeter closure computations shall be submitted with the final plat tracing.

Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Z. 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 and Southwestern Bell have requested additional easements.***

AA. 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.