CLEAR CREEK ADDITION

Wichita, Sedgwick County, Kansas

1" = 100'

SURVEY MARKER LEGEND

THIMBLE ° = 5/8" REBAR IN THIMBLE (FOUND)
1/2RB ° = 1/2" REBAR (FOUND)
1/2IP ° = 1/2" IRON PIPE (FOUND)
3/4IP ° = 3/4" IRON PIPE (FOUND)
5/8RB ° = 5/8" REBAR (FOUND)
BPIN ° = 5/8" REBAR W/BAUGHMEN CAP (FOUND)
PK ° = PK NAIL W/MKEC WASHER (FOUND)
• = 5/8" REBAR W/R&B CAP (SET)

BENCH MARK: R.R. SPIKE WEST FACE POWER POLE
.38 FEET WEST OF THE S.E. CORNER, SEC 16, T27S, R2E
ELEV.=1314.88 NGVD

KELLOGG

1" = 1600'

SHEET 2 OF 2

DWG FILE: 2266P-W.C.
PROJECT NO. 02K02266P
MAY 5, 2003

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

Revised 4-23-03

CLEAR CREEK ADDITION

Wichita, Sedgwick County, Kansas

State of Kansas)
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 "CLEAR CREEK ADDITION", 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 NE1/4 of Sec. 26, T27S, R2E, Sedgwick County, Kansas, except: that part platted as Springdale Lakes Addition, Sedgwick County, Kansas; and except that part platted as Springdale Lakes 2nd Addition, Sedgwick County, Kansas; and except that part platted as Springdale Lakes Office Park, Sedgwick County, Kansas; and except that part condemned for highway in Case A-17549 and Case A-54089; and except that part described as beginning at the N.W. Corner of the NE1/4 of Sec. 26, T27S, R2E of the 6th P.M., Sedgwick County, Kansas; thence south along the west line of the NE1/4 of said Sec. 26, a distance of 475 feet; thence east 430 feet; thence north 475 feet to a point in the north line of the NE1/4 of said Sec. 26; thence west 430 feet to the point of beginning; and except that part described as beginning at the S.W. Corner of Lot 1, Block 8, Springdale Lakes Addition, Sedgwick County, Kansas; thence easterly along the south line of said Lot 1, 125.00 feet to the rear corner common to said Lot 1 and Lot 2, in said Block 8; thence southerly along the lot line common to said Lots 1 and 2, as extended southerly, 180.00 feet; thence westerly parallel with the south line of said Lot 1, 125.00 feet to the intersection with the west line of said Lot 1, as extended southerly; thence northerly along said extended west line, 180.00 feet to the point 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 SEDGWICK COUNTY LS-540 4-10-03 KANSAS LAND SURVEYOR

Thomas C. Ruggles, Land Surveyor

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 "CLEAR CREEK ADDITION", Wichita, Sedgwick County, Kansas. Reserve "E" 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", "D" and "H" 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. Reserves "F", "G" and "I" are hereby reserved for irrigation, landscaping, and utilities. Reserves "A", "B", "C", "D", "E" and "H" shall be owned and maintained by the Home Owners Association for the addition. Reserves "F", "G" and "I" shall be owned and maintained by the adjacent property owners. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. 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 storm water.

Brentwood Development, Inc.

Stephen G. Miller, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 10th day of March, 2003, by Stephen G. Miller, President of Brentwood Development, Inc., on behalf of the corporation.

Mildred E. Franz, Notary Public

My appointment expires 02-13-2007

MILDRED E. FRANZ NOTARY PUBLIC STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "CLEAR CREEK ADDITION", Wichita, Sedgwick County, Kansas, this 11 day of April, 2003.

Garden Plain State Bank

This plat of "CLEAR CREEK ADDITION", 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 _____, 2003.

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 _____, 2003.

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 _____, 2003.

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

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

_____ 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 _____, 2003, at ____ o'clock ____ M, and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

SHEET 1 OF 2

DWG FILE: 02266FP-W.C.
PROJECT NO. 02X02266P
MARCH 4, 2003

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2003

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

RE: SUB 2002-140 -- Final Plat of Clear Creek Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 2003, in addition to the following:

Block 3 shall be platted as two separate Blocks.

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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Steve Miller, Brentwood Development, Inc., 527 N. Forestview, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2003

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

RE: SUB 2002-140 -- Final Plat of Clear Creek Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 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. 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 Engineering needs to comment on the status of the drainage plan. ***The drainage plan is approved. Minor revisions will need to be made.***

E. Traffic Engineering has requested a petition for left turn lanes along 143rd St. East.

H. 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.

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. The **County Fire Department/GIS** needs to comment on the plat's street names. ***Revised street names have been requested.***

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. 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.

O. 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.)

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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. 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.

S. 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.

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

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

V. 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.

W. 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, March 6, 2003, at 1:30 p.m.

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

Copies to: Steve Miller, Brentwood Development, Inc., 527 N. Forestview, Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
MARCH 6, 2003

STAFF REPORT

(Final Plat Approved 2/27/03; Preliminary Plat Approved 1/16/03

CASE NUMBER: **SUB 2002-140 -- CLEAR CREEK ADDITION**

OWNER/APPLICANT: Brentwood Development, Inc., Attn: Steve Miller, 527 N. Forestview, Wichita, KS 67235

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

LOCATION: West side of 143rd Street East, South of Kellogg

SITE SIZE: 86.3 acres

NUMBER OF LOTS

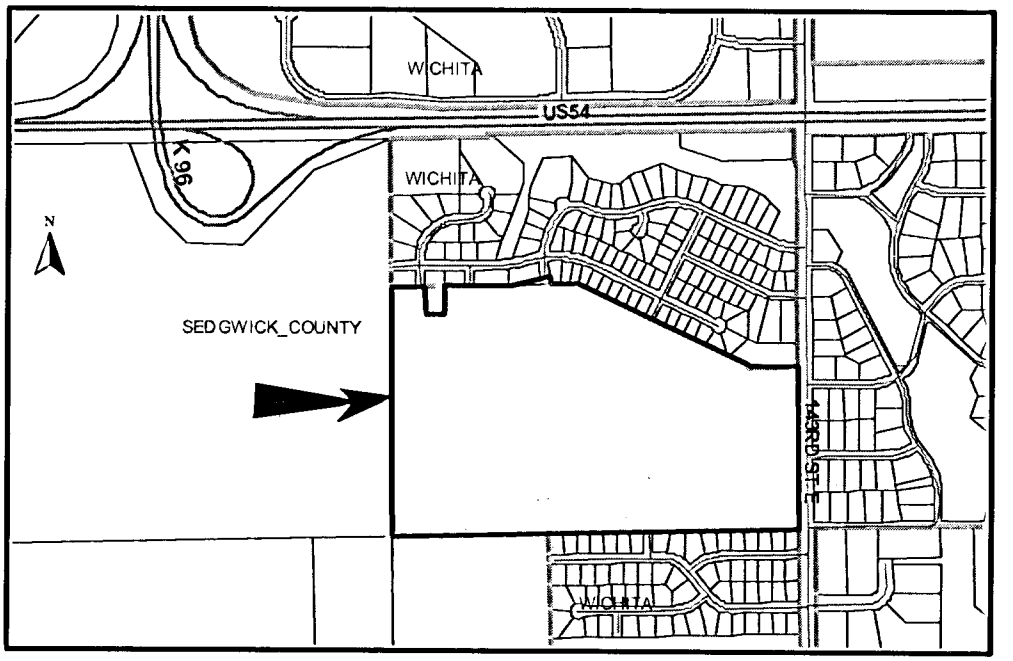
Residential:	189
Office:	
Commercial:	
Industrial:	
Total:	189

MINIMUM LOT AREA: 8,010 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 has been 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.

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