OVERVIEW HILLS
AN ADDITION TO SEDGWICK COUNTY, KANSAS

copied from
Final tracing
9-4-01
p1 of 2

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "OVERVIEW HILLS", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the N1/2 of the NW1/4 of Sec. 12, Twp. 28-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael A. Conrey 8-27-2001 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 12-877 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "OVERVIEW HILLS", an Addition to Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage reserves are hereby reserved for drainage purposes and shall be the responsibility of the respective lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer for said appropriate governing body. The streets are hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 9 and Lot 10, Block A. All abutters rights of access shall be as depicted on the face of the plat and hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer for the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Coleman & Kelley Partnership

Stephen Ray Kelley, Partner
Stephen Ray Kelley

Don Coleman, Partner
Don Coleman

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30th day of August, 2001, by Stephen Ray Kelley, Partner of Coleman & Kelley Partnership, on behalf of the Partnership.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "OVERVIEW HILLS", 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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2001.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 29th day of August, 2001, by Don Coleman, Partner of Coleman & Kelley Partnership, on behalf of the Partnership.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ____ day of _____, 2001.

_____, Chair
Carolyn McGinn

ATTEST: _____, County Clerk
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2001.

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

Entered on transfer record this ____ day of _____, 2001.

_____, 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 _____, 2001 at ____ o'clock ____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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OVERVIEW HILLS
AN ADDITION TO SEDGWICK COUNTY, KANSAS

Copied from Final 9-4-01
tracing
P2 of 2

NW COR. NW1/4, SEC. 12, TWP. 28-S, R-2-W

NE COR. NW1/4, SEC. 12, TWP. 28-S, R-2-W

448.20' COMPLETE ACCESS CONTROL | 200' ACCESS CONTROL EXCEPT ONE 40' OPENING | 697.50' COMPLETE ACCESS CONTROL | 627.50' COMPLETE ACCESS CONTROL | 538.82' ACCESS CONTROL EXCEPT ONE OPENING

31ST STREET SOUTH

N90°00'00"E 1458.70' | 2658.06'(M) | 1199.38' | N90°00'00"E 1070.70' | 697.50' | N90°00'00"E 627.50' | 1166.32' | 538.82'

75'R/W 45' 30' | 45' 75'R/W 30' | 50'R/W 40' 30' | 50'R/W 30' 20' | 50'R/W 30' 20'

N75°57'59"E 103.08' | N27°47'34"E 103.08' | 98.21'

BUILDING SETBACK 35'

N27°47'58"W 175'

4 | 5 | 14 | 15

N90°00'00"E 661.42' | N90°00'00"W 660.53' | N90°00'00"E 665.40' | N90°00'00"E 553.68'

574.46' COMPLETE ACCESS CONTROL

2668.56'(M) | 1334.78'(W) | 4.07' | 335.46' | 683.68' | 1331.06'(M) | 1331.06'(W) | 2662.18'(W)

3 | 6 | 13 | 12

N90°00'00"E 82.04' | JOINT ACCESS EASEMENT (BY SEPARATE INSTRUMENT)

N90°00'00"E 649.91'

40.03' JOINT ACCESS OPENING

135TH STREET WEST

N90°00'00"E 328.25' | N27°47'58"W 20.015'

2 | 7 | A | 8 | 9 | 10 | 11

(NOT RADIAL) S71°44'58"W 703.06'

(NOT RADIAL) S67°15'17"W 984.43'

S67°15'17"W 948.92'

S27°47'58"E 817.98'

S00°00'00"E 486.19'

S00°00'00"E 553.85'

S02°14'24"E 530.48'

S02°14'24"E

544.18' COMPLETE ACCESS CONTROL

N02°14'58"W

N02°14'58"W 335.85' | 328.25' | 328.25' | 324' 432.93' | 324' 432.93' | 296' 296' | 310' 380' | 380.29' | 370.28'

N90°00'00"E 637.06' | 11.43' | 553.85' | 2.88'

S00°53'35"E 50' DRAINAGE RESERVE 490.50' | S00°53'35"E 388.85'

50' DRAINAGE RESERVE

334.82' 252.62'

50'R/W 30' 20'

623.91' | S89°55'14"W 695.75' | 485.67' | 2607.80'(M) | 611.67' | 190.80'

S89°55'14"W 2657.84'(M)

100' ACCESS CONTROL EXCEPT ONE 40' OPENING

1334.76'(M) | 1331.08'(M)

N02°14'58"W

S89°50'28"W 2657.62'(M)

SW COR. NW1/4, SEC. 12, TWP. 28-S, R-2-W

SE COR. NW1/4, SEC. 12, TWP. 28-S, R-2-W

20' DRAINAGE & UTILITY EASEMENT BUILDING SETBACK

30' DRAINAGE & UTILITY EASEMENT

20' DRAINAGE & UTILITY EASEMENT

30' DRAINAGE & UTILITY EASEMENT

40' DRAINAGE & UTILITY EASEMENT

20' DRAINAGE & UTILITY EASEMENT

70' CONTINGENT STREET DEDICATION

40' DRAINAGE RESERVE

31ST COURT SOUTH R=860.00' Δ=22°28'26" L=337.30' | Δ=37°22'59" L=561.29' | R=360.00' | Δ=13°51'54" L=144.98' | R=860.00' | Δ=22°28'26" L=337.30' | R=360.00' | L=426.05' | 378.54' | 283.23' | 198.21' | 183.92' | 116.57' | 39.31' | 133.84' | 84.57' | 349.56' | 119.13' | 153.42' | 119.08' | 182.28' | 129.08' | 124.87' | 125.45'

BUILDING SETBACK 30' BLDG. SETBACK 40' BLDG. SETBACK 35' 15' 20'

DRAINAGE RESERVE

0 100 200

● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
△ = ½ REBAR (FOUND)
◎ = 1" IRON OVER STONE (FOUND)
□ = ½ REBAR IN CONC. MONUMENT (FOUND)

(M) = MEASURED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION MSL
1, 2	A	1352.0
7	A	1348.0
8	A	1347.0
9	A	1344.0
10	A	1341.0
11	A	1340.0

BENCHMARK:
"□" CUT ON SOUTH HUBGUARD OF R.C.B.C., 100' W. OF THE NE CORNER OF THE NE1/4, SEC. 12, TWP. 28-S, R-2-W.
ELEV. = 1344.48 NGVD

U.S.G.S. BENCHMARK – TOP OF STEEL "T" POST, 27' N. OF AND 25' W. OF THE NW CORNER OF THE NW1/4 OF SEC. 12, TWP. 28-S, R-2-W.
ELEV. = 1348.33 NGVD

RAILROAD SPIKE IN S. FACE OF POWER POLE, (2nd POLE WEST OF THE NE CORNER OF THE NW1/4 OF SEC. 12, TWP. 28-S, R-2-W).
ELEV. = 1358.19 NGVD

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 21, 2001

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-51 -- Final Plat of Overview Hills Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 21, 2001, 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 June 15, 2001.

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

June 15, 2001

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-51 -- Final Plat of Overview Hills Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 14, 2001, 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 the Environmental Health Division of the Health Department 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. The site is currently served by 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 Health Department from the water district to that effect.

C. City Water and Sewer Department has required a petition for future extension of City water and sanitary sewer services.

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. *The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS. A Master Drainage Plan needs to be submitted.*

F. County Engineering needs to comment on the access controls. The plat proposes two access openings along 31st St. South, and two openings along 135th St. West, including one joint opening. *The access controls are approved. The 40-ft joint access opening shall be specified.*

G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

H. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.

I. On the final plat tracing, the contingent dedication of street right-of-way needs to be referenced in the plattor's text as becoming effective upon the platting of any adjacent subdivision having a street connecting thereto.

J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6, 7, 8, and 11. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. ***The Subdivision Committee has approved the modification.***

K. The County Fire Department needs to comment on the plat's street names. ***County Fire Department has recommended 31st Court South.***

L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

M. Lot 11 may not meet the 100-ft lot width requirement which is measured at the building setback line. This dimension should be denoted on the final plat. An increase in the distance of the building setback from the road would meet the standard. ***The building setback has been increased to 40 feet.***

N. In the surveyor's certificate and the plattor's text, the word "estates" needs to be removed.

O. The centerline of 31st Street Court needs to be located along 31st St. South.

P. The location and elevation of permanent on-site Bench Mark needs to be added.

Q. The plattor's text should be corrected to specify "an Addition to ...".

R. The Planning Commission Certificate needs to have "Kansas" removed from over the word "Sedgwick" and added after the word "Wichita" at the end.

S. 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.

T. 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.)

U. 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.

V. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

W. 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.

X. 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.

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

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

AA. 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.

BB. 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, June 21, 2001, at 1:00 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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
JUNE 21, 2001

STAFF REPORT
(Final Plat Approved 6/14/01; Preliminary Plat Approved 5/17/01)

CASE NUMBER: SUB 2001-51 -- OVERVIEW HILLS ADDITION

OWNER/APPLICANT: Coleman & Kelley Partnership, Attn: Steve Kelley, 11825 Alderny Ct., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of 31st Street South and 135th St. West

SITE SIZE: 78.56 Acres

NUMBER OF LOTS

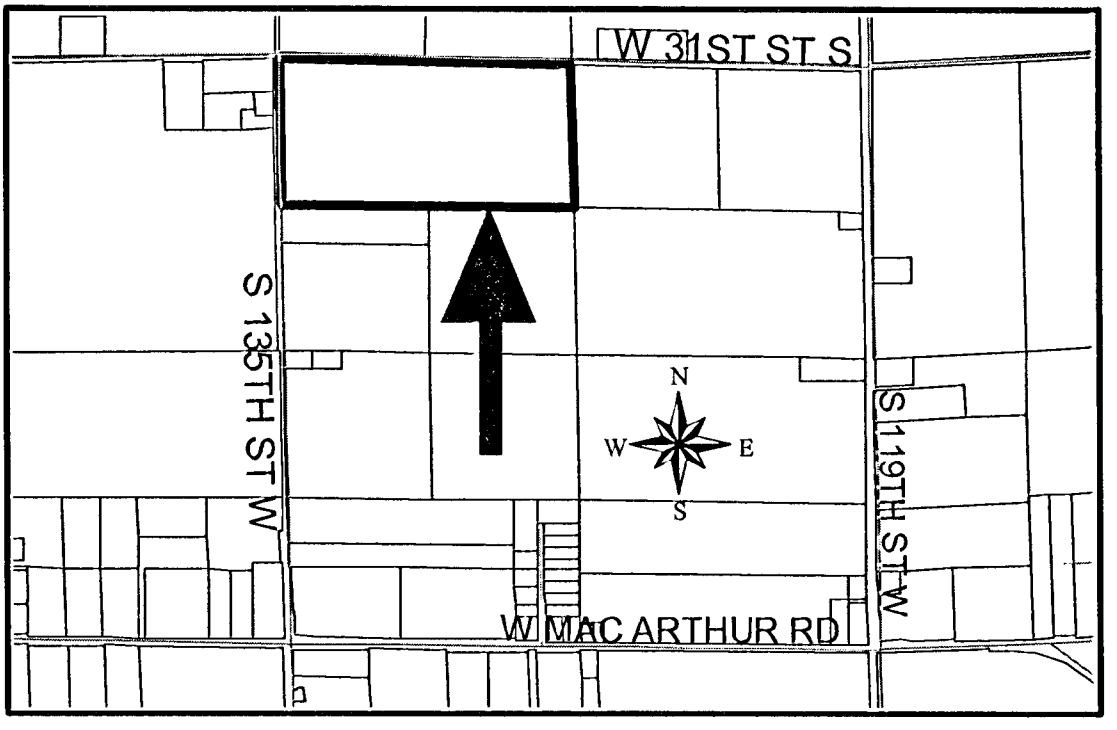
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** 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. The site is currently served by 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 **Health Department** from the water district to that effect.

C. **City Water and Sewer Department** has required a petition for future extension of City water and sanitary sewer services.

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. ***The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS. A Master Drainage Plan needs to be submitted.***

F. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 31st St. South, and two openings along 135th St. West, including one joint opening. ***The access controls are approved. The 40-ft joint access opening shall be specified.***

G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

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