SAWMILL CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Revised
10-30-00

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggies & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SAWMILL CREEK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The SW1/4 of Section 20, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, except the Railroad Right-of-Way.

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

Savoy, Ruggles & Bohm, P.A.

Date 25 August 2000 Mark A. Savoy Surveyor

Mark A. Savoy RLS #788

KANSAS LS-788 LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "SAWMILL CREEK ADDITION", Wichita, Sedgwick County, Kansas. Reserves "B", "F", "G", "H" AND "I" are hereby reserved for entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms, and utilities confined to easements. Reserves "A", "C", "D", "E" are hereby reserved for signage, gazebos, small park structures, picnic areas/tables with covered structures, irrigation, walls, walks, lighting, landscaping, footbridges, drainage and drainage structures, berms, ponds/lakes, and utilities confined to easements. The Reserves shall be owned and maintained by the Home Owners Association for the Addition. The utility & drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities, and for drainage purposes. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). Minimum building pad elevations are as shown on the face of the plat. A drainage plan has been developed for this plat and all rights-of-way shall remain at established grades or as modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater.

Sawmill Creek L.L.C.

Everett Long Member

Everett Long

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 25th day of August 2000, by Everett Long, Member of Sawmill Creek L.L.C., on behalf of the Corporation.

My App't. Exp 10-30-03 Linda S. Hamby Notary Public

LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

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

First National Bank of Anthony

Richard Ciemny, V.P.
Richard Ciemny

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19th day of October 2000, by Richard Ciemny, Vice Pres. of First National Bank of Anthony, on behalf of the Bank.

My App't. Exp 12-12-03 Doris M. McGinnis Notary

DORIS M. McGINNIS
State of Kansas
My Appt. Exp.

This plat of "SAWMILL CREEK ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 5th day of June 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman
Francis S. Garofalo

Marvin S. Krout Secretary
Marvin S. Krout

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Reviewed in accordance with K.S.A. 58-2005 on this 24th day of October, 2000.

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

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2000.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 2000.

_____ County Clerk
James Alford

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 _____ 2000, at ____ o'clock ____ M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

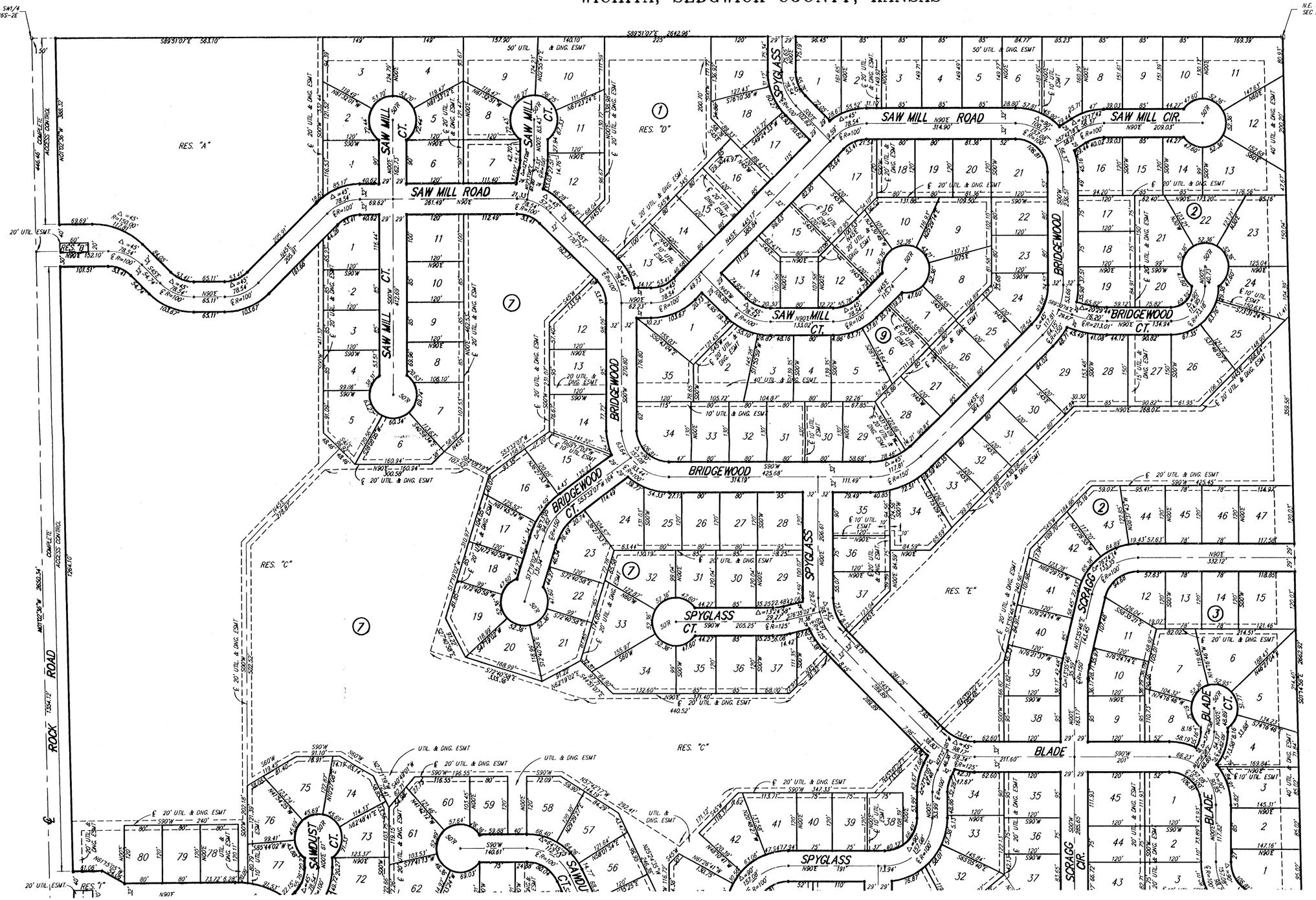
SHEET 1 OF 3

DWG. FILE 01022PF-R.L
PROJECT NO. 98001022P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

SAWMILL CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
1	2, 3	1383
1	1	1382
1	10, 11, 12, 13, 14, 15, 16, 17, 18, 19	1385.9
2	25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47	1388.5
7	1, 2, 3, 4, 5	1381
7	7, 8, 9, 10, 11, 12, 13, 14, 15, 16	1385.9
7	6, 17, 18, 19, 20, 21, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 55, 56, 57, 58, 59 60, 61, 73, 74, 75	1382.4
7	76, 78, 79, 80	1379
6	1, 2, 3, 11, 12	1379

NOTE:

NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 78, 79 AND 80, BLOCK 7 AND FOR LOTS 1,2,3,11,12, BLOCK 6, UNLESS THE LOWEST FLOOR OPENING CAN BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION OR IF THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM FEMA WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING.

BENCHMARK:

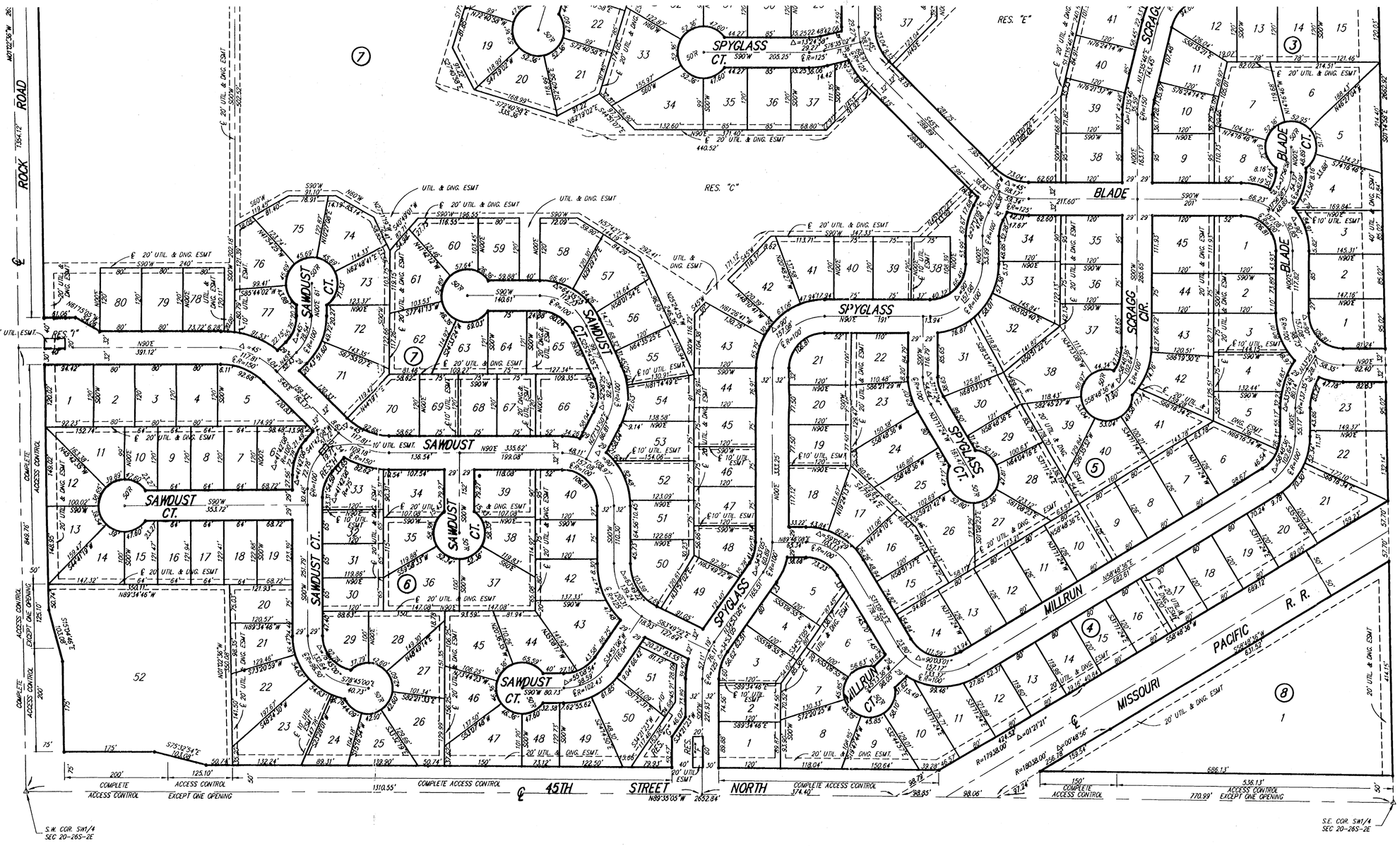
60D NAIL IN GATE POST
60' S.W. OF THE N.W. COR. OF SW1/4
SEC. 20-T26S-R2E
ELEV.=1385.00 (NGVD)

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
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DWG. FILE 01022PF-R.I.
PROJECT NO. 98001022P

SAWMILL CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

△ = SEDGWICK COUNTY CAP (FOUND)
○ = 1/2" REBAR OVER IRON PIPE (FOUND)
□ = 4" X 4" STONE (FOUND)
• = 5/8" REBAR W/SRB CAP (SET)
BASIS OF BEARING = ASSUMED

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING INTO STRUCTURES

BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
1	2, 3	1383
1	1	1382
1	10, 11, 12, 13, 14, 15, 16, 17, 18, 19	0000
2	25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47	0000
7	1, 2, 3, 4, 5, 6	1381
7	7, 8, 9, 10, 11, 12, 13, 14, 15, 16	0000
7	17, 18, 19, 20, 21, 33, 34, 35, 36, 37 38, 39, 40, 41, 42, 43 55, 56, 57, 58, 59 60, 61, 73, 74, 75, 76	1380
7	78, 79, 80	1379
6	1, 2, 3, 11, 12	1379

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BENCHMARK:

60D NAIL IN GATE POST
60' S.W. OF THE N.W. COR. OF SW1/4
SEC. 20-T26S-R2E
ELEV.=1383.00 (NGVD)

SHEET 3 OF 3

DWG. FILE 01022PF-R.J.
PROJECT NO. 98001022P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
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SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2000

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main Street
Wichita, KS 67203

RE: S/D 99-87 -- Final Plat of SAWMILL CREEK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 9, 2000.

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.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2000

Savoy, Ruggles and Bohm, P.A.
C/O Mark Savoy
924 N. Main Street
Wichita, KS 67203

RE: S/D 99-87 -- Final Plat of SAWMILL CREEK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.

A. City Engineering needs to comment on the need for guarantees or easements. The applicant shall provide a guarantee for the extension of municipal water and sewer. *A sewer layout is requested. An off-site sewer easement is needed. Utility easements shall be added to Lot 1, Block 8.*

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. *County Engineering requests a drainage plan for review. The minimum pad elevations need elevations. City Engineering has approved the drainage plan. A drainage guarantee is required.*

E. The plat has dedicated complete access control along perimeter streets with the exception of two openings for the commercial lot located at the southwestern corner of the plat, and one opening for the lot in the southeastern corner of the plat. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and should be denoted on the face of the plat; or a guarantee provided for the future construction of a raised medial.

F. 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.

G. City Fire Department needs to comment on the plat's street names. ***The final plat tracing shall contain revised street names as required by City Fire Department.***

H. The right-of-way widths for perimeter streets shall be denoted.

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. To improve access to Reserve C from the lots in the southern portion of the plat, it is requested that the Applicant plat access strips between lots.

The final plat has included the requested access strips.

L. Additional street stubs should be platted to the north or to the north and east for increased mobility when development occurs in these locations.

The applicant has included two street stubs to the east and one stub to the north.

M. Traffic Engineering should comment on the need for improvements to perimeter streets. ***A guarantee shall be provided for decel lanes.***

N. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall provide for sidewalks on at least one side of all through, non-cul-de-sac streets.

O. The benchmark elevations should be checked.

P. Reserve B needs to be located.

Q. Road rights-of-way near Reserve B, Reserve F, Reserve H, and Reserve I need to be dimensioned.

R. Curve data at the west end of Saw Mill Road on the north side needs to be labeled.

S. The utility and drainage easement labeled on Lot 9, Block 1, needs to be changed to 40 feet.

T. The following items need to be labeled: easements on Lot 13, Block 7; Lot 27, Block 2; Lots 29-34, Block 7; road right-of-way on the northwest corner of the plat; curve data near

Reserve H on the east and west sides of the road; property line information on Reserve G; point of intersection (P.I.) on Lot 14, Block 4 bearing southwesterly; P.I. on the northwest line of Lot 1, Block 8 bearing southwesterly; and widths of Access Control along Lot 1, Block 8 and Lot 52, Block 6.

U. The following items need to be located: easement in Reserve C near Lot 16, Block 7; easement on Lot 38, Block 5; easement in Reserve C near Lot 38, Block 7; easement in Reserve E near Lots 38 and 39, Block 2;

V. Reserve H needs to be dimensioned.

W. 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.

X. 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.

Y. 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.)

Z. 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.

AA. 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.

BB. 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.

CC. 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.

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

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

FF. 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 and KGE have requested additional easements.***

GG. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 15, 2000, 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

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Michael L. Silvers, C/O Everett Long (Hartwood Homes), 7715 Central Park, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-4
JUNE 15, 2000

STAFF REPORT

(Final Plat Approved 6/8/00; Preliminary Plat Approved 12/2/99)

CASE NUMBER: S/D 99-87 -- SAWMILL CREEK ADDITION

OWNER/APPLICANT: Michael J. Silvers, c/o Hartwood Homes, Attn: Everett Long, 7715 Central Park, Wichita, KS 67205

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

LOCATION: Northeast corner of Rock Road and 45th St. North

SITE SIZE: 159 Acres

NUMBER OF LOTS

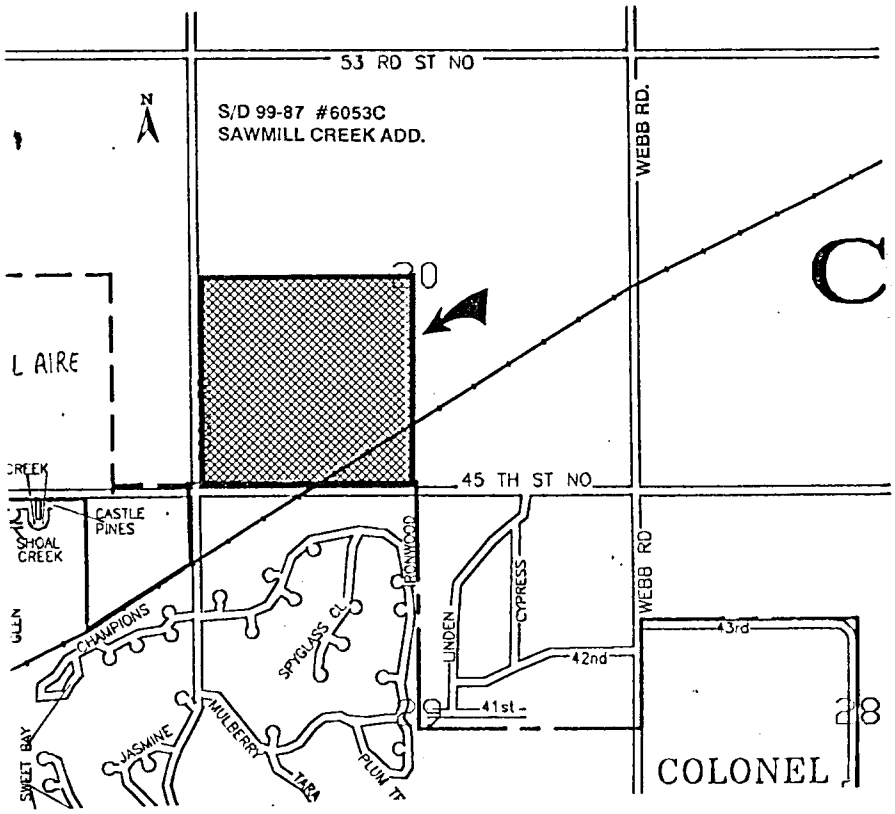
Residential:	314
Office:	
Commercial:	2
Industrial:	
Total:	316

MINIMUM LOT AREA: 9,000 Sq.Ft.

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial (Lot 1, Block 5)

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and annexation is required. It is located within the Bel-Aire Area of Influence. The 100-year floodplain is located along the west line of the plat.

STAFF COMMENTS:

A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.

A. City Engineering needs to comment on the need for guarantees or easements. The applicant shall provide a guarantee for the extension of municipal water and sewer. ***A sewer layout is requested. An off-site sewer easement is needed. Utility easements shall be added to Lot 1, Block 8.***

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