

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

November 21, 1988

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
D.S. 663-446-1

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: S/D 88-53 - STERLING FARMS

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 18, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus", is written over a horizontal line.

R. Timothy Bickhaus
Junior Planner

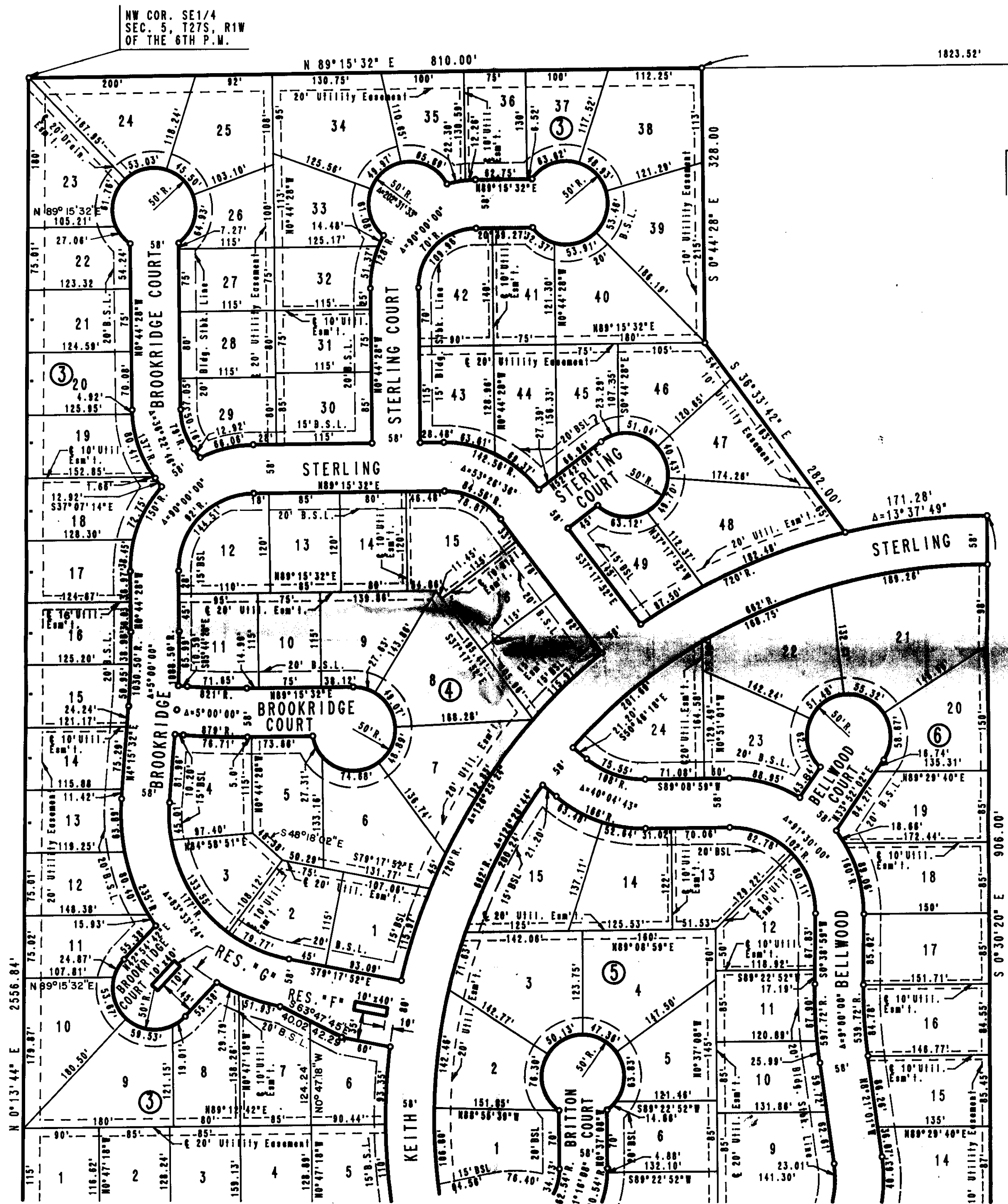
RTB:svm

cc: Ritchie Development Corp., 8100 E. 22nd, Street North, Bldg.
500, Wichita, KS 67226
Mike Lindebak, City Engineer

FILE COPY

STERLING FARMS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



NW COR. SE1/4
SEC. 5, T27S, R1W
OF THE 6TH P.M.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS DAY OF 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF STERLING FARMS AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO BLOCKS, LOTS, STREETS AND RESERVES THE SAME BEING DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING N0°13'44"E ALONG THE WEST LINE OF SAID SE 1/4 A DISTANCE OF 85.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE BEARING N0°13'44"E A DISTANCE OF 2556.84 FEET TO THE NW CORNER OF SAID SE 1/4; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 BEARING N89°15'32"E A DISTANCE OF 810.00 FEET; THENCE BEARING S0°44'28"E A DISTANCE OF 328.00 FEET; THENCE BEARING S38°33'42"E A DISTANCE OF 282.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 720.00 FEET AND A CHORD OF 170.88 FEET BEARING N83°18'38"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'49" AN ARC DISTANCE OF 171.28 FEET; THENCE BEARING S0°30'20"E A DISTANCE OF 906.00 FEET; THENCE BEARING N89°29'40"E A DISTANCE OF 527.00 FEET; THENCE BEARING S36°09'43"W A DISTANCE OF 225.79 FEET; THENCE BEARING S°29'39'46"E A DISTANCE OF 140.00 FEET; THENCE BEARING S89°39'46"E A DISTANCE OF 1000.00 FEET TO THE EAST LINE OF THE SE 1/4 OF SAID SECTION 5; THENCE ALONG SAID EAST LINE BEARING S0°20'14"W A DISTANCE OF 370.00 FEET; THENCE BEARING N88°39'46"W A DISTANCE OF 30.00 FEET; THENCE BEARING S10°51'00"E A DISTANCE OF 105.53 FEET; THENCE BEARING S0°20'14"W A DISTANCE OF 10.00 FEET TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 355.00 FEET; THENCE BEARING S89°12'08"W PARALLEL TO AND 45.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 1413.83 FEET; THENCE BEARING N0°47'52"W A DISTANCE OF 40.00 FEET; THENCE BEARING S89°12'08"W PARALLEL TO AND 85.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4, A DISTANCE OF 1154.10 FEET TO THE POINT OF BEGINNING.

R.W. LINN, P.E. LIC. NO. 3884 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO BLOCKS, LOTS, STREETS AND RESERVES THE SAME TO BE KNOWN AS STERLING FARMS AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FIVE-FOOT WALL EASEMENTS, AS SHOWN, ARE HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH AND TYLER RD. OVER AND ACROSS THE SOUTH LINES OF BLOCKS 2 AND 6 AND THE EAST LINE OF BLOCK 6 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 1 THROUGH 6 INCLUSIVE IN BLOCK 6 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION EACH, AND THAT LOT 4, BLOCK 6, SHALL HAVE ACCESS TO TYLER ROAD AT THREE (3) LOCATIONS AND LOT 6, BLOCK 6 SHALL HAVE ACCESS TO TYLER ROAD AT ONE (1) LOCATION. ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, SIGNAGE, DRAINAGE, DRAINAGE STRUCTURES, SWIMMING POOLS, PUBLIC RESTROOMS, WALKWAYS, LANDSCAPING, GAZEBOS, FOUNTAINS, LAKES, UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVE "B" IS HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, SIGNAGE, LAKES, DRAINAGE STRUCTURES, DRAINAGE, WALKWAYS, LANDSCAPING, FOUNTAINS, UTILITIES AND WALLS CONFINED TO EASEMENTS.

RESERVE "C" THRU "G" ARE HEREBY PLATTED FOR - ENTRY MONUMENTS, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.

SCALE: 1" = 100'
○ = IRON SET

B.S.L. - BUILDING SETBACK LINE
S.S. - SANITARY SEWER EASEMENT

B.M. - CITY STANDARD B.M. DISC 30' WEST AND 90' SOUTH OF THE CENTERLINE INTERSECTION OF 21ST STREET NORTH AND TYLER ROAD.

ELEV. = 169.95 CITY DATUM
ELEV. = 1357.35 M.S.L.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:
BLOCK 2
LOTS 1 THRU 5 INCLUSIVE ELEV. 162.1 CITY DATUM
ELEV. 1357.35 M.S.L.

BLOCK 6
LOT 1 AND LOTS 7 THRU 13 INCLUSIVE ELEV. 162.6 CITY DATUM
ELEV. 1350.0 M.S.L.

ADDITIONAL BUILDING SETBACK REQUIREMENTS AS PER C.U.P. DP-177.
ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

RESERVES "A" THROUGH "G" INCLUSIVE, SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN STERLING FARMS AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION SHALL BE AS FOLLOWS:
BLOCK 2
LOTS 1 THRU 5 INCLUSIVE ELEV. 162.1 CITY DATUM
ELEV. 1357.35 M.S.L.
BLOCK 6
LOT 1 AND LOTS 7 THRU 13 INCLUSIVE ELEV. 162.6 CITY DATUM
ELEV. 1350.00 M.S.L.

ADDITIONAL BUILDING SETBACK REQUIREMENTS AS PER C.U.P. DP-177.
ON FILE WITH THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: RITCHIE DEVELOPMENT CORPORATION

BY JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS DAY OF 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS DAY OF 1988.

SUE L. CROCKETT, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS DAY OF 1988.

SHELDON KAMEN, MAYOR

DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD, THIS DAY OF 1988.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT M., ON THIS DAY OF 1988.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

STERLING FARMS

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/17/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/18/88

FINAL PLAT

SCALE: 1" = 100'
• = 100'

B.S.L. - BUILDING
S.S. - SANITARY
C.A.C. - COMPLETE

B.M. - CITY STANDARD B.M. D.
OF THE CENTERLINE INTER-
SECTION OF 21ST STREET
AND TYLER ROAD

BACK LINE
EASEMENT
SS CONTROL

ELEV. = 169.95 CITY DATUM
ELEV. = 1357.35 M.S.L.

MINIMUM PAD ELEVATION SHALL BE AS
BLOCK 2
LOTS 1 THRU 5 INCLUSIVE

ELEV. 162.1 CITY DATUM
ELEV. 1349.5 M.S.L.

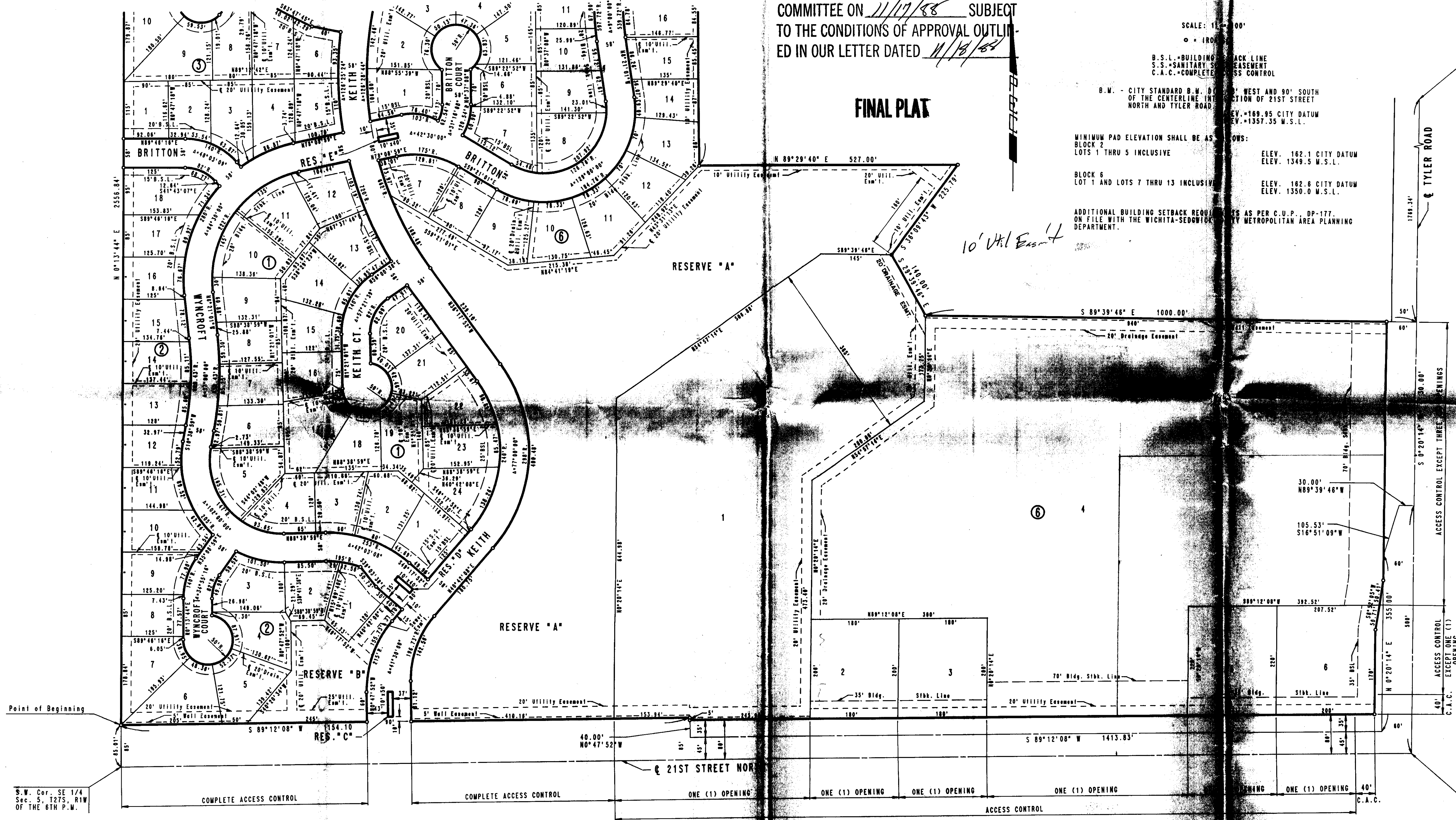
BLOCK 6
LOT 1 AND LOTS 7 THRU 13 INCLUSIVE

ELEV. 162.6 CITY DATUM
ELEV. 1350.0 M.S.L.

ADDITIONAL BUILDING SETBACK REQUIRED
ON FILE WITH THE WICHITA-SEDCWICK
COUNTY METROPOLITAN AREA PLANNING
DEPARTMENT.

AS PER C.U.P., DP-177.
CITY METROPOLITAN AREA PLANNING
DEPARTMENT.

NE Cor. SE 1/4
Sec. 5, T27S, R1W
OF THE 6TH P.M.



S.W. Cor. SE 1/4
Sec. 5, T27S, R1W
OF THE 6TH P.M.

SE Cor. SE 1/4
Sec. 5, T27S, R1W
OF THE 6TH P.M.

- U. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
- V. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- W. The final plat shall indicate the utility easements requested by K.G.&E., Southwestern Bell and Air Capital which are indicated on the enclosed "marked" copy of the plat.
- X. The applicant shall meet with the representative of the Fire Department and resolve the name changes for the proposed interior streets associated with this plat.
- Y. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. 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.
- BB. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA--SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-3

November 21, 1988

STAFF REPORT

(Final Plat Approved 11/17/88;
Previous Preliminary Plat Approved 7/14/88;
Revised Preliminary Plat Approved 10/20/88)

CASE NUMBER: S/D 88-53 - STERLING FARMS

OWNER/APPLICANT: Sterling Farms, Inc., 1901 W. 13th St.,
Wichita, KS 67203

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: Northwest corner of Tyler Road and 21st Street
North.

SITE SIZE: 93.23 Acres

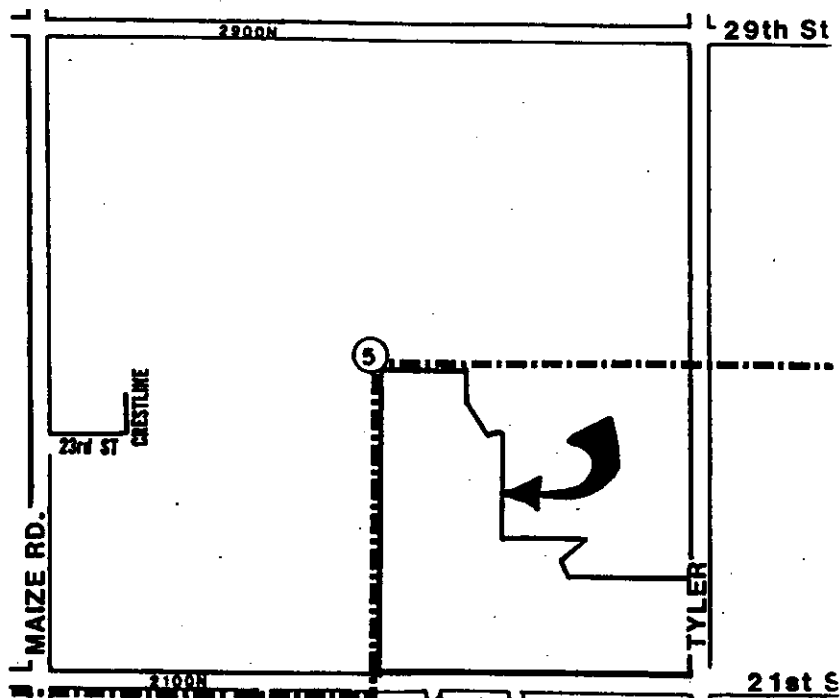
NUMBER OF LOTS

Residential:	147
Office:	1
Commercial:	5
Industrial:	
Total:	153

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: AA, BB, & LC (DP-177 & DP-178)

VICINITY MAP:



- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee all drainage improvements required by the platting of this property.
- F. The Sterling/Keith street paving petition shall provide for the construction of sidewalks on each side of this collector street.

If the applicant chooses, he may propose an alternate sidewalk plan for this property rather than construct sidewalks on both sides of the collector street. If an alternate sidewalk plan is desired, the applicant shall submit 5 copies of the proposed plan prior to or at the time of submitting a final plat.

- G. As required by General Provision #18 of the associated Community Unit Plan (DP-178), the applicant shall submit a guarantee that provides for this plat to pay for his proportionate share of the construction costs for the pavement of the adjacent Tyler Road to a two lane arterial street standard.
- H. The applicant shall guarantee an eastbound left turn lane for 21st Street North to serve the 21st Street North/Keith intersection.
- I. The applicant shall guarantee a westbound right turn lane for 21st Street North to serve the 21st Street North/Keith intersection.

- J. As required by General Provision #5 of the associated, Commercial C.U.P. (DP-177) the applicant shall guarantee the following:
1. The reconstruction of the traffic medial on 21st Street North in order to provide a left turn bay or a fifth lane providing for left turn storage to serve Lots 80, 81, 82, and 83, Block 6.
 2. The widening of Tyler Road to five (5) lanes including a two-way left turn lane to serve the major opening to Lot 80, Block 6 and the openings to Lot 80, Block 6 south of the major opening and a traffic medial north of the major opening.
 3. The construction of a temporary third lane in Tyler adjacent to this plat. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)
 4. The construction of continuous accel/decel lanes to serve the openings into Lots 78 & 79, Block 6 and the major opening into Lot 80, Block 6 from 21st Street North including the right turn movement at the intersection of 21st Street North and Tyler, and to serve the major opening into Lot 2, Block 6 from Tyler.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. 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.

- N. 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 a method similar to special assessments.
- O. 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 a method similar to special assessments.
- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Q. 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.
- R. As allowed for in the C.U.P., setbacks between certain parcels may be eliminated in the event contiguous parcels are developed under the same ownership. On the final plat, such setbacks may be eliminated and note inserted on the plat indicating that "Note: additional building setback requirements are per C.U.P., DP-181. All other setbacks established by the C.U.P. however, shall be depicted in the plat.
- S. The final plat shall label the center lines of 21st Street and Tyler Road. The final plat shall also clearly indicate the amounts of half street right-of-way.
- T. The intersection of local residential streets with the arterials shall be indicated by a dashed line in the final plat. Solid lines are as used to indicate private streets platted as reserves.