

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

FILE COPY

March 31, 1988

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

Re: Final Plat S/D 88-16 - SAVANNA AT CASTLE ROCK
RANCH 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 31, 1988, 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 March 24, 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 City Council 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 platfor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:jcm

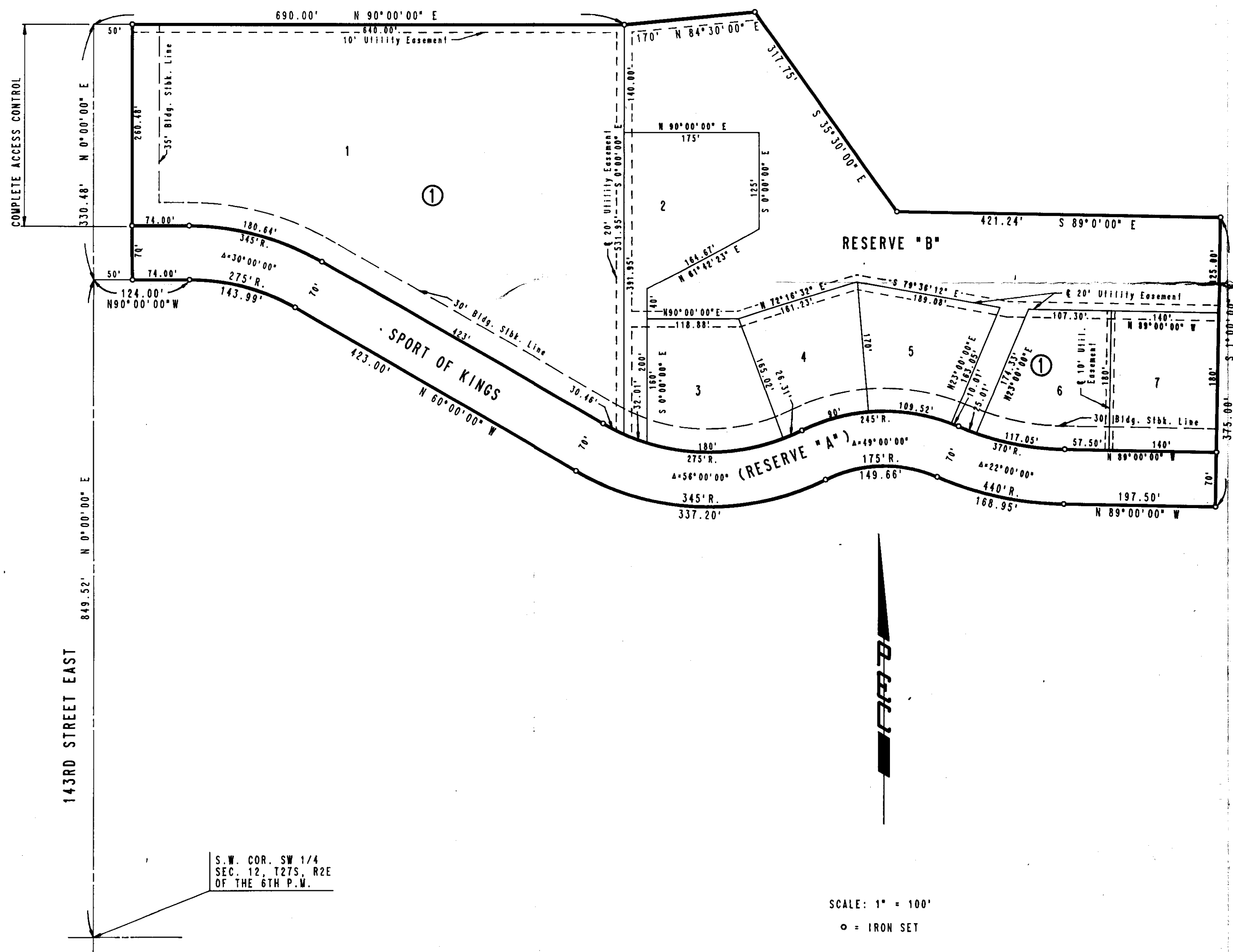
cc: Larry G. Stephenson, 14010 E. 13th St., Wichita, KS 67230

SAVANNA AT CASTLE ROCK RANCH 2ND ADDITION

OFFICE COPY TO SEDGWICK COUNTY, KANSAS
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSIONER ON 3/24/88 SUBJECT
TO THE CONDITIONS OF THE FINAL OUTLIN-
ED IN OUR LETTER DATED 3/24/88

FINAL PLAT



SCALE: 1" = 100'
○ = IRON SET

B.M. - RR SPIKE IN H.L.P. 43' SE OF
SW COR. SEC. 12, T27S, R2E
ELEV. = 1352.87 M.S.L.
ELEV. = 165.47 CITY DATUM

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
SAVANNA AT CASTLE ROCK RANCH 2ND ADDITION TO SEDGWICK COUNTY, KANSAS,
INTO LOTS, A BLOCK, A STREET AND RESERVES THE SAME BEING A COMPLETE
REPLAT OF TERRA VUE, AN ADDITION TO SEDGWICK COUNTY, KANSAS TOGETHER
WITH AN ADDITIONAL TRACT OF LAND IN THE SW 1/4 OF SECTION 12, T27S,
R2E OF THE 6TH P.M.; THE TOTAL SITE DESCRIBED AS:

BEGINNING AT A POINT IN THE WEST LINE AND 849.52 FEET NORTH OF THE
S.W. CORNER, SW 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 2 EAST
OF THE 6TH P.M.; THENCE BEARING N0°00'00"E ALONG THE WEST LINE OF
SAID SW 1/4 A DISTANCE OF 330.48 FEET; THENCE BEARING N90°00'00"E A
DISTANCE OF 690.00 FEET; THENCE BEARING N84°30'00"E A DISTANCE OF
170.00 FEET; THENCE BEARING S35°30'00"E A DISTANCE OF 317.75 FEET;
THENCE BEARING S89°00'00"E A DISTANCE OF 421.24 FEET; THENCE BEARING
S1°00'00"W A DISTANCE OF 375.00 FEET; THENCE BEARING N89°00'00"W A
DISTANCE OF 197.50 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A
RADIUS OF 440.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 22°00'00" AN ARC DISTANCE OF 168.95 FEET TO THE P.R.C. OF A
CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 49°00'00" AN ARC DISTANCE OF 149.66
FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00
FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°00'00"
AN ARC DISTANCE OF 337.20 FEET; THENCE BEARING N60°00'00"W A
DISTANCE OF 423.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A
RADIUS OF 275.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 30°00'00" AN ARC DISTANCE OF 143.99 FEET; THENCE BEARING
N80°00'00"W A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.83 ACRES MORE OR LESS.

R.W. LINN
P.E. #3684, R.L.S. #934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS, A BLOCK, A STREET AND RESERVES. THE SAME TO BE KNOWN AS
SAVANNA AT CASTLE ROCK RANCH 2ND ADDITION TO SEDGWICK COUNTY, KANSAS.
EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS
HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE A IS HEREBY PLATTED FOR PRIVATE STREET, DRAINAGE AND UTILITIES.
RESERVE B IS HEREBY PLATTED FOR PEDESTRIAN IMPROVEMENTS, LANDSCAPING,
EQUESTRIAN TRAILS, DRAINAGE AND UTILITIES CONFINED WITHIN EASEMENTS.

RESERVES A AND B SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS
ESTABLISHED BY THE DECLARATION OF OWNER'S ASSOCIATION AGREEMENTS AND
SHALL BE OWNED AND MAINTAINED BY ONE OR MORE ASSOCIATIONS TO BE
FORMED WITH SAVANNA AT CASTLE ROCK RANCH 2ND ADDITION. MINIMUM PAD
ELEVATION FOR LOTS 1 THROUGH 7 IN BLOCK ONE (1) SHALL BE
M.S.L. = _____ CITY DATUM

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 143RD STREET EAST OVER AND
ACROSS THE WEST LINE OF LOT 1 IN BLOCK 1 ARE HEREBY GRANTED TO THE
APPROPRIATE GOVERNING BODY.

✓ ALL PORTIONS OF TERRA VUE ADDITION TO SEDGWICK COUNTY, KANSAS ARE
HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (B) AMENDED.

OWNERS: THE KYLE MARTIN STEPHENSON TRUST AND
THE LINDA LUCILE STEPHENSON TRUST

BY _____ TRUSTEE
NATALIE STEPHENSON

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
NATALIE STEPHENSON, TRUSTEE OF THE KYLE MARTIN STEPHENSON TRUST AND
THE LINDA LUCILE STEPHENSON TRUST, TO ME PERSONALLY KNOWN TO BE THE
SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND
DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE
VOLUNTARY ACT AND DEED OF SAID TRUSTS. IN TESTIMONY WHEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR
ABOVE WRITTEN.

_____, NOTARY PUBLIC

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE
ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE
PLATTING OF SAVANNA AT CASTLE ROCK RANCH 2ND ADDITION, SEDGWICK
COUNTY, KANSAS.

BY _____, VICE PRESIDENT

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
_____, OF THE FIRST NATIONAL BANK IN WICHITA,
KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND
DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET
MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT 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.

_____, CHAIRMAN
ELTON PARSONS

_____, SECRETARY
MARVIN S. KROUT

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.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY,
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS, THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, PRO-TEM CHAIRMAN
BILLY Q. MCCRAY

_____, COMMISSIONER
DAVID BAYOUTH

_____, COMMISSIONER
TOM SCOTT

_____, COMMISSIONER
BERNARD A. HENTZEN

ATTEST

_____, COUNTY CLERK
DON WRIGHT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK
DON WRIGHT

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

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

- J. For the reserve being platted for private street purposes (Reserve A), the required covenant which provides for ownership and maintenance of the reserve shall grant, to the governing body, the authority to maintain the private street reserve 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.
- K. In order to alert all future owners of lots being accessed by the private street, a restrictive covenant shall be submitted for recording, which states that the private street will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street.
- L. 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)
- M. 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.
- N. 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.
- 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and what are the needed elevations for the building pads?

MARCH 24, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH *2nd*

OWNER/APPLICANT: Larry G. Stephenson, 14010 E. 13th St., Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 13th Street, on both sides of 143rd Street East.

SITE SIZE: *14*
~~78.8~~ Acres

NUMBER OF LOTS:

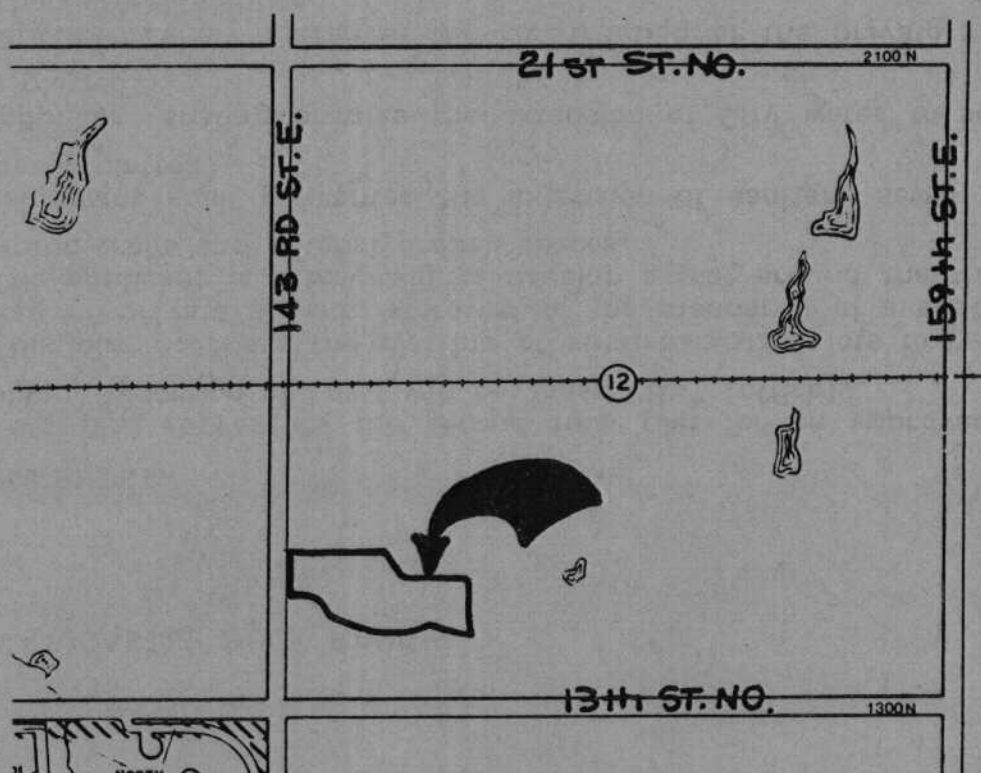
Residential:	6
Office:	1
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 22,000 Sq. Ft.

CURRENT ZONING: "R-1" and "BB"

PROPOSED ZONING: "R-1" and "BB"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents the second final plat for an approved preliminary plat. A portion of Lot 1 will be zoned "BB" (office).

This plat proposes the platting of suburban-sized lots to be accessed by way of private streets improved to the standards of a suburban street. The applicant is attempting to develop a plat around the theme of horse riding trails and extensive open spaces.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the private streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. When the third final plat is filed for the property east of this second final plat, the applicant will need to obtain the 40-foot emergency access easement needed to provide a second means of access to the interior of this residential development. The instrument establishing the emergency access easement shall be submitted for recording with the next final plat. The text of the access easement shall specify that the homeowner's association, to be created to own and maintain the reserves being platted, will also be responsible for maintenance of an all weather roadway surface within the easement. The text of the easement shall also grant to the governing body the right to maintain the emergency access easement's roadway in the event the homeowner's association fails to do so. The easement shall specify that the cost of such maintenance will be charged back to the homeowner's association by a method similar to special assessments.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.