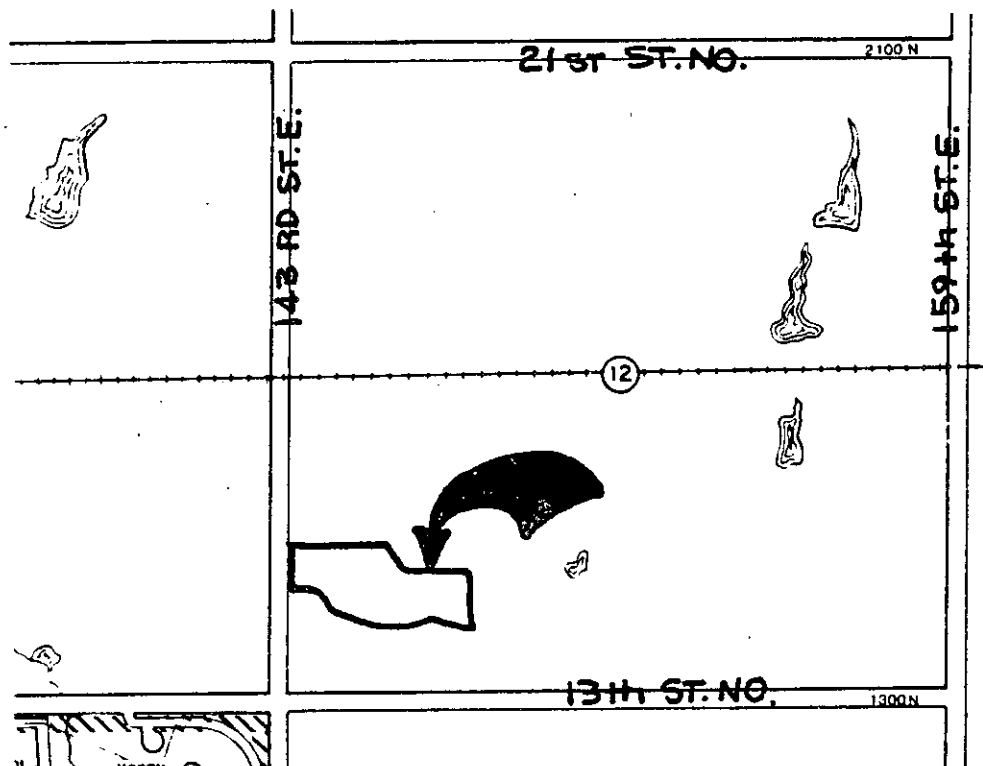


MARCH 24, 1988

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

CASE NUMBER: S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH *z.n.d*
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: 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:

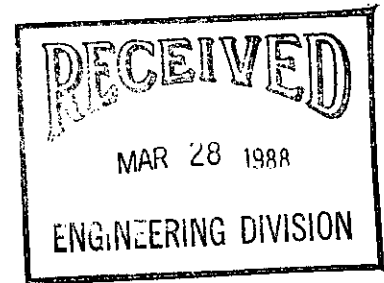
NOTE: This plat represents the second final plat for an approved preliminary plat. A portion of Lot 1 will be zoned "BB" (office).

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.

- 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?

SEDFORD COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
165 NORTH MAIN STREET
WICHITA, KANSAS 67202-1868
316/268-1001

March 24, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. 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

SEDGWICK COUNTY

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

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.

- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. 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)
- L. The final plat tracing shall indicate the platting of the minimum building pads required by the drainage plan for this property. These elevations shall be referenced in the plat's text and noted on the face of the plat.
- 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.

SEDGWICK COUNTY

Final Plat S/D 88-16 - SAVANNA AT CASTLE ROCK RANCH 2ND ADDITION
Page 3

- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 31, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Larry G. Stephenson, 14010 E. 13th Street, Wichita, KS 67230
 Mike Lindebak, City Engineer
 Jim Weber, County Bureau of Public Services

Date: 07-06-1988

Time: 09:00:46

Interactive Coordinate Geometry
P.E.C. Version 4.01

Directory: svanna.proj
Project Number: 36-88800

* SAVANNA AT CASTLE ROCK 2ND. ADD. 7-6-88
* CLOSURE COMPUTATIONS

abr 13 0

135	132	133	134	216	217	218	219	150	146	144	140	138
From Pt. = 132	to Pt. = 133	Distance =										330.483 Ft. ✓
From Pt. = 132	to Pt. = 133	Bearing =	0 - 0 - 0.0000	Quad. =	1 ✓							
From Pt. = 133	to Pt. = 134	Distance =										690.000 Ft. ✓
From Pt. = 133	to Pt. = 134	Bearing =	90 - 0 - 0.0000	Quad. =	1 ✓							
From Pt. = 134	to Pt. = 216	Distance =										170.000 Ft. ✓
From Pt. = 134	to Pt. = 216	Bearing =	84 - 30 - 0.0000	Quad. =	1 ✓							
From Pt. = 216	to Pt. = 217	Distance =										317.754 Ft. ✓
From Pt. = 216	to Pt. = 217	Bearing =	35 - 30 - 0.0000	Quad. =	2 ✓							
From Pt. = 217	to Pt. = 218	Distance =										421.243 Ft. ✓
From Pt. = 217	to Pt. = 218	Bearing =	89 - 0 - 0.0000	Quad. =	2 ✓							
From Pt. = 218	to Pt. = 219	Distance =										375.000 Ft. ✓
From Pt. = 218	to Pt. = 219	Bearing =	1 - 0 - 0.0000	Quad. =	3 ✓							
From Pt. = 219	to Pt. = 150	Distance =										197.500 Ft. ✓
From Pt. = 219	to Pt. = 150	Bearing =	89 - 0 - 0.0000	Quad. =	4 ✓							
From Pt. = 150	to Pt. = 146	Distance =										167.912 Ft.
From Pt. = 150	to Pt. = 146	Bearing =	78 - 0 - 0.0000	Quad. =	4							} CHORD
From Pt. = 146	to Pt. = 144	Distance =										145.143 Ft.
From Pt. = 146	to Pt. = 144	Bearing =	88 - 30 - 0.0000	Quad. =	3							} CHORD
From Pt. = 144	to Pt. = 140	Distance =										323.935 Ft.
From Pt. = 144	to Pt. = 140	Bearing =	88 - 0 - 0.0000	Quad. =	4							} CHORD
From Pt. = 140	to Pt. = 138	Distance =										423.000 Ft. ✓
From Pt. = 140	to Pt. = 138	Bearing =	60 - 0 - 0.0000	Quad. =	4 ✓							
From Pt. = 138	to Pt. = 135	Distance =										142.350 Ft.
From Pt. = 138	to Pt. = 135	Bearing =	75 - 0 - 0.0000	Quad. =	4							} CHORD
From Pt. = 135	to Pt. = 132	Distance =										124.000 Ft. ✓
From Pt. = 135	to Pt. = 132	Bearing =	90 - 0 - 0.0000	Quad. =	4 ✓							

Total Area = 638746.175 Sq.Ft. 14.664 Acres
spl 150 146 440

Segment from Pt. 150 to Pt. 146 Radius = 440.000 Ft. ✓
Chord Length = 167.912 Ft.
Arc Length = 168.948 Ft.
Segment Area = 906.614 Sq.Ft. 0.021 Acres

Total Area = 639652.789 Sq.Ft. 14.684 Acres
sai 144 146 175

Segment from Pt. 144 to Pt. 146 Radius = 175.000 Ft.

From Pt. = 138 to Pt. = 135 Distance = 142.950 Ft.

} CHORD

From Pt. = 138 to Pt. = 135 Bearing = 75 - 0 - 0.0000 Quad. = 4

From Pt. = 135 to Pt. = 132 Distance = 124.000 Ft. ✓

From Pt. = 135 to Pt. = 132 Bearing = 90 - 0 - 0.0000 Quad. = 4 ✓

Total Area = 638746.175 Sq.Ft. 14.664 Acres

spl 150 146 440

Segment from Pt. 150 to Pt. 146 Radius = 440.000 Ft. ✓

Chord Length = 167.912 Ft.

Arc Length = 168.948 Ft.

Segment Area = 906.614 Sq.Ft. 0.021 Acres

Total Area = 639652.789 Sq.Ft. 14.684 Acres

spl 144 146 175

Segment from Pt. 144 to Pt. 146 Radius = 175.000 Ft.

Chord Length = 145.143 Ft.

Arc Length = 149.662 Ft.

Segment Area = 1538.933 Sq.Ft. 0.035 Acres

Total Area = 639113.856 Sq.Ft. 14.649 Acres

spl 144 140 345

Segment from Pt. 144 to Pt. 140 Radius = 345.000 Ft.

Chord Length = 323.935 Ft.

Arc Length = 337.198 Ft.

Segment Area = 8828.489 Sq.Ft. 0.203 Acres

Total Area = 646942.345 Sq.Ft. 14.852 Acres

spl 138 135 275

Segment from Pt. 138 to Pt. 135 Radius = 275.000 Ft.

Chord Length = 142.350 Ft.

Arc Length = 143.990 Ft.

Segment Area = 892.329 Sq.Ft. 0.020 Acres

Total Area = 646050.016 Sq.Ft. 14.831 Acres

soj07-06-1988 09:32:29

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Pt.No. = 105	5952.158117 N	4081.000000 E
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Pt.No. = 140	5601.174327 N	5627.828746 E
Pt.No. = 141	5661.796105 N	5662.828746 E
Pt.No. = 142	5899.953091 N	5800.328746 E
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Pt.No. = 149	5628.747025 N	6262.123996 E
Pt.No. = 150	5558.757686 N	6260.902327 E
Pt.No. = 151	5555.092681 N	6470.870343 E
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Pt.No. = 155	5597.176718 N	6646.162972 E
Pt.No. = 156	5630.039727 N	6707.969304 E
Pt.No. = 157	5691.046059 N	6675.106294 E
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Pt.No. = 163	6044.167691 N	7042.835784 E
Pt.No. = 164	6117.082215 N	7093.908988 E

SANDHIA ST CASTLE Rock
2ND ADD. — COORDINATE PTS.

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Pt.No. = 168	6203.082805 N	5981.651086 E
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Pt.No. = 172	6473.359806 N	6332.152314 E
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Pt.No. = 195	5849.517341 N	5050.000000 E
Pt.No. = 196	6180.000000 N	5050.000000 E
Pt.No. = 197	5919.517341 N	5050.000000 E
Pt.No. = 198	6040.000000 N	5690.000000 E
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Pt.No. = 202	5796.946832 N	5720.000000 E
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Pt.No. = 205	5796.946832 N	5838.079704 E
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Pt.No. = 209	5627.743511 N	6319.615238 E
Pt.No. = 210	5805.272760 N	6462.735349 E
Pt.No. = 211	5807.716097 N	6322.756671 E
Pt.No. = 212	5809.588768 N	6215.471400 E
Pt.No. = 213	5649.113941 N	6147.353877 E
Pt.No. = 214	5661.823251 N	6114.726046 E
Pt.No. = 215	5811.908522 N	6178.433464 E
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Pt.No. = 217	5937.605427 N	6043.737961 E
Pt.No. = 218	5930.253722 N	6464.916900 E
Pt.No. = 219	5555.310836 N	6458.372247 E
Pt.No. = 220	6202.158117 N	3906.000000 E
Pt.No. = 221	6202.158117 N	4950.000000 E
Pt.No. = 222	5639.517341 N	5050.000000 E
Pt.No. = 223	5639.517341 N	5161.416698 E
Pt.No. = 224	5369.763324 N	5628.644360 E
Pt.No. = 225	5355.341297 N	6454.881766 E

SWANNA AT CASTLE ROCK
2ND ADD - COORDINATE POINTS.