



NOTE: This plat is a replat of portions of the Savanna at Castle Rock Ranch 5th and 7th Additions. Also, the area generally west of Reserve C on this 9th Addition is involved in a County zone change (SCZ-0739), having requested SF-6 zoning. However, lot sizes as now being platted are at least 16,000 square feet and larger. In addition to the usual petitions (City and County submitted for this site's previous plats, requirements were also made in regards to paving of the adjacent arterials (14th Street North and 143rd Street East).

STAFF COMMENTS:

- A. Both City and County Engineering need to comment on the situation involving existing guarantees for this site and any requirements for providing new guarantees. That is are new County/City petitions needed for sanitary sewer, water, paving, drainage, storm sewer, etc. improvements. Also, are there any costs to be recovered in regards to previous improvement plans and/or projects being abandoned due to this replat. In some cases, sewer lines appear to be locate outside of easements and consequently relocations of facilities may also be involved. Further, City and County Engineering need to indicate if any changes in the conditions, guarantees,, etc. for paving of 143rd Street East and/or 13th Street North are required due to this replat.
- B. City Engineering needs to indicate if a new outside-the-city water agreement is now required for this replat.
- C. The original platting of most of this site was done with 20-foot County standard street rights-of-way, with paving to a suburban standard (i.e., no curb and gutter, open ditches and no sidewalk requirements). This was especially the case for the 5th Addition. The 7th Addition was platted with typical urban type streets (58 and 64 foot rights-of-way). Based on the types of streets now being platted, the changes in zoning etc., a sidewalk system would now be appropriate for this area. In particular, sidewalks should be provided along Sundance and Stagecoach/Summerfield. However, such sidewalks would be tying into areas previously platted, but not having required sidewalks at that time. County Engineering needs to indicate how or if this site and the area to the east can be made to provide sidewalks at this time.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both City and County Certificates of Petitions shall be provided.
- E. This plat will be subject to approval of the associated zone change (SCZ-0739) and any related conditions of such a zone change. The final plat will not be scheduled for Subdivision Committee review until the zone change has been approved by the County.
- F. Regarding the reserves being platted for private drive purposes, the platter's text on the final plat tracing shall reference, by lot and block numbers, which lots are to be provided access by the reserves.

- 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 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.
- I. Since this is a replat of previous Additions involved with the ownership and maintenance of Reserves for these Additions, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted Reserves.
- J. 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.
- K. On the final plat, the spelling of Burlington Northern shall be corrected as shown adjacent to the plat's north line. Also, the utility easement crossing Reserve B, between Lots 16 and 17 shall add dashed lines for the north limit of the easement. Finally, the dimension at the plat's western line shall be corrected (325.28 feet is incorrect).
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.)
- N. 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.
- O. 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.
- P. 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.

- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- R. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if this replat now has any minimum building pad requirements as a result of drainage areas (Reserves for Lakes) being created.

June 5, 1997

**STAFF REPORT**  
(Final Plat, Preliminary-Approved 4/17/97)

**CASE NUMBER:** S/D 97-31 -- SAVANNA AT CASTLE ROCK RANCH 9TH ADDITION

**OWNER/APPLICANT:** K & N Stephenson, L. P. and Linda L. Stephenson Trust  
14500 Sport of Kings, Wichita, KS 67230; 733-8294

**AGENT:** Natalie Stephenson, Trustee  
14500 Sport of Kings, Wichita, KS 67230; 733-8294

**SURVEYOR/ENGINEER:** Professional Engineering Consultants (PEC), P.A.,  
% Gary Wiley, 303 S. Topeka, Wichita, KS 67202; 262-2691

**LOCATION:** North of 13th Street North and east of 143rd Street East.

**SITE SIZE:** 40.5 +/- Acres

**NUMBER OF LOTS**

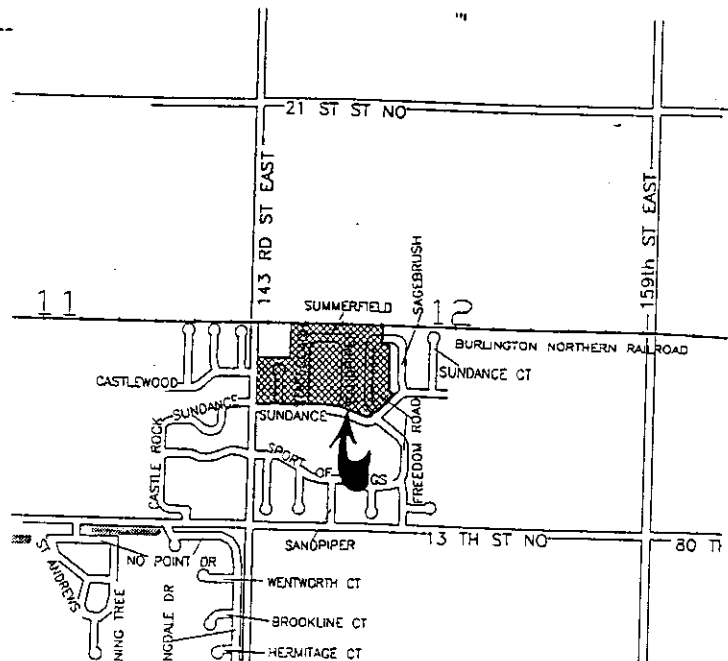
Residential:	56
Office:	
Commercial:	
Industrial:	==
Total:	56

**MINIMUM LOT AREA:** 16,000 square feet

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:** "SF-6" (SCZ-0739)

**VICINITY MAP:**



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STAFF COMMENTS:

- A. The applicant shall resubmit any City petitions previously involved with the platting of this site. In regard to County guarantees, as requested by the County Engineer, the applicant shall meet with County Engineering in order to determine how existing and new guarantees (petitions) can be handled for this replat, especially those involving sewer improvements, interior street paving and the paving of the adjacent arterials.
- B. A new outside-the-city water agreement shall be provided for this replat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both City and County Certificates of Petitions shall be provided.
- D. This plat will be subject to approval of the associated zone change (SCZ-0739) and any related conditions of such a zone change. The final plat will not be scheduled for Subdivision Committee review until the zone change has been approved by the County. SCZ-0739 was approved on 5/07/97 (SF-20 to SF-6).
- E. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- F. 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.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- H. Since this is a replat of previous Additions involved with the ownership and maintenance of Reserves for these Additions, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted Reserves.

- I. 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.
- J. Requirements for a final plat shall be shown on the tracing (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.)
- L. 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.
- M. 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.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if this replat now has any minimum building pad requirements as a result of drainage areas (Reserves for Lakes) being created.
- P. The final plat shall indicate the utility easements requested by K.G.& E., which are indicated on the enclosed "marked" copy of the plat.
- Q. As requested by the Planning Department, a means of access (easement, extension of a Reserve area, etc.) needs to be provided from this Addition into the area of Railroad right-of-way along the plat's north line. It is anticipated that this right-of-way will be converted to a recreational corridor, and such access would be to the benefit of the residents in the Savanna Additions. Access has been provided by an easement along Lot 8, Block 1.



ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2002.

RECOMMENDED BY:

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

\_\_\_\_\_  
DAVID C. SPEARS, P.E., DIRECTOR  
PUBLIC WORKS/COUNTY ENGINEER

\_\_\_\_\_  
BEN SCIORTINO, CHAIRMAN

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
ROBERT W. PARNACOTT  
ASSISTANT COUNTY COUNSELOR

\_\_\_\_\_  
DON BRACE, COUNTY CLERK

**ATTACHMENT "A"**

A 10' Utility Easement described as follows:

The South 10.00 feet of the North 30.00 feet of Lot 12, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The South 10.00 feet of the North 30.00 feet of Lot 13, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The South 10.00 feet of the North 30.00 feet of Lot 14, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The South 10.00 feet of the North 30.00 feet of Lot 15, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The East 10.00 feet of the West 20.00 feet of Lot 22, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The East 10.00 feet of the West 20.00 feet of Lot 23, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The East 10.00 feet of the West 20.00 feet of Lot 24, Block 1, Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas.

together with

A 10' Utility Easement described as follows:

The West 10.00 feet of that part of Reserve "A", Savanna at Castle Rock Ranch 9th Addition to Sedgwick County, Kansas that lies East of the East line of a platted 20' Utility Easement running diagonally across the East portion of said Reserve "A". The West line of said 10' Utility Easement being coincident with the East line of said platted 20' Utility Easement.

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 A001 CLOSURE **SPANNA 9TH. JUNE 98**  
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51		N	6465.0000	E	5050.0000	S	0+00
	EAST		50.0000	ft			
52		N	6465.0000	E	5100.0000	S	0+50.0000
	S 83°35'21.0"E		134.3401	ft			
53		N	6450.0000	E	5233.5000	S	1+84.3401
	EAST		676.5000	ft			
PC1	DB =	EAST	N	6450.0000	E	5910.0000	S 8+60.8401
	T =	91.743	L =	181.427	DEL= + 21°00'00.0"		
PI1	DC =	S 79°30'00.0"E	N	6450.0000	E	6001.7428	S 9+52.5829
	LC =	180.413	R =	495.000	DEG= 11°34'29.7"		
PT1	DA =	S 69°00'00.0"E	N	6417.1223	E	6087.3921	S 10+42.2670
	S 69°00'00.0"E		169.7249	ft			
PC2	DB =	S 69°00'00.0"E	N	6356.2983	E	6245.8440	S 12+11.9920
	T =	78.769	L =	155.771	DEL= - 21°00'00.0"		
PI2	DC =	S 79°30'00.0"E	N	6328.0700	E	6319.3813	S 12+90.7610
	LC =	154.900	R =	425.000	DEG= 13°28'52.9"		
PT2	DA =	EAST	N	6328.0700	E	6398.1504	S 13+67.7626
	EAST		227.1645	ft			
PC3	DB =	EAST	N	6328.0700	E	6625.3149	S 15+94.9271
	T =	77.692	L =	143.370	DEL= - 54°45'48.5"		
PI3	DC =	N 62°37'05.8"E	N	6328.0700	E	6703.0068	S 16+72.6190
	LC =	137.975	R =	150.000	DEG= 38°11'49.9"		
PT3	DA =	N 35°14'11.5"E	N	6391.5270	E	6747.8314	S 17+38.2975
	N 35°14'11.5"E		33.1092	ft			
249		N	6418.5698	E	6766.9339	S	17+71.4067
	N 37°41'26.0"E		70.0643	ft			
250		N	6474.0134	E	6809.7709	S	18+41.4709
	N 35°14'11.5"E		144.0000	ft			
61		N	6591.6293	E	6892.8522	S	19+85.4709
	N 45°45'20.5"W		148.4929	ft			
63		N	6695.2357	E	6786.4762	S	21+33.9638
	N 00°14'11.5"E		600.0000	ft			
64		N	7295.2305	E	6788.9532	S	27+33.9638
	N 89°45'48.5"W		98.0000	ft			
65		N	7295.6351	E	6690.9540	S	28+31.9638
	N 00°14'11.5"E		58.0000	ft			
66		N	7353.6346	E	6691.1935	S	28+89.9638
	N 00°14'11.5"E		193.0035	ft			
67		N	7546.6364	E	6691.9903	S	30+82.9673
	N 89°58'38.8"W		1204.9904	ft			
69		N	7547.1109	E	5487.0000	S	42+87.9576
	SOUTH		457.0000	ft			
70		N	7090.1109	E	5487.0000	S	47+44.9576
	N 89°58'38.8"W		437.0000	ft			
50		N	7090.2830	E	5050.0000	S	51+81.9576
	SOUTH		625.2830	ft			
51		N	6465.0000	E	5050.0000	S	58+07.2406
LENGTH=	5807.2406	ft	AREA=	1764361.4	sf	40.5042	Acres