

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

October 17, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-56 - WALKER'S COBBLESTONE ADDITION

OWNER/APPLICANT: Donald L. & Melva Burt Walker, 8041 Dresden, Wichita, KS 67207

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Suite 4, Wichita, KS 67203

LOCATION: West of 127th St. East and North of 13th St. North

SITE SIZE: 1.5 acre

NUMBER OF LOTS

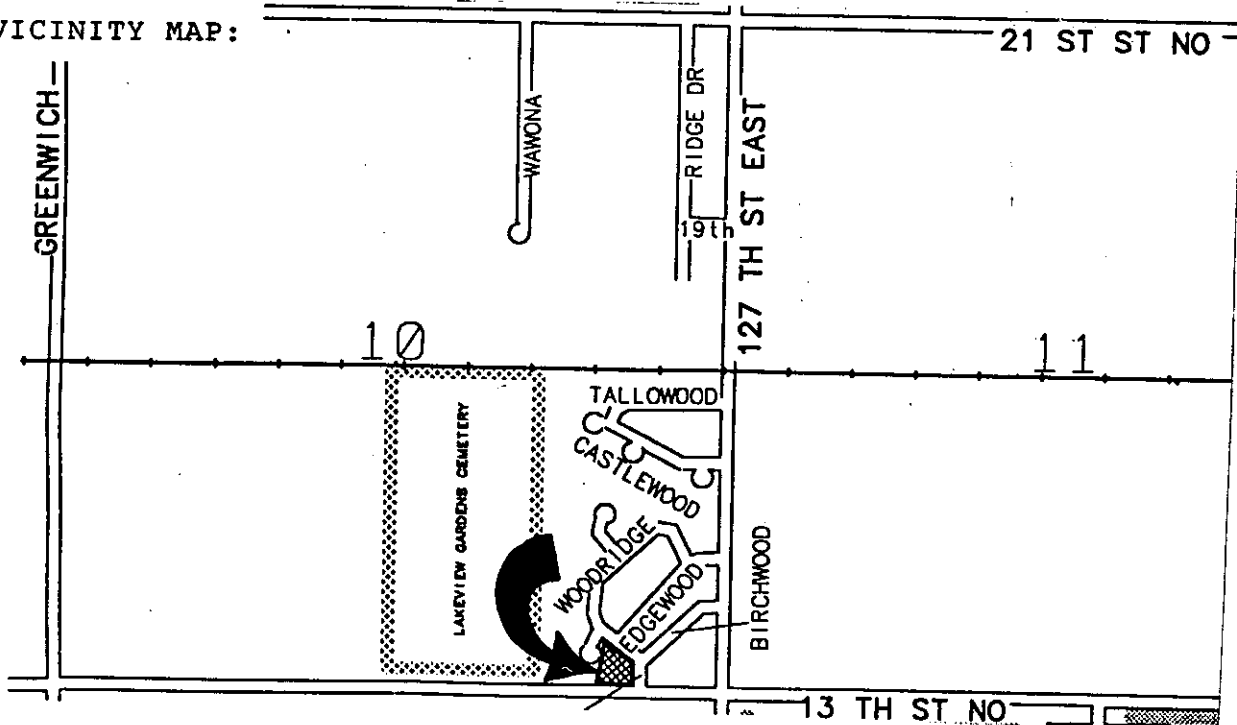
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 0.5 acre

CURRENT ZONING: "AA" One Family Dwelling (County)



VICINITY MAP:



NOTE: This site involves a replat of a large lot originally approved for the clustering of detached, one family structures under a Conditional Use (CU-267). The applicant, however, is now intending to develop this area with conventional single family lots.

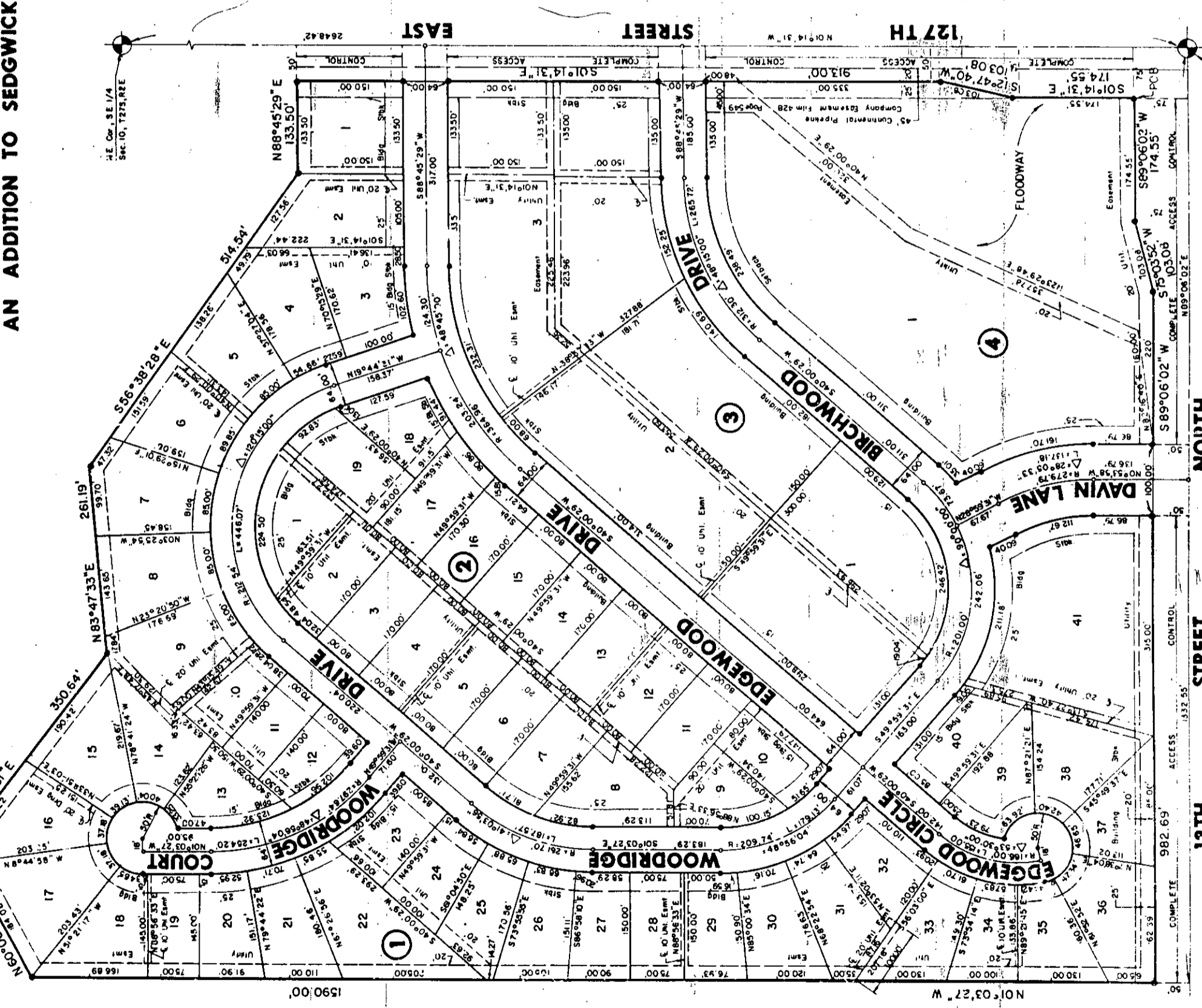
STAFF COMMENTS:

- A. The applicant is advised that under the conditions of the Conditional Use (CU-267) this plat is interpreted to constitute the required site plan and is proposing to be developed with one detached, single-family structure on each individual lot rather than clustered, detached, single family structures on one overall lot.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. Since this area is basically already developed, County Engineering needs to indicate if any additional improvements need to be guaranteed and/or if this subdivision is responsible for any existing costs.
- D. The representative from the City's Water Department needs to indicate if an outside-the-city water agreement already exists for this site or if a new one is needed. This site will be using a City of Wichita water line.
- E. Since this plat is in essence not vacating any previous dedications or easements reference to KSA 12-512(b) should be deleted from the surveyor's text. This surveyor's text should however reference the quarter section in which the plat is located.
- F. The final plat tracing shall for a County Plat, also indicate a block number or letter.
- G. Since no streets are being dedicated by this plat, reference to such a dedication shall be deleted from the plattor's text. Further, the plattor's text shall note that the site is "being platted into lots and a Block" to be known as Walker's Cobblestone Addition. The granting of the utility easements should still be indicated.
- H. On the face of the final plat tracing, the complete access to 13th St. North shall be clearly indicated as extending across all 3 lots.
- I. On the final plat tracing, the center lines (CL) of the adjacent streets shall be indicated along with the amount of half street right-of-way available.

- J. Since this site is within 3-miles of the City of Wichita, this plat must also be reviewed by the City Council. An appropriate City of Wichita signature block shall therefore be added to the final plat tracing.
- K. The applicant's surveyor is reminded that a title binder is required at the time that a final plat is submitted.
- L. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

AN ADDITION TO SEDGWICK COUNTY, KANSAS



Westview Control Club, Fourmile Creek S.S.

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "Cobblestone", an addition to Sedgwick County, Kansas, into lots, blocks, streets and a floodway, the same being accurately set forth in the accompanying plat and describe as follows:

A replat of Blocks 4 through 7 inclusive, Greatview Country Club Estates Bridgwood Addition located in the east half of the southeast quarter of Section 10, Township 27 south, Range 2 east of the 6th P.M., Sedgwick County, Kansas.

Beginning at the southeast corner of Block 7 of said Greatview Country Club Estates Bridgwood Addition, said point being 75.00 feet S 89° 06' 02" and 75.00 feet from the southeast corner of said Section 10, hence 174.55 feet along the north 1/4 of 13th Street North bearing 89° 06' 02" W, thence S 75° 03' 53" W 150.00 feet; thence S 89° 06' 02" W 92.69 feet; thence N 1° 01' 27" W 150.00 feet; thence N 87° 07' 31" E 210.00 feet; thence S 53° 03' 51" E 350.64 feet; thence N 88° 45' 29" E 241.19 feet; thence S 56° 38' 28" E 316.54 feet; thence N 88° 45' 29" E 133.50 feet to a point 50.00 feet east of the east line of said Section 10, said point also being on the west line of 127th Street; thence easterly to the east line of 127th Street, bearing S 12° 47' 40" W, 103.08 feet; thence S 14° 31' E 174.55 feet to the point of beginning, containing 42.60 acres, more or less.

All lots, easements, building setbacks and streets within the above described property are being vacated and replatted by virtue of K.S.A. 12-512 (b). I hereby certify that the details on this plat are correct to the best of my knowledge and belief this _____ day of _____, 1984.

Michael D. Harding, P.E.
Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, Kansas 67206

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 same to be surveyed and platted into lots, blocks, streets and a floodway, the same to be known as "Cobblestone", an addition to Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements are all abutters rights indicated for utility and drainage construction and maintenance. All abutters rights of access to or from 127th Street East or 13th Street North and across the east line of Blocks 1, 3 and 4 or the south line of Block 1 and 4 are hereby granted to the appropriate governing body. Maintenance of the floodway shall be the responsibility of the owner of said lot. The governing body exercising jurisdiction affects to assume the responsibility for maintenance and improvement of the drainage provided further that no structure shall be constructed on or within the floodway that shall change of grade, creation of channel or other work be, erected on without the permission of the appropriate governing agency. No structure shall be constructed below the minimum pad elevation designated in the accompanying table. Minimum pad elevations refer to mean sea level datum.

Don Dimling, Inc.
H-C Properties

Doris Beard, President
Billis L. Hart, President

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1984, before me, a Notary Public in and for said State and County, Sam H.C. Probert, by its president Billis L. Hart, to me known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Appointment Expires: _____
Notary Public

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1984, before me, a Notary Public in and for said State and County, Sam Don Dimling, Inc., by its president Doris Beard, to me known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument is in the Register of Deeds Office as of _____, 1984.

Bette F. McGitt
Pat Kettler

This plat of "Cobblestone" has been submitted by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1984.

Robert A. Lakin, Secretary

This plat approved and all dedications accepted by the City Commission of the City of Wichita, Kansas, this _____ day of APRIL, 1984.

Mayor

City Clerk

This plat approved and all dedications accepted by the Board of County Commissioners, Kansas, this _____ day of _____, 1984.

Chairman

County Clerk

County Clerk

County Clerk

County Clerk

County Clerk

County Clerk

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County Clerk