

final tracing
revised
12-17-03

AVALON PARK 2ND

AN ADDITION TO WICHITA
SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'

• = SET 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 5th DAY OF DECEMBER, 2003, WE HAVE SURVEYED AND PLATTED AVALON PARK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 28, T26S, R1W, OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE BEARING N0°00'00"E, ALONG THE WEST LINE OF SAID S.W. 1/4, A DISTANCE OF 855.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N0°00'00"E, A DISTANCE OF 991.23 FEET TO THE SOUTH LINE OF THE KANSAS SOUTHWESTERN RAILROAD; THENCE BEARING S39°22'14"E, ALONG THE SOUTH LINE OF THE KANSAS SOUTHWESTERN RAILROAD, A DISTANCE OF 2373.93 FEET TO THE SOUTH LINE OF SAID S.W. 1/4; THENCE BEARING S89°34'48"W ALONG THE SOUTH LINE OF SAID S.W. 1/4, A DISTANCE OF 1241.90 FEET; THENCE BEARING N0°00'00"E, A DISTANCE OF 855.00 FEET; THENCE BEARING S89°34'48"W, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLACED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT
REGISTERED
12-3-03
LS-832
KANSAS
LAND SURVEYOR

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MINIMUM OPENINGS	ELEVATION (N.G.V.D.)	CITY DATUM
BLOCK 1		
LOTS 1-6	1339.0	151.6
LOTS 7-24	1337.9	150.5
BLOCK 2		
LOTS 1-16	1338.5	151.1

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE STREET DEDICATIONS ALONG 37TH STREET NORTH AND TYLER ROAD ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 37TH STREET NORTH AND TYLER ROAD OVER AND ACROSS THE SOUTH AND WEST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 37TH STREET NORTH AT FOUR LOCATIONS AND TYLER ROAD AT ONE LOCATION AS SHOWN.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "B" IS HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" AND "B" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN AVALON PARK 2ND ADDITION.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS AVALON PARK 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
THE CHARLES R. WOODARD AND
CONNIE L. WOODARD TRUSTS

Charles R. Woodard
CHARLES R. WOODARD, TRUSTEE

Connie L. Woodard
CONNIE L. WOODARD, TRUSTEE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

JULIE WALLWEBER
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 12/05/04

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF DECEMBER, 2003, BY CHARLES R. WOODARD, TRUSTEE OF CHARLES R. WOODARD AND CONNIE L. WOODARD TRUSTS.

JULIE WALLWEBER
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 12/05/04

MY APPOINTMENT EXPIRES: 12/05/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

JULIE WALLWEBER
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 12/05/04

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF DECEMBER, 2003, BY CONNIE L. WOODARD, TRUSTEE OF CHARLES R. WOODARD AND CONNIE L. WOODARD TRUSTS.

JULIE WALLWEBER
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. 12/05/04

MY APPOINTMENT EXPIRES: 12/05/04

THIS PLAT OF AVALON PARK 2ND HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 23rd DAY OF October, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

RONALD L. HORNELL, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 12-512(b) ON THIS 12th DAY OF DECEMBER, 2003.

TRICIA L. ROBELLO, LS #1248
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY, KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 19th DAY OF DECEMBER, 2003.

CARLOS MAYANS

Karen Schorfeld
KAREN SCHORFELD, CITY CLERK

ENTERED ON TRANSFER RECORD THIS ____ DAY OF ____, 2003.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____, MO., ON THE ____ DAY OF ____, 2003.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

S.E. Corner SW 1/4,
Sec. 28, Twp. 26S, R-1-W
Found 5/8" Rebar



Wichita-Sedgwick County Metropolitan Area Planning Department

October 23, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-114 -- One-Step Final Plat of Avalon Park Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 17, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 17, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-114 -- One-Step Final Plat of Avalon Park Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan needs to be reviewed. A drainage guarantee is needed.**
- E. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- F. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **In accordance with the zone change the applicant shall provide a guarantee for right-turn accel/deceleration lanes along the perimeter of the property and a center turn lane. The developer shall guarantee a 6¼ percent share of cost for the intersection signalization at Tyler Road and 37th St. North. The costs of the center turn lane along 37th North shall be shared with the development to the south.**

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- G. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along 37th St. North. Distances should be shown for all segments of access control. Traffic Engineering has approved three openings spaced 200 feet apart with a cross-lot access agreement. The center opening shall be allowed full turning movements and the other two openings are limited to right-turns in/out.
- H. The applicant is advised the right-of-way width for the cul-de-sac may be reduced to 58 feet.
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Pepper Ridge.
- J. The Applicant shall provide for paved access of 37th St. North extending from the nearest paved segment across the entire 37th St frontage.
- K. It is recommended that Reserve B be extended to Pepper Ridge by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- L. 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.
- M. GIS needs to comment on the plat's street names. Havenhurst Court shall be denoted as Havenhurst Ct.
- N. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)
- P. 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.
- Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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 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.

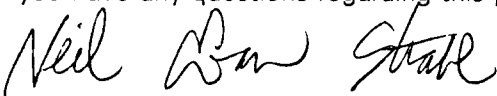
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Westar Energy, Aquila and SBC request additional easements.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, October 23, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

STAFF REPORT
(One-Step Final Plat Approved 10/16/03)

CASE NUMBER: SUB 2003-114 -- AVALON PARK SECOND ADDITION

OWNER/APPLICANT: Charles R. & Connie L. Woodard Trust, 4450 N. Maize Road, Wichita, KS 67101

AGENT: Marv Schellenberg, 4926 W. 21st St. North, Wichita, KS 67205

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 37th St. North, East side of Tyler Road

SITE SIZE: 26.7 Acres

NUMBER OF LOTS

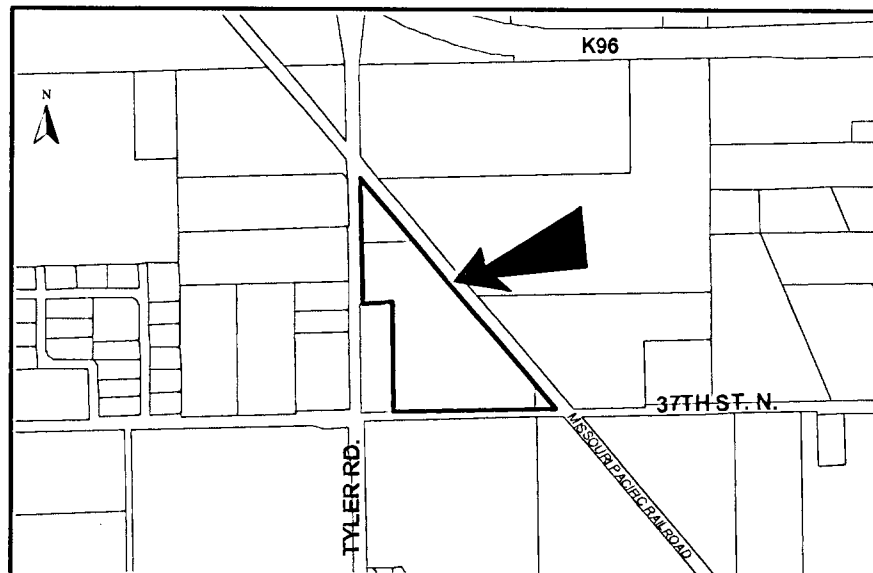
Residential:	37
Office:	
Commercial:	3
Industrial:	
Total:	<u>40</u>

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential; LC, Limited Commercial

VICINITY MAP



SUB 2003-114 -- One-Step Final Plat of AVALON PARK 2ND ADDITION
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NOTE: This is an unplatted site located within the City of Wichita. The applicant proposes a zone change (ZON 2003-46) to TF-3, Two-Family Residential and LC, Limited Commercial.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan needs to be reviewed. A drainage guarantee is needed.**
- E. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- F. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **In accordance with the zone change the applicant shall provide a guarantee for right-turn accel/deceleration lanes along the perimeter of the property and a center turn lane. The developer shall guarantee a 6¼ percent share of cost for the intersection signalization at Tyler Road and 37th St. North. The costs of the center turn lane along 37th North shall be shared with the development to the south.**
- G. **Traffic Engineering** needs to comment on the access controls. The plat proposes three access openings along 37th St. North. Distances should be shown for all segments of access control. **Traffic Engineering has approved three openings spaced 200 feet apart with a cross-lot access agreement. The center opening shall be allowed full turning movements and the other two openings are limited to right-turns in/out.**
- H. The applicant is advised the right-of-way width for the cul-de-sac may be reduced to 58 feet.
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of Pepper Ridge.
- J. The Applicant shall provide for paved access of 37th St. North extending from the nearest paved segment across the entire 37th St frontage.
- K. It is recommended that Reserve B be extended to Pepper Ridge by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

SUB 2003-114 -- One-Step Final Plat of AVALON PARK 2ND ADDITION
October 23, 2003 - Page 3

- L. 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.
- M. GIS needs to comment on the plat's street names. *Havenhurst Court shall be denoted as Havenhurst Ct.*
- N. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)
- P. 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.
- Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *Westar Energy, Aquila and SBC request additional easements.*

SUB 2003-114 -- One-Step Final Plat of AVALON PARK 2ND ADDITION

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W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.