

CRYSTAL CREEK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "CRYSTAL CREEK ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the SW1/4 of the SE1/4 of the SE1/4 of Sec. 28,
Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER
with the SW1/4 of the SE1/4 of said Sec. 28, EXCEPT the south 341.33
feet of the west 424.30 feet thereof, and EXCEPT that part platted as
Harry St. Substation, Sedgwick County, Kansas.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. Conrey, Surveyor
Michael G. Conrey

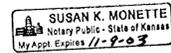


Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Reserves, and Streets, to be known as "CRYSTAL
CREEK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage and utility easements are hereby granted
as indicated for drainage purposes and for the construction and
maintenance of all public utilities. Reserve "A" is reserved for lakes, open
space, landscaping, berms, drainage purposes, utilities as confined to
easements, and sanitary sewer systems as confined to easement. Reserve
"B" is reserved entry monuments, open space, streets, landscaping,
drainage purposes, and utilities. Reserve "C" is reserved for open space,
landscaping, berms, drainage purposes, utilities as confined to easements,
electrical systems as confined to easements, and sanitary sewer systems
as confined to easement. Reserve "D" is reserved for open space,
landscaping, playground and other recreational areas, berms, drainage
purposes, utilities as confined to easements, and sanitary sewer systems
as confined to easement. The streets are hereby dedicated to and for
the use of the public. Access controls shall be as depicted on the face
of the plat and are hereby granted to the City of Wichita, Kansas. The
Minimum Building Pad Elevations for the lowest opening to the structures
shall be as indicated on the face of the plat.

C-Creek, L.L.C.

Jay W. Russell, Member
Jay W. Russell

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 1ST day of JULY, 2003, by Jay W. Russell, Member
of C-Creek, L.L.C., on behalf of the limited liability company.



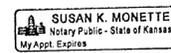
Susan K. Monette, Notary Public
Susan K. Monette
My Appt. Exp. 11-9-03

We, the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "CRYSTAL
CREEK ADDITION", Wichita, Sedgwick County, Kansas.

Prairie State Bank

Mike S. Sikes, SR. VP
MIKE S. SIKES

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 2ND day of JULY, 2003, by MIKE S. SIKES,
SR. VICE PRESIDENT of Prairie State Bank, on behalf of the bank.



Susan K. Monette, Notary Public
Susan K. Monette
My Appt. Exp. 11-9-03

Final tracing
received 7-3-03
7-3-03
of 2

This plat of "CRYSTAL CREEK ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 2003,
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2003.

_____,
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2003.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2003 at _____ o'clock _____ M; and is duly recorded.

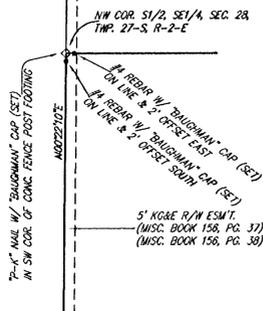
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

RECEIVED
JUL 15 2003

METROPOLITAN PLANNING
ROUTE 8

CRYSTAL CREEK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



DETAIL "A"
(NO SCALE)

BENCHMARK
C&W Benchmark 400 E. north of Harry on Todd Street,
northeast corner of block.
Elevation = 157.34 City Datum (1344.64 NGVD29)

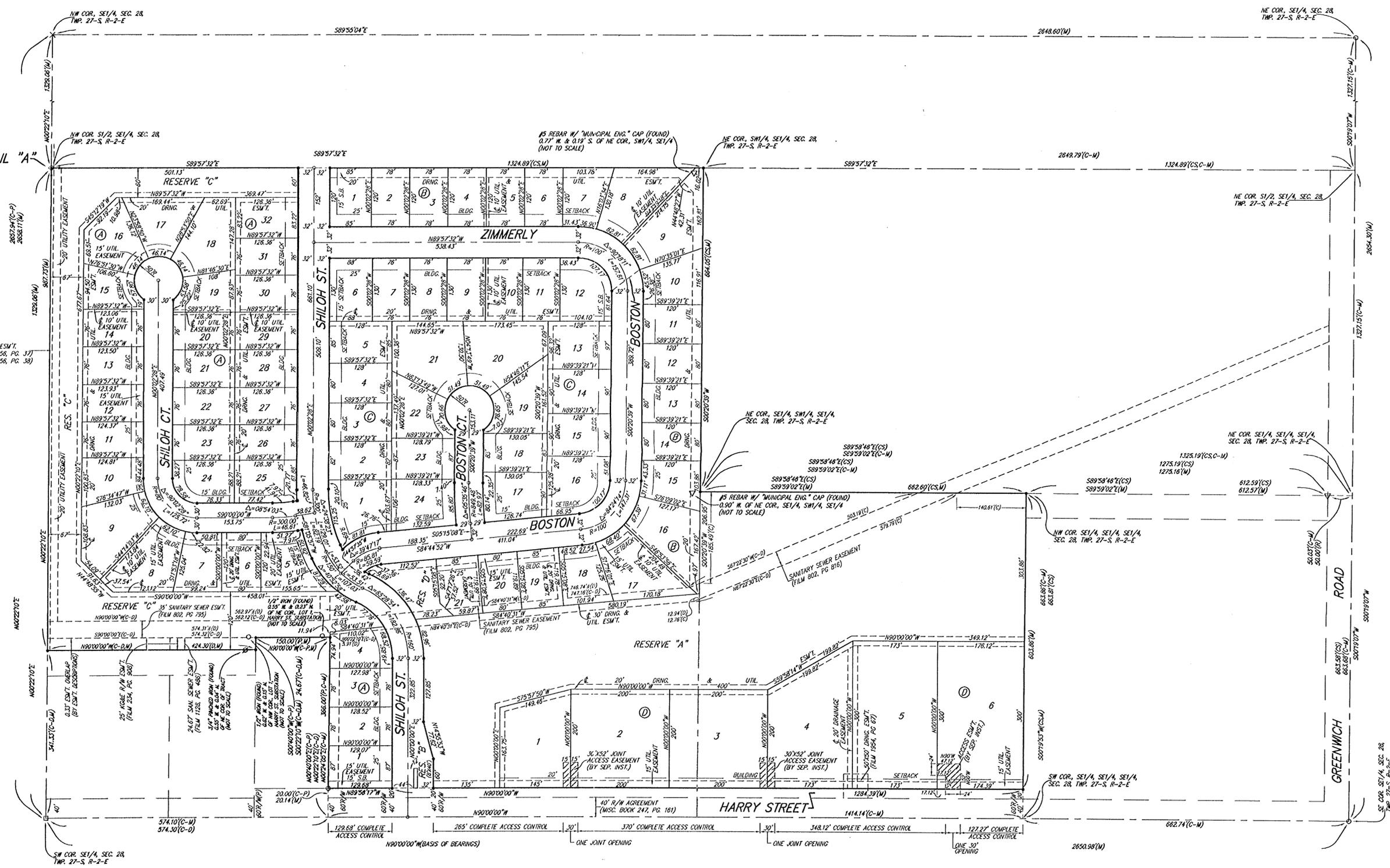
LOT	BLOCK	ELEVATION CITY DATUM
4	A	154.5
5	A	154.5
6	A	154.5
7	A	155.2
8	A	155.8
9	A	156.0
10	A	157.5
11	A	158.0
12	A	158.2
13	A	158.4
14	A	158.6
15	A	158.8
16	A	159.0
17, 18, 32	A	159.2
15-21	B	152.0
1-3	D	152.0
4-6	D	151.3



ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER COMMUNITY
UNIT PLAN DP-285.

- #4 REBAR W/ "BAUGHMAN" CAP (SET)
- 3/4" PINCHED IRON (FOUND)
- 1/2" IRON (FOUND)
- 1/2" IRON IN THIMBLE (FOUND)
- #5 REBAR W/ "MUNICIPAL ENG." CAP (FOUND)
- × CROSS ON FENCE POST FOOTING (FOUND)
- ◇ 7"-4" W/ "BAUGHMAN" CAP (SET)
IN SW COR. OF CONC. FENCE POST FOOTING

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (R) = RECORD MEASUREMENT
- (C-P) = CALCULATED PER
PLATTED INFO
- (CS) = CALCULATED PER
THEORETICAL SPLITDOWN
OF QUARTER SECTION



NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE COMMERCIAL LOTS
AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE
INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.
NO CONSTRUCTION WHICH IMPEDS THE FLOW OF THIS DRAINAGE
SYSTEM SHALL BE ALLOWED.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR
THE RESIDENTIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA,
KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES
SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.
NO CONSTRUCTION WHICH IMPEDS THE FLOW OF THIS DRAINAGE
SYSTEM SHALL BE ALLOWED.

C-Creek, L.L.C.

Signature
Jay W. Russell

Member



Wichita-Sedgwick County Metropolitan Area Planning Department

June 5, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-28 -- Final Plat of Crystal Creek Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 5, 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 May 30, 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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Russell Development, 12602 W. 13th Street No., Wichita, KS 67235
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

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

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Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-28 -- Final Plat of Crystal Creek Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 29, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone change will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 is approved. A guarantee is required.**
- E. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Left turn lanes along Harry are requested.**
- F. The plat proposes three joint access openings for the commercial lots along Harry. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering requests that the joint opening located between Lots 5 and 6, Block D be relocated entirely within Lot 6 to be in alignment with the major opening platted in the Smithmoor Addition across Harry. A cross-lot access agreement is needed for the benefit of Lot 5.**

Access controls have been platted as requested.

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- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- H. **The applicant will provide a 20-foot roadway surface for ingress and 29-foot roadway surface as part of the egress onto the arterial street to eliminate the need for a second point of access.**
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- J. MAPD and **Traffic Engineering** request a street stub shown extending to the east from Smithmoor Street for increased mobility when development occurs in this location. **The Subdivision Committee did not require this connection.**
- K. 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.
- L. 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 the governing body.
- M. 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.
- N. Block D needs to be replaced with Block B and include Lots 22 through 27.
- O. **GIS** needs to comment on the plat's street names. **Smithmoor St. needs to be eliminated and replaced with Zimmerly and Boston. Shiloh Ct needs to be labeled.**
- P. The plattor'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.
- Q. 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.)
- R. 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.

- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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 has requested additional easements.*
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, June 5, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

STAFF REPORT

(Final Plat Approved 5/29/03; Preliminary Plat Approved 4/17/03)

CASE NUMBER: SUB 2003-28 -- CRYSTAL CREEK ADDITION

OWNER/APPLICANT: (Contract Purchaser) Russell Development, 12602 W. 13th St. N,
Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of Harry, West of Greenwich

SITE SIZE: 43.98 acres

NUMBER OF LOTS

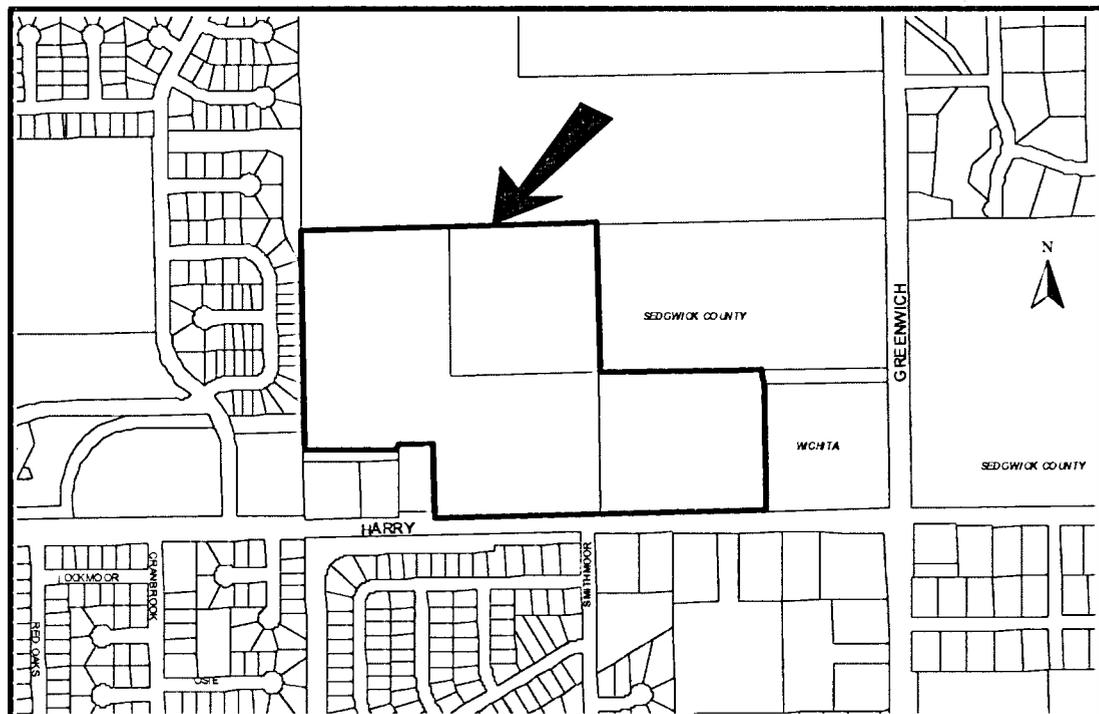
Residential:	77
Office:	
Commercial:	6
Industrial:	—
Total:	83

MINIMUM LOT AREA: 9,120 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential, SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

VICINITY MAP



NOTE: Except for the east 662 feet, this site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change from SF-20, Single-Family Residential (Lots 1, 2, and 3, Block D) and from SF-5, Single-Family Residential (Lots 3, 4, 5 and 6, Block D) to LC, Limited Commercial. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone change will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 is approved. A guarantee is required.**
- E. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Left turn lanes along Harry are requested.**
- F. The plat proposes three joint access openings for the commercial lots along Harry. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering requests that the joint opening located between Lots 5 and 6, Block D be relocated entirely within Lot 6 to be in alignment with the major opening platted in the Smithmoor Addition across Harry. A cross-lot access agreement is needed for the benefit of Lot 5.**

Access controls have been platted as requested.
- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- H. **The applicant will provide a 20-foot roadway surface for ingress and 29-foot roadway surface as part of the egress onto the arterial street to eliminate the need for a second point of access.**
- I. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
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SUB 2003-28 -- Final Plat of CRYSTAL CREEK ADDITION
June 5, 2003 - Page 3

- K. 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.
- L. 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 the governing body.
- M. 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.
- N. Block D needs to be replaced with Block B and include Lots 22 through 27. *Waived*
- O. GIS needs to comment on the plat's street names. *Smithmoor St. needs to be eliminated and replaced with Zimmerly and Boston. Shiloh Ct needs to be labeled.*
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- Q. 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.)
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SUB 2003-28 -- Final Plat of CRYSTAL CREEK ADDITION

June 5, 2003 - Page 4

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