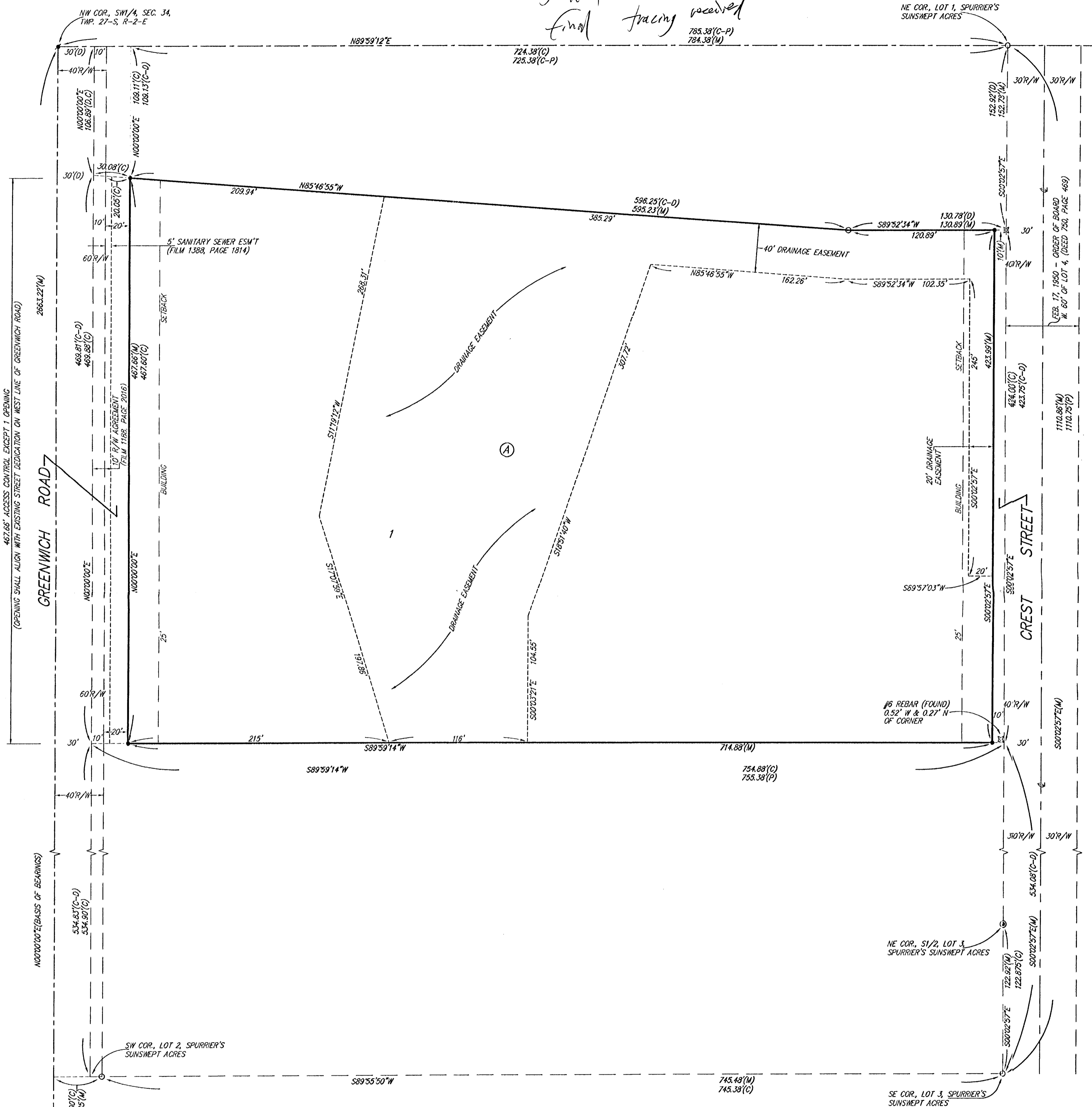


# SPURRIER'S SUNSWEPT ACRES 2ND ADDITION

## SEDGWICK COUNTY, KANSAS

5-11-01  
final tracing received



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #4 REBAR W/ CAP (FOUND)
- ⊕ = #4 REBAR W/ "TILLS" CAP (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- ⊠ = #6 REBAR (FOUND)

**BENCHMARK:**  
CITY OF WICHITA BENCHMARK DISC - GREENWICH AND MT. VERNON (CLARK), EAST RIGHT-OF-WAY, NE CORNER OF DOUBLE 4"x12" RCBC.  
ELEV. = 1339.11 NGVD  
151.71 CITY DATUM

**NOTE:**  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION 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 OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

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 "SPURRIER'S SUNSWEPT ACRES 2ND ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as Lot 1, Spurrier's Sunswept Acres, Sedgwick County, Kansas, except the south 288.33 feet thereof, and  
except beginning at the NE corner of said Lot 1; thence south along the east line of said Lot 1, a distance of 152.92 feet; thence west  
parallel with the north line of said Lot 1, a distance of 130.78 feet; thence northwesterly to a point in the west line of said Lot 1 and  
106.89 feet south of the NW corner of said Lot 1; thence east along the north line of said Lot 1, a distance of 755.38 feet to the point of beginning.

All being situated in the SW1/4 of Sec. 34, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey  
Michael G. Conrey  
18-07-18  
KANSAS  
LAND SURVEYOR

This plat of "SPURRIER'S SUNSWEPT ACRES 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Acting Chair  
J. D. Michaelis  
\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

At the direction of the City Council

\_\_\_\_\_, City Manager  
Chris Cherches  
\_\_\_\_\_, City Clerk  
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_, Chair  
Carolyn McGinn

ATTEST: \_\_\_\_\_, County Clerk  
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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

Frank Heredia  
Frank Heredia  
Felicia A. Heredia  
Felicia A. Heredia

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 8<sup>th</sup> day of May, 2001, by Frank Heredia and  
Felicia A. Heredia, husband and wife.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My Appt. Expires 11-7-2001  
Judith M. Terhune, Notary Public  
My App't. Exp. 11-7-2001

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 \_\_\_\_\_, 2001 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek  
\_\_\_\_\_, Deputy  
Linda Kizzire



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 9, 2000

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

RE: SUB 2000-90 -- One-Step Final Plat of SPURRIER'S SUNSWEPT ACRES SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 3, 2000, with revision of Item "H" to read:

"The plat should dedicate complete access control along Greenwich."

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script that reads '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

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 3, 2000

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

RE: SUB 2000-90 -- One-Step Final Plat of SPURRIER'S SUNSWEPT ACRES SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. MAPD requests a concept plan indicating a resubdivision of this lot in the future to urban-scale lots. The final plat shall contain contingent street dedications and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future. The plat text shall indicate that the contingent street dedication shall be effective upon the replatting of an adjoining lot. *The Subdivision Committee has not required the concept plan and associated street dedications and setbacks.*
- B. A restrictive covenant shall be provided restricting the location of structures on this lot to avoid interference with the possible future streets and setbacks. *The Subdivision Committee has not required this restrictive covenant.*
- C. City water is available to serve the site. An Outside-the-City Water Agreement shall be provided.
- D. *County Engineering* needs to comment on the need for any additional guarantees at this time. *No additional guarantees are required.*
- E. This site is located within the Four Mile Creek sanitary sewer service area. system. The Applicant shall guarantee the extension of sanitary sewer if the building location is on the Crest St. side of the lot.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. *County Engineering* needs to comment on the status of the applicant's drainage plan. *A drainage easement and guarantee is needed for improvement from the cross-road culvert on Crest Street, west to the pond.*

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- H. County Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. The final plat tracing shall reference the access controls in the platlor's text. Access control except for one opening needs to be dedicated along Greenwich.
- I. The MAPC Chairman should be revised to reference "Christopher S. Carraher".
- J. County Engineering needs to comment on the need for additional right-of-way along Greenwich or Crest Street. An additional 10 feet of right-of-way is needed along Crest Street. An additional 20 feet of right-of-way is needed along Greenwich (60-ft half street right-of-way).
- K. The plat should be revised by replacing Mt. Vernon with Clark Street.
- L. A benchmark elevation needs to be added on the final plat tracing.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The platlor'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 316-729-0102) 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

RE: SUB 2000-90 -- One-Step Final Plat of SPURRIER'S SUNSWEPT ACRES SECOND ADDITION  
November 3, 2000  
Page 3

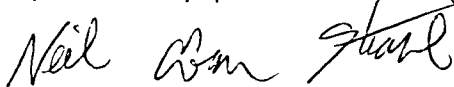
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- W. The applicant is reminded 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also 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, November 9, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Felecia Heredia, 2023 S. Crest, Wichita KS 67207  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One-Step Final Plat Approved 11/2/00)

**CASE NUMBER:** SUB 2000-90 -- SPURRIER'S SUNSWEPT ACRES 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Felecia Heredia, 2023 S. Crest, Wichita, KS 67207

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

**LOCATION:** East side of Greenwich, North of Pawnee

**SITE SIZE:** 7.57 Acres

**NUMBER OF LOTS**

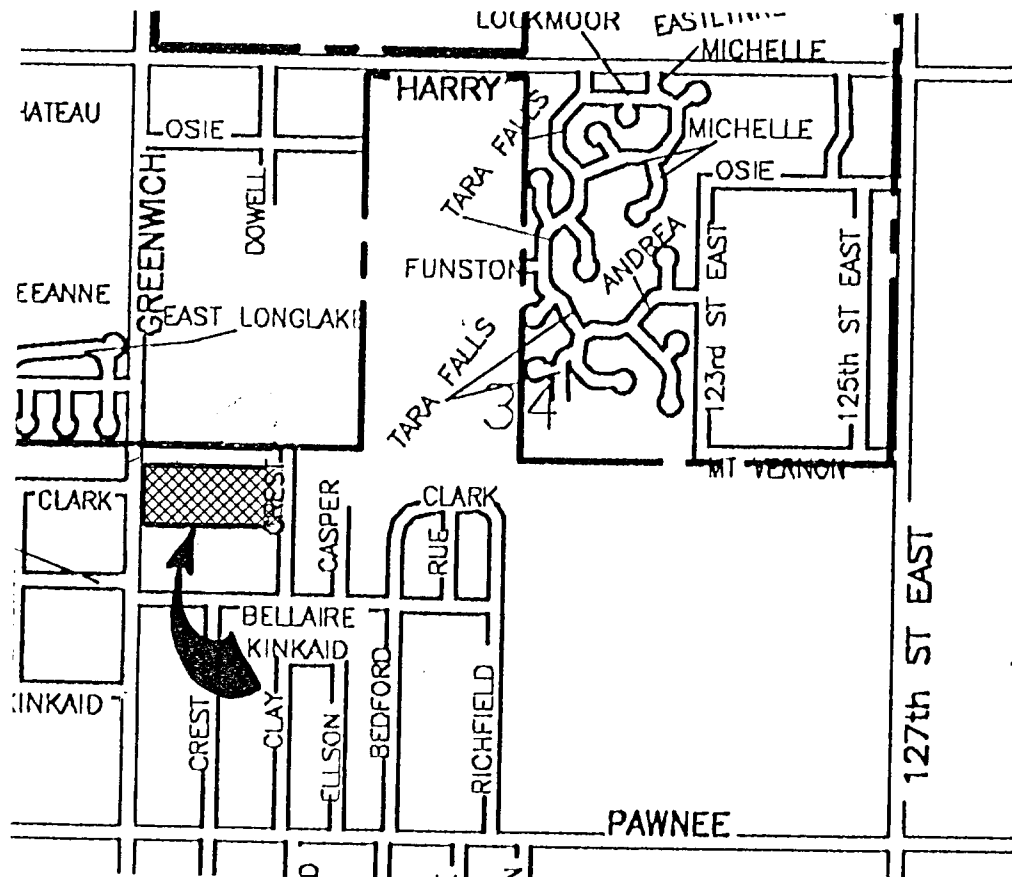
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 7.57 Acres

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

**PROPOSED ZONING:** Same

VICINITY MAP



**SUB 2000-90 -- One-Step Final Plat of SPURRIER'S SUNSWEPT ACRES 2<sup>ND</sup> ADDITION**  
**November 9, 2000 - Page 2**

**Note:** This site is located in the County within three miles of Wichita's city limits. This is a replat of the Spurrier's Sunswept Acres ~~2<sup>nd</sup>~~ Addition.

Since this plat is located in an area where public services are available for higher density development, MAPD requests a concept plan indicating a resubdivision of this lot in the future to urban-scale lots. The final plat shall contain contingent street dedications and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future.

**STAFF COMMENTS:**

- A. MAPD requests a concept plan indicating a resubdivision of this lot in the future to urban-scale lots. The final plat shall contain contingent street dedications and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future. The plattors text shall indicate that the contingent street dedication shall be effective upon the replatting of an adjoining lot. *The Subdivision Committee has not required the concept plan and associated street dedications and setbacks.*
- B. A restrictive covenant shall be provided restricting the location of structures on this lot to avoid interference with the possible future streets and setbacks. *The Subdivision Committee has not required this restrictive covenant.*
- C. City water is available to serve the site. An Outside-the-City Water Agreement shall be provided.
- D. County Engineering needs to comment on the need for any additional guarantees at this time. *No additional guarantees are required.*
- E. This site is located within the Four Mile Creek sanitary sewer service area. system. The applicant shall guarantee the extension of sanitary sewer if the building location is on the Crest St. side of the lot.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage easement and guarantee is needed for improvement from the cross-road culvert on Crest Street, west to the pond.*
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**SUB 2000-90 -- One-Step Final Plat of SPURRIER'S SUNSWEPT ACRES 2<sup>ND</sup> ADDITION**  
**November 9, 2000 - Page 3**

- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
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