

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.

see B
~~A.~~ The splitting of lots both by zoning district (AA & A) and C.U.P. parcel boundaries (which allows 1-2-4 or even 8 family unit structures) is a confusing situation for the issuance of building permits and potentially for other parties attempting to determine the allowed or legal use of such a lot. The applicant has indicated that all lots are being planned for single family purposes. The only apparent advantage of the C.U.P. in this case is the allowance for a reduced setback (20-foot vs. 25-foot).

In order to eliminate the problems of the zoning and the C.U.P. boundary being split across certain of the lots the applicant has chosen to adjust the C.U.P. This adjustment must be obtained prior to the plat being scheduled for City Council review.

~~B.~~ The final plat tracing shall indicate the changes in utility easements requested by K.G. & E. and indicated on the enclosed marked copy of the plat.

~~H.~~ On the final plat tracing, dashed lines shall be used at the perimeter of the plat for streets. Solid lines are intended to indicate private streets.

~~H.~~ In addition to the note indicating the dimensions of the building setbacks, these setbacks shall also be labeled across the lots, on the face of the plat.

~~O.~~ The applicant is reminded that the title binder is to be submitted at the time the final plat is submitted.

~~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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

~~R.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

~~S.~~ Recording of the plat within 30 days after approval by the City Council.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-2

July 1, 1991

STAFF REPORT
(Final Plat Approved 6/27/91,
Preliminary Plat Approved 3/21/91)

CASE NUMBER:

S/D 91-15 - SUNRIDGE 2ND ADDITION

OWNER/APPLICANT:

Gray Development Inc., 204 N. Woodchuck,
Wichita, KS

SURVEYOR/ENGINEER:

Moehring & Associates, 433 South Hydraulic,
Wichita, KS 67211

LOCATION:

1/2 mile south of 21st St. North on the east
side of 119th St. West.

SITE SIZE:

61.83 Acres

NUMBER OF LOTS

Residential:

216

Office:

Commercial:

Industrial:

Total:

216

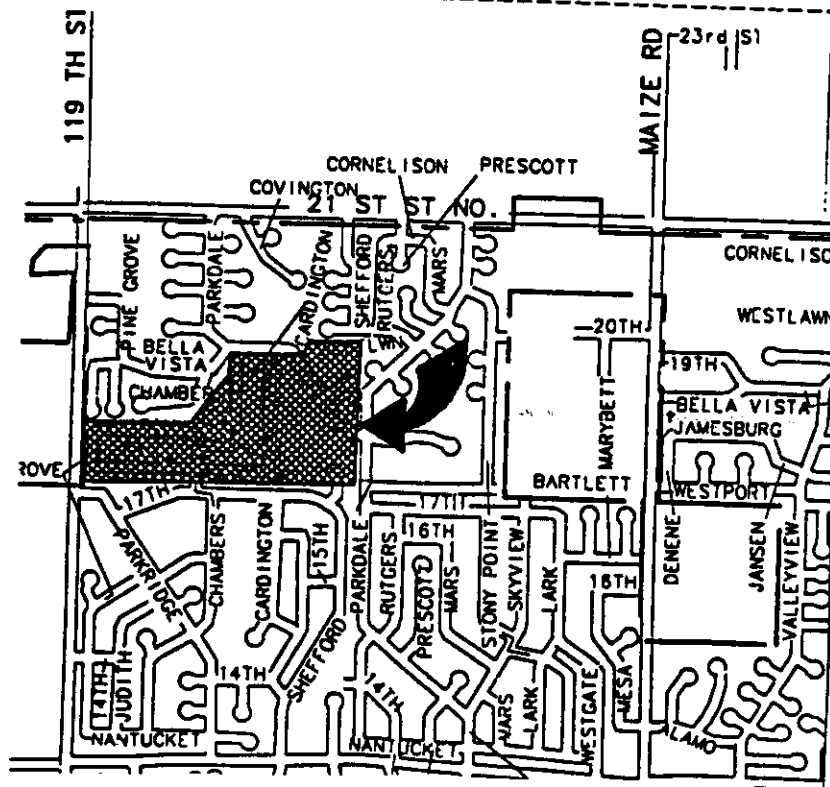
MINIMUM LOT AREA:

6,094 sq. ft.

CURRENT ZONING:

"AA" and "A" (DP-118)

VICINITY MAP:



STAFF COMMENTS:

X. The applicant shall abandon any existing petitions on file for this property. The applicant shall also pay off any charges resulting from the abandonment of projects associated with this replat. Also, square footage figures for the platted lots or an agreement shall be submitted to City Engineering to redistribute special assessments associated with a storm sewer improvement.

*2/24/92
Per Art 4.
all done*
Approval of this plat is subject to any conditions of the associated C.U.P. (DP-118) and any subsequent adjustment to this C.U.P. The applicant is advised, that to allow for single family, detached housing in the area of the C.U.P., the C.U.P. will need to be adjusted to allow such a use. Any other adjustments to the C.U.P. need to also be obtained prior to this plat going to the City Council for approval.

W.C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

W.D. The applicant shall guarantee the extension of City water to serve the lots being platted.

W.S. The applicant shall guarantee construction of the storm sewers required by this plat.

W.P. The applicant shall guarantee the paving of the proposed interior streets.

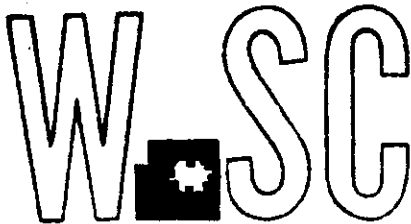
W.P.W. As required by the City Sidewalk Ordinance and Section 8-103 (B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of sidewalks on both sides of Shefford which is being platted as a 66 foot collector. Also, since 18th Street and Covington are one long, continuous street, sidewalk improvements shall be guaranteed on one side, continuing to the west line of the plat along Pine Grove to Jamesburg or Westport.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

X.
*In Prior
sub Records
copy*
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.

W.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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1988
(316) 268-4561

July 2, 1991

Don Moehring
Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 91-15 (Final Plat) SUNRIDGE 2ND ADDITION located 1/2
mile south of 21st St. North on the east side of 119th
St. West

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on July 1, 1991, 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 June 28, 1991.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developers.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

cc: Gray Development Inc., Attn: Bill Grey, 204 N. Woodchuck,
Wichita, KS
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

SUNRIDGE 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "SUNRIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth on the accompanying plat, being a replat of Lots 1 thru 5 inclusive and Lots 65 thru 67 inclusive, in Block 2, and Lot 1, Block 3, all in Woodbridge 5th Addition to Wichita, Sedgwick County, Kansas; AND ALSO part of Lot 8 and all of Lots 9 thru 18 inclusive and part of Lot 19, Block 14, and all of Lots 19 thru 37 inclusive, Block 12, and all of Lots 60 thru 74 inclusive, Block 2, all in Echo Hills 2nd Addition to Wichita, Sedgwick County, Kansas; AND ALSO all Lots, Blocks and Reserve "A", in Country Village Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part thereof previously replatted as part of Woodbridge 5th Addition to Wichita, Sedgwick County, Kansas; together with all streets included within the above described parcels; more particularly described as: Beginning at a point in the South line and 50.03' East of the Southwest corner of the NW 1/4 of Sec. 7, T27S, R1W of the 6th P.M., Sedgwick County, Kansas; thence North along the East Right-of-way line of 119th St. West, with an assumed bearing of N. 01°28'58" W., a distance of 758.49'; thence N. 86°28'01" E., a distance of 1093.82'; thence N. 24°28'01" E., a distance of 339.14'; thence N. 03°22'58" W., a distance of 205.48' to a point on a curve having a radius of 260.00'; thence Southeasterly along said curve and thru a central angle of 17°27'31", a distance of 79.22', to the P.T. of said curve, the chord to said curve being 78.92' and bearing S. 84°39'13" E.; thence N. 86°37'02" E., a distance of 544.93' to the P.C. of a curve to the right having a radius of 50.00', thence N. 86°28'01" W., a distance of 2551.25' to the P.T. of said curve, a distance of 157.26'; thence N. 54°09'10" E., a distance of 76.41'; thence N. 27°50'29" E., a distance of 61.12'; thence N. 86°37'51" E., a distance of 495.10' to a point in the East line of the NW 1/4 of said Sec. 7; thence S. 00°37'40" W., a distance of 1308.56' to the Southeast corner of the NW 1/4 of said Sec. 7; thence S. 86°28'01" W., a distance of 2551.25' to the point of beginning.

Don C. Moehring II
Surveyor

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 same to be surveyed and platted into Lots, Blocks, Streets and Reserves, to be known as "SUNRIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from 119th St. West, over and across the West line of Lot 1, Block A, and over and across the West line of Lots 1 thru 6 inclusive, Block B, and also over and across the West line of Lot 1, Block E, are hereby granted to the appropriate Governing Body. Reserve "A" is for pedestrian and open space, drainage and detention-retention pond, and utilities confined to easements. Reserve "B" is for recreational facilities, walks, landscaping and irrigation, and said Reserves shall be owned and maintained by a Homeowner's Association.

GRAY DEVELOPMENT, INC.

Billy J. Gray
President

Denise M. Gray
Vice-President & Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1991, before me, a Notary Public in and for said State and County, came Gray Development, Inc. by Billy J. Gray, President and Denise M. Gray, Vice-President & Secretary, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Janice C. Bray
Notary Public

My Commission Expires _____

We the undersigned, mortgagee of the above described property, do hereby consent to the plat of "SUNRIDGE 2ND ADDITION".

HAYSVILLE BANK, N.A.

Stephen K. Matthews
President

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1991, before me, a Notary Public in and for said State and County, came Haysville Bank, N.A. by Stephen K. Matthews, President, on behalf of the Bank to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Janice C. Bray
Notary Public

My Commission Expires _____

This plat of "SUNRIDGE 2ND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1991

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

George Sherman
Chairman

Marvin S. Krout
Secretary

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1991.

Bob Knight
Mayor

Pat Burnett
Deputy City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1991.

Pat Kettler
Register of Deeds

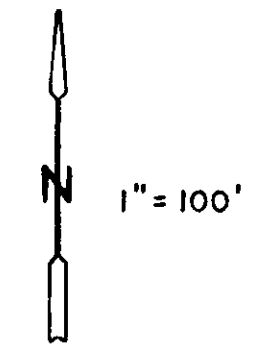
Ed Resa
Deputy

Entered on transfer record this _____ day of _____, 1991.

County Clerk

SUNRIDGE 2ND ADDITION

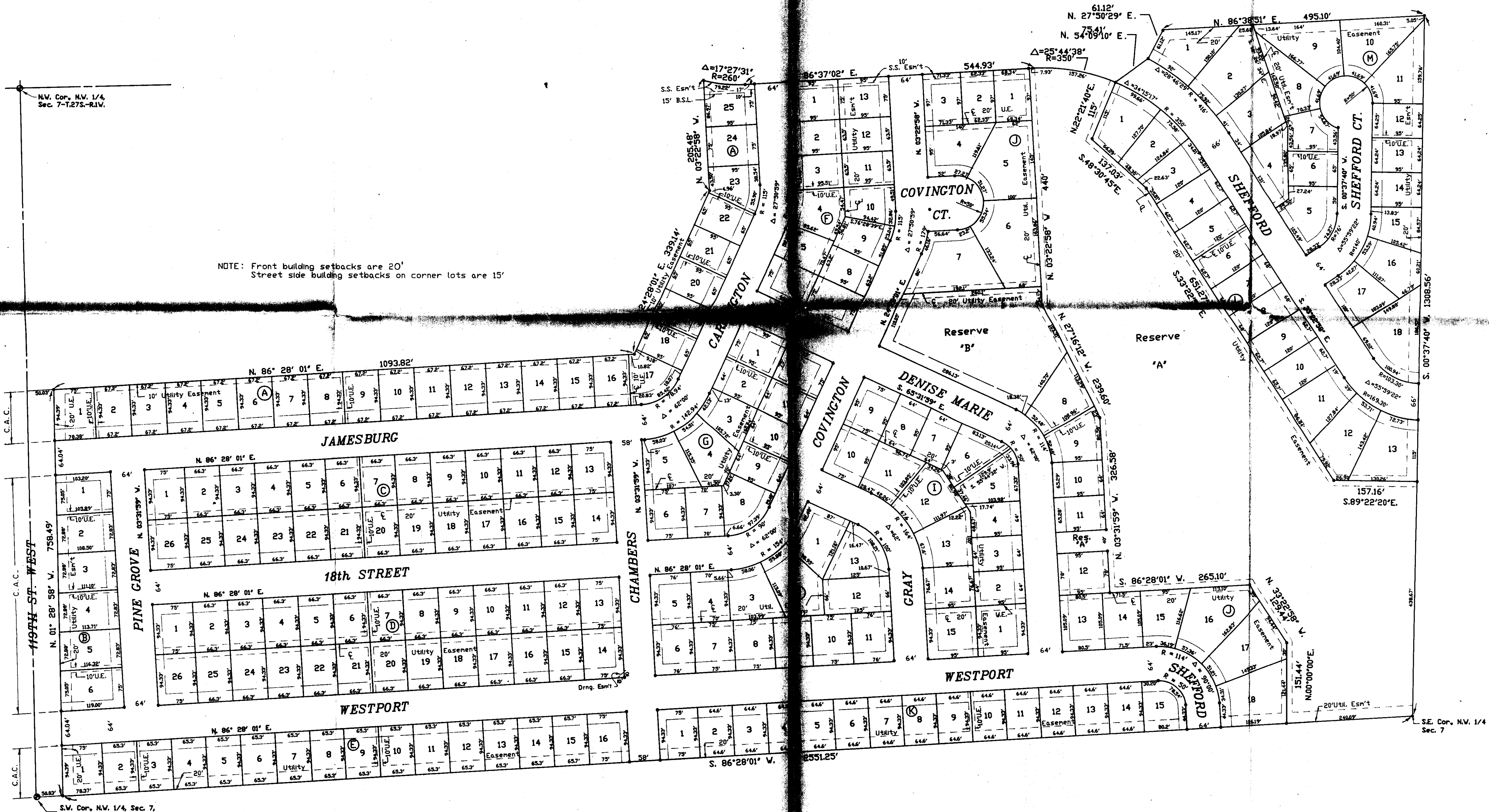
WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:

City Disc - 79' S. and 46' E. of
the NW Cor. of the NW 1/4,
Sec. 7, T.27S., R.1W.
Elev. = 1359.48 M.S.L.
= 172.08 City Datum

NOTE: Front building setbacks are 20'
Street side building setbacks on corner lots are 15'



C.A.C. = Complete Access Control