

- K. In order to alert all future owners of lots being accessed by the private streets, a restrictive covenant shall be submitted for recording, which states that the private streets will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street.
- L. As requested by K.G.&E., the final plat tracing shall indicate a 10-foot utility easement centered on the common property line of Lots 6 and 7.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- N. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 - 1. Tom Scott - Chairman
 - 2. Mark F. Schroeder - Pro-tem Chairman
 - 3. David Bayouth - Commissioner
 - 4. Bernard A. Hentzen - Commissioner
 - 5. Billy Q. McCray - Commissioner
- O. 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.
- P. 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.
- 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.
- 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.
- T. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

FEBRUARY 11, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH

OWNER/APPLICANT: Larry G. Stephenson

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 13th Street, on both sides of 143rd Street East.

SITE SIZE: 18.74 Acres

NUMBER OF LOTS:

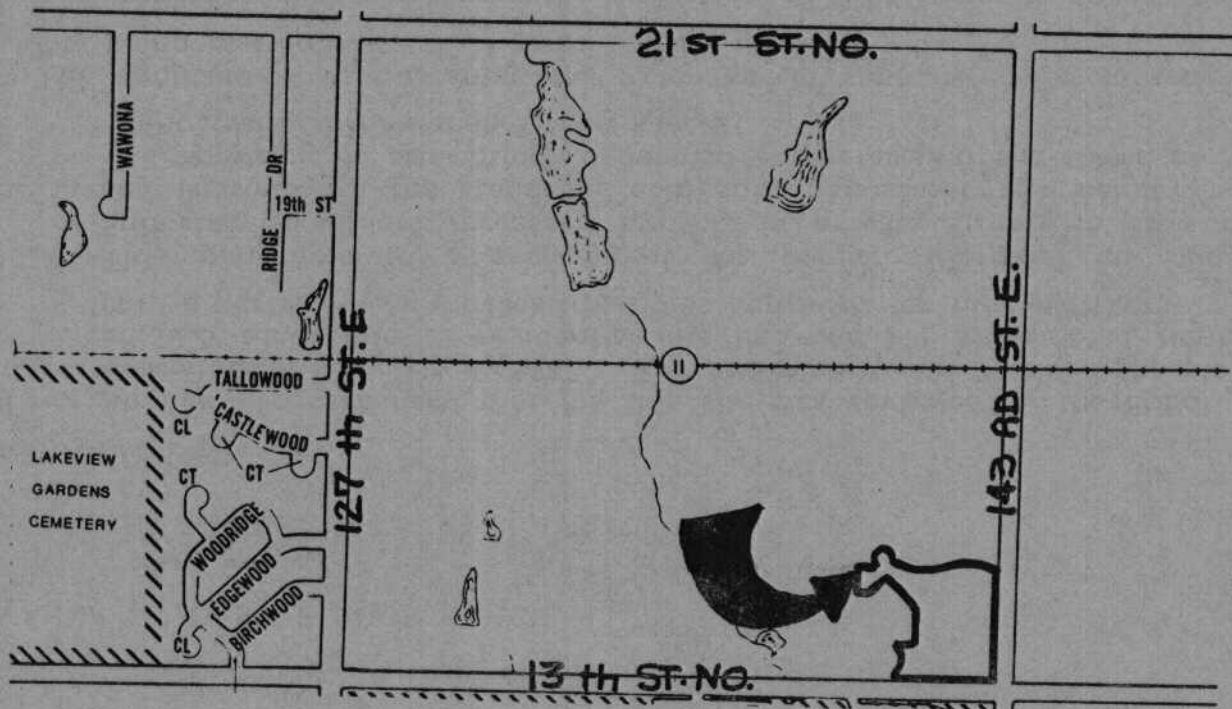
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 38,950 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

NOTE: An overall preliminary plat for this site was reviewed by the Subdivision Committee on October 9, 1987. The preliminary plat involved the platting of 78.5 acres into 45 residential lots and one (1) office lot. However, only a portion of this overall plat was approved for final platting.

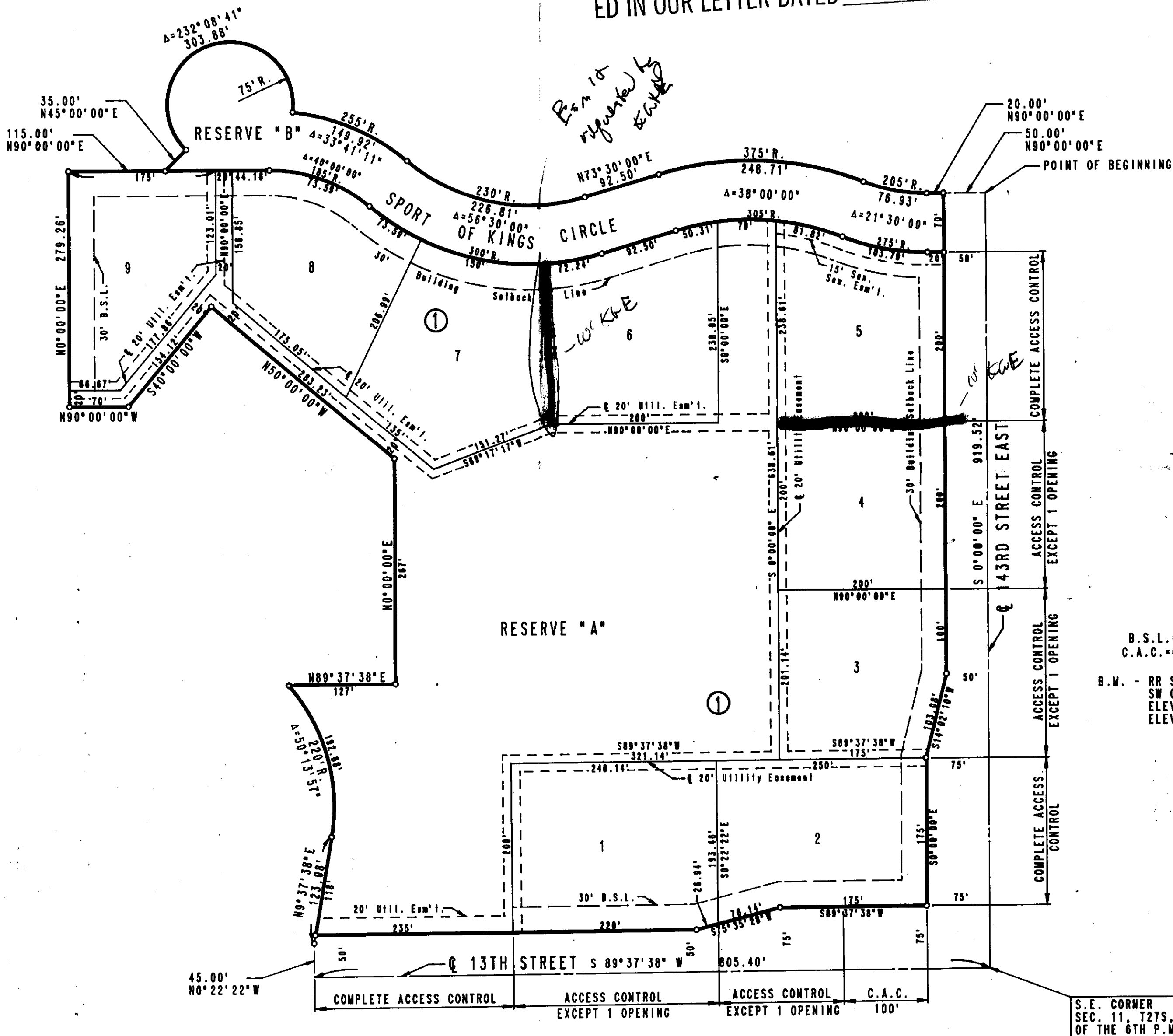
This plat involves a segment of the portion approved for platting. Suburban-sized lots, accessed by way of private streets in some cases and improved to the standards of a suburban street, are being platted. The applicant is attempting to develop a plat around the theme of horse riding trails and extensive open spaces.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the private streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. 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.
- I. For the reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the County, the authority to maintain the drainage reserve 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.
- J. For the reserve being platted for private street purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the governing body, the authority to maintain the private street reserve 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.

FINAL PLAT
OFFICE COPY
DO NOT REMOVE

SAVANNA
AT CASTLE ROCK RANCH
AN ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/11/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/11/88



STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 21 DAY OF APRIL, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF SAVANNA AT CASTLE ROCK RANCH AN ADDITION TO SEDGWICK COUNTY, KANSAS, DESCRIBED AS: BEGINNING AT A POINT IN THE EAST LINE AND 919.52 FEET NORTH OF THE SE 1/4 CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.; THENCE BEARING S0°00'00\"/>

R.W. LINN, P.E., LIC. NO. 3684 RLS NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LAND TO BE SURVEYED AND PLATTED INTO LOTS A BLOCK AND RESERVES. THE SAME TO BE KNOWN AS SAVANNA AT CASTLE ROCK RANCH AN ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

RESERVE 'A' IS HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS AND UTILITIES CONFINED WITHIN EASEMENTS. RESERVE 'B' IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE DRIVE, DRAINAGE AND UTILITIES. RESERVES 'A' AND 'B' SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF OWNER'S ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS' ASSOCIATIONS TO BE FORMED WITHIN SAVANNA AT CASTLE ROCK RANCH ADDITION.

MINIMUM PAD ELEVATION FOR LOTS 1 THROUGH 9 IN BLOCK ONE SHALL BE CITY DATUM = 1352.87 M.S.L.

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM 13TH STREET NORTH AND 143RD STREET EAST OVER AND ACROSS THE SOUTH LINE OF LOTS 1 AND 2 AND EAST LINE OF LOTS 2, 3, 4, AND 5 ALL IN BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOTS 1 AND 2 SHALL HAVE ACCESS TO 13TH STREET NORTH AT ONE (1) LOCATION EACH AND THAT LOTS 3 AND 4 SHALL HAVE ACCESS TO 143RD STREET EAST AT ONE (1) LOCATION EACH. SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

OWNERS:

LARRY G. STEPHENSON

MARJORIE J. STEPHENSON

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT ON THIS 21 DAY OF APRIL, 1988, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME LARRY G. STEPHENSON AND MARJORIE J. STEPHENSON, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE AMERICAN SAVINGS IN _____, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SAVANNA AT CASTLE ROCK RANCH, SEDGWICK COUNTY, KANSAS

BY _____, VICE PRESIDENT

STATE OF _____ }
COUNTY OF _____ } SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF AMERICAN SAVINGS IN _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY 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.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN

ELTON PARSONS

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____, MAYOR

ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK

DALE E. REA

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1988.

_____, PRO-TEM CHAIRMAN

MARK F. SCHROEDER

_____, COMMISSIONER

BILLY Q. MCCRAY

_____, COMMISSIONER

DAVID BAYOUTH

_____, CHAIRMAN

TOM SCOTT

_____, COMMISSIONER

BERNARD A. HENTZEN

ATTEST

_____, COUNTY CLERK

DON WRIGHT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK

DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, M., ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR —
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1684
(316) 266-4561

February 18, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 18, 1988, 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 February 11, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Larry G. Stephenson, 14010 East 13th, Wichita, KS 67230

FILE COPY