

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 28, 1988

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

Re: Final Plat S/D 88-35 - CROSS CREEK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 28, 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 April 22, 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 platfor.
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: Lakepoint Company, Attn: Jack Ritchie, 8100 E. 22nd N., Bldg. 500,
Wichita, KS 67226

FILE COPY

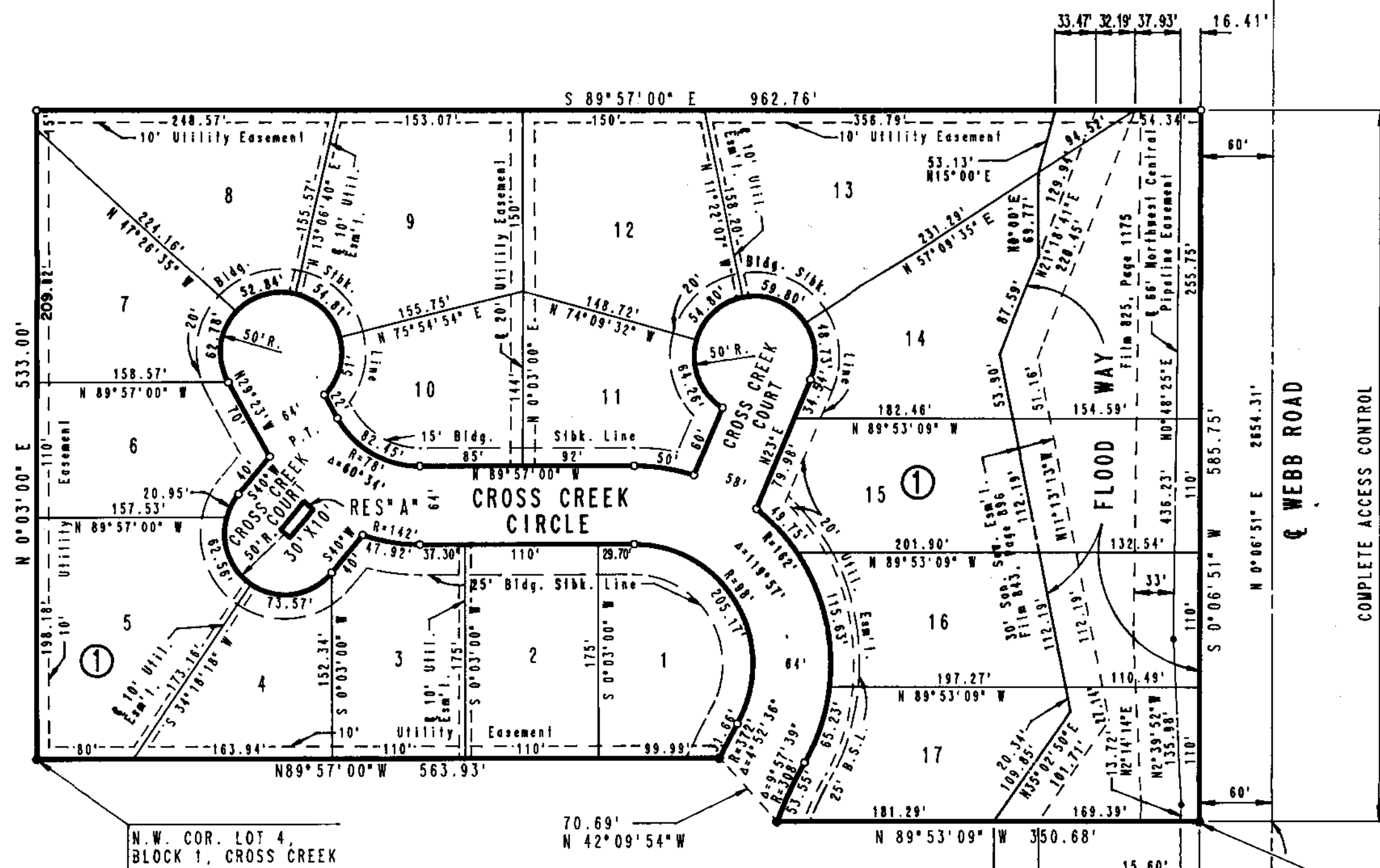
REVISED COPY

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/2/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/22/85

OFFICE COPY
DO NOT REMOVE

NE COR., NE 1/4
SEC. 17, T27S, R2E
OF THE 6TH P.M.
FD. 3/4" REBAR



SCALE: 1" = 100'
● = IRON FOUND
○ = IRON SET
△ = SECTION CORNER
B.S.L. = BUILDING SETBACK LINE

B.M. - CITY OF WICHITA BENCH MARK 04SC, 34 FT.
EAST AND 44 FT. SOUTH OF NE CORNER SE 1/4
SEC. 17, T27S, R2E.
ELEV. = 172.92 CITY DATUM
ELEV. = 1360.32 M.S.L.

MINIMUM PAD ELEVATION AS FOLLOWS:		
BLOCK 1	CITY DATUM FT.	M.S.L. FT.
LOT 13	174.5	1361.90
LOT 14	173.5	1360.90
LOT 15	173.0	1360.40
LOT 16	172.5	1359.90
LOT 17	172.0	1359.40

SIDE LOT LINES IN BLOCK 1 ARE DIMENSIONED FROM
THE FRONT LOT LINE TO THE FLOODWAY LINE AND FROM
THE FLOODWAY LINE TO THE BACK LOT LINE UNLESS
OTHERWISE INDICATED.

NE COR. LOT 1, BLOCK 2
CROSS CREEK-P.O.B.

SE COR., NE 1/4
SEC. 17, T27S, R2E
OF THE 6TH P.M.
FD. 1/2" I.P.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY ON THIS 4 DAY OF APRIL, 1988 THAT I WAS IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF CROSS CREEK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A RESERVE, LOTS, BLOCKS AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED AS A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) SECTION 17, T27S, R2E OF THE 6TH P.M. AND INCLUDING A REPLAT OF PART OF LOT 1, BLOCK 3 COUNTRY WALK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF CROSS CREEK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;

THENCE N89°53'09"W, ALONG THE NORTH LINE OF SAID BLOCK 2 A DISTANCE OF 350.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2;

THENCE N42°09'54"W A DISTANCE OF 70.69 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID CROSS CREEK;

THENCE N89°57'00"W ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 563.93 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1 SAID CROSS CREEK, BEING ON THE EAST LINE OF BLOCK 2, COUNTRY WALK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;

THENCE N0°03'00"E, ALONG SAID EAST LINE AND THE EXTENSION OF SAID EAST LINE A DISTANCE OF 533.00 FEET;

THENCE S89°57'00"E, A DISTANCE OF 962.76 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEBB ROAD;

THENCE S0°06'51"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 585.75 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 12.228 ACRES MORE OR LESS.

JAMES P. MOORE, L.S. 829
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 LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND A RESERVE THE SAME TO BE KNOWN AS CROSS CREEK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. MINIMUM PAD ELEVATION FOR LOTS 13 TO 17 BLOCK 1 ARE INDICATED ON THE FACE OF THE PLAT. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE EAST LINE OF CROSS CREEK 2ND ADDITION ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL PORTIONS OF COUNTRY WALK AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, LOCATED WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING, AND IS TO BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS ASSOCIATION TO BE FORMED WITHIN CROSS CREEK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:

LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP
BY RITCHIE DEVELOPMENT CORPORATION
MANAGING PARTNER OF SAID PARTNERSHIP

BY: JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 4 DAY OF APRIL, 1988, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RITCHIE DEVELOPMENT CORPORATION, BY JACK D. RITCHIE, C.E.O., ON BEHALF OF LAKEPOINT COMPANY, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. 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

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 _____, ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

CROSS CREEK 2ND ADDITION

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- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required?

APRIL 21, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 10/8/87)

CASE NUMBER: S/D 88-35 - CROSS CREEK 2ND ADDITION

OWNER/APPLICANT: Lakepoint Company, Attn: Jack Ritchie,
8100 E. 22nd N., Bldg. 500, Wichita, KS 67226

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

LOCATION: In an area west of Webb Road and south of 13th Street North.

SITE SIZE: 12.2 Acres

NUMBER OF LOTS:

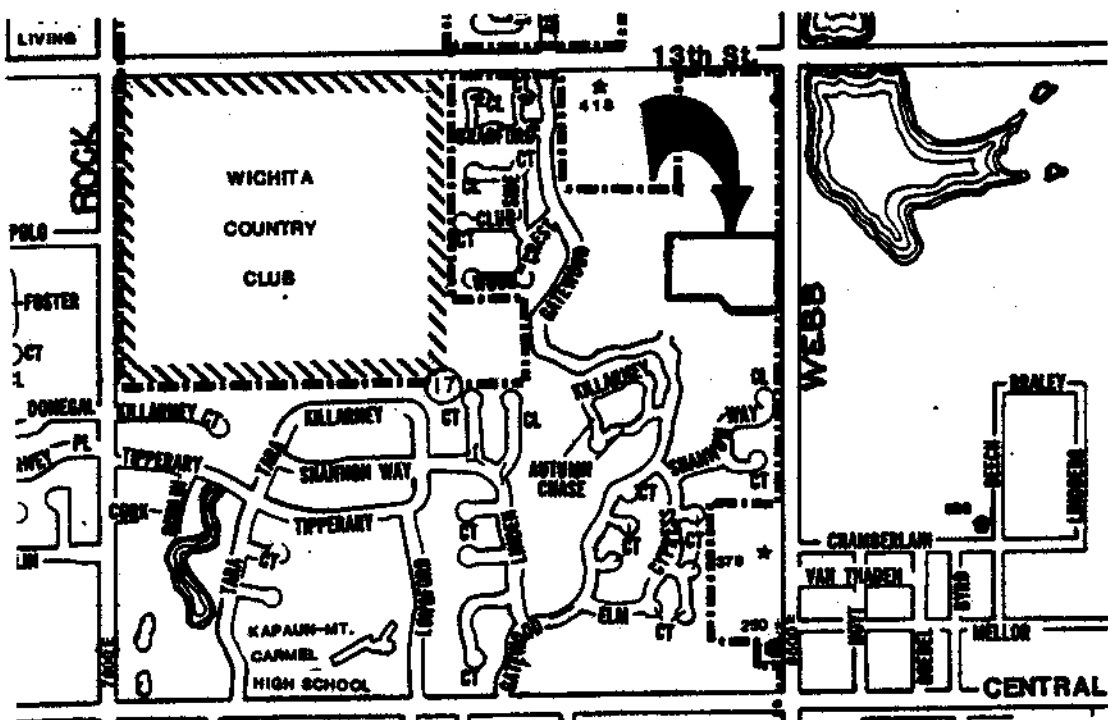
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	17

MINIMUM LOT AREA: 16,200 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This final plat represents the fourth final plat of an overall preliminary plat (Country Walk Addition) approved on October 8, 1987.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the platting of the minimum building pad elevations shall be referenced in the plat's text.
- H. On the final plat tracing, the plat's text shall be amended to state that work shall not be done within the floodway unless approved by the City Engineer, rather than the appropriate governing body.
- I. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. The final plat shall indicate the recording information for the 66-foot pipeline easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. When the overall preliminary plat for this area was considered, staff called attention to the excessively long Cross Creek Circle cul-de-sac. The preliminary plat staff report advised that this cul-de-sac was approximately 1,700 feet long and that Section 7-201(R) of the Subdivision Regulations states that cul-de-sac streets are not to exceed a maximum of 600 feet in length.

Specific problems associated with long culs-de-sac are as follows:

- 1. Circulation layouts are confusing and driving distances and times will be increased for traffic entering and existing the subdivision.

2. Traffic is forced to double back. This is especially inefficient for delivery people, emergency equipment and service vehicles.
3. The common advantages of platting a cul-de-sac are diminished. A long cul-de-sac encourages increased traffic speeds, traffic volumes and mid-block turning to reverse direction. Mid-block turning is frequently done in private driveways.
4. The first fire equipment arriving at a fire may block equipment arriving later or interfere with the maneuvering of equipment.
5. Access to interior lots will be shut off if the cul-de-sac's intersection with a connecting street is blocked. Any multiple apparatus response by the Fire Department, to an emergency located on the "spine" of a long cul-de-sac, will isolate the dwelling units located on the remainder of the cul-de-sac.

The platting of cul-de-sac streets, which exceed the 600-foot standard, have been permitted where either man-made or natural topographical limitations (e.g. golf courses, lakes and floodways) so dictated. Also, long cul-de-sac streets have been permitted when the configuration of the subdivider's ownership has prevented the development of alternate circulation routes. Given the applicant's revised plans to convey property to the north of this plat, to Wichita Collegiate School, it appears now not possible to avoid the long Cross Creek circle cul-de-sac.

- M. Since this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- N. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- 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.
- 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'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.