

FINAL PLAT

CEDAR VIEW SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

KTA C/A SPIRAL CURVE DATA
 $\Delta = 5023^{\circ}00'$ $T_s = 1523.40'$
 $\Delta_c = 4323^{\circ}00'$ $L_s = 350.00'$
 $\Delta_b = 2300^{\circ}00'$ $L_b = 330.00'$
 $L_c = 2169.17'$ $E_s = 303.12'$
 $P_c = 2864.79'$

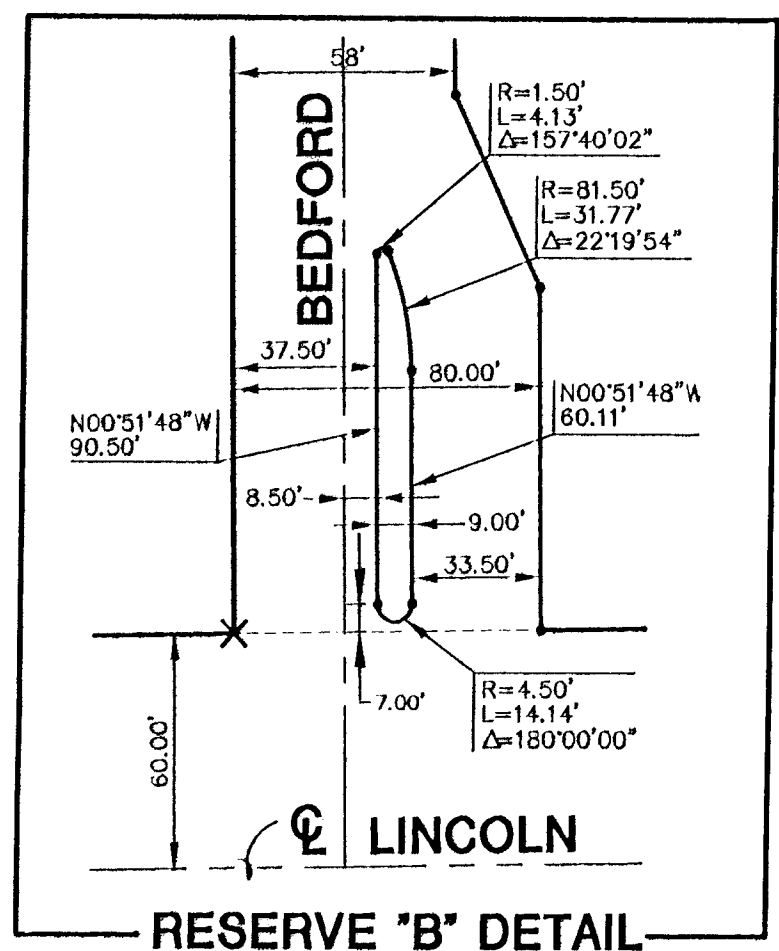
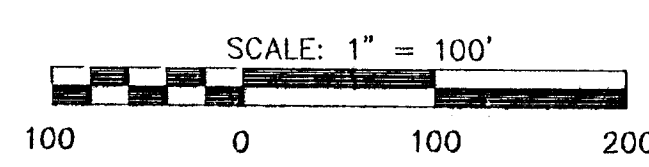
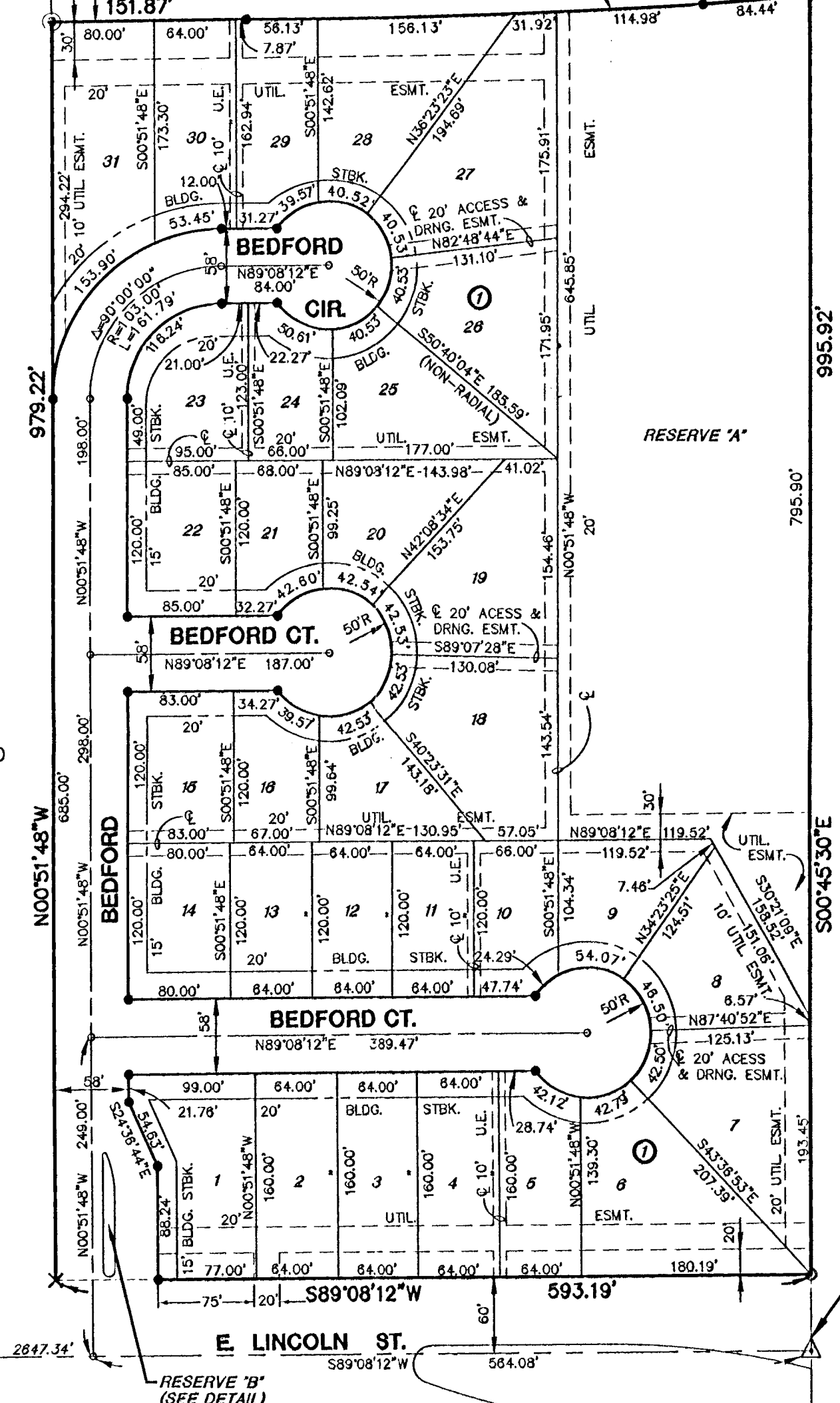
NE. COR., NW. 1/4,
SEC. 27, T27S, R2E

COMPLETE ACCESS CONTROL

KTA I-35

FND KTA TS MARKER 50' SOUTH OF CL.
 $R=5921.43'$ $L=359.18'$ $\Delta=3^{\circ}28'31''$
 $CHD.=359.10'$ $BRG.=N87^{\circ}40'14''E$
 $R=3014.79'$ $L=84.44'$ $\Delta=1^{\circ}36'17''$
 $CHD.=84.44'$ $BRG.=N84^{\circ}32'59''E$

CONDEMNATION CASE # A-54126
N88°51'07"E
151.87'



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)

LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
7	1	161.6	1349.0
8	1	161.6	1349.0
9	1	161.6	1349.0
18	1	162.6	1350.0
19	1	162.6	1350.0
26	1	162.6	1350.0
27	1	162.6	1350.0

- LEGEND**
- X = "X" CUT IN CONCRETE FOUND
 - ⊙ = 5/8" BAR/MKEC #755 FOUND
 - = 5/8" REBAR/MKEC CLS #39 FOUND
 - = 5/8" REBAR/MKEC CLS #39 SET
 - B.S. = BUILDING SETBACK
 - U.E. = UTILITY EASEMENT

Final tracing 11-22-00

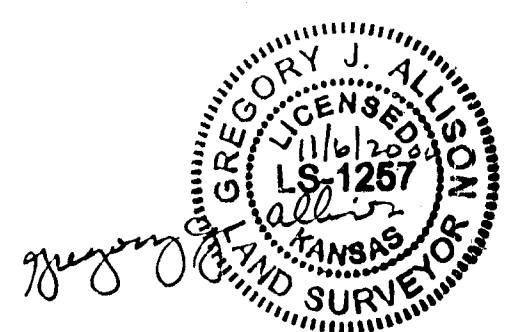
I, Gregory J. Allison, a Registered Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "CEDAR VIEW SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, streets and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northwest Quarter, Section 27, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; more particularly described as follows:

A replat of Lot 3, Block 1 and Reserve "E" CEDAR VIEW ADDITION, an addition to Wichita Sedgwick County, Kansas.

All lots, blocks, streets, utility easements, drainage easements, reserves, and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 6th day of November, 2000.



Gregory J. Allison, R.L.S. #1257
 Mid-Kansas Engineering Consultants, Inc.
 411 North Webb Road
 Wichita, Ks. 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Streets and Reserves the same to be known as "CEDAR VIEW SECOND ADDITION", an addition to 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, detention, and drainage, are hereby granted to the public. Reserve "A", is platted for drainage, lighting, landscaping, sidewalks, berming, open space, irrigation, utilities, and walkways. Reserve "B" is platted for utilities, lighting, landscaping, irrigation, entry monuments, and open space. Reserves shall be owned and maintained by the homeowners association. A drainage plan has been developed for this plat and all drainage easements right-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 storm water.

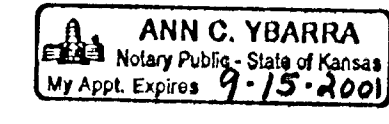
LEEWOOD HOMES, INC.
Joe H. Lee, President
 Joe H. Lee, President

STATE OF KANSAS)
) ss.
 SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 6th day of November, 2000, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President, Leewood Homes, Inc., 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year above written.

Ann C. Ybarra
 Notary Public, Ann Ybarra
 My appointment expires: 9-15-2001



This plat of "CEDAR VIEW SECOND ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this ___ day of _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
 Francis S. Garafalo
 _____, Secretary
 Marvin S. Krout

Consent is hereby given for the formation of a SANITARY SEWER DISTRICT within the boundary of this plat by the board of Sedgwick County Commissions, as they deem necessary to provide sanitary sewer service to this area.

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ___ day of _____, 2000.

_____, Mayor
 Bob Knight, Mayor
 _____, City Clerk
 Pat Burnett, City Clerk

Entered on transfer record this ___ day of _____, 2000.

_____, County Clerk
 James Alford, County Clerk

STATE OF KANSAS)
) ss:
 SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 2000.

_____, Register of Deeds
 Bill Meek, County Clerk
 _____, Deputy
 Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ___ day of _____, 2000.

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



Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2000

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2000-79 -- One-Step Final Plat of CEDAR VIEW SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 5, 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 September 29, 2000.

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 black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

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www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2000

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2000-79 -- One-Step Final Plat of CEDAR VIEW SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 28, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. County Engineering advises that each dwelling unit will be required to pay a sewer impact fee of \$2,360.79. A sanitary sewer layout plan is required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed internal streets.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan is needed. A minimum pad elevation needs to be platted adjacent to Reserve A.
- F. The right-of-way of the Kansas Turnpike and Condemnation Case number should be denoted.
- G. The applicant shall dedicate complete access control along the Kansas Turnpike.
- H. A minimum pad elevation should be denoted as was platted in the Cedar View Addition unless this requirement has been revised.
- I. 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.

- J. 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.
- K. 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.
- L. The use of Reserve A for utilities located within the platted easements should be referenced in the plattor's text.
- M. The legal description should delete reference to the southwest quarter.
- N. The corner tie point should reference the "SW corner of the NW quarter".
- O. The section center should be located on the final plat tracing.
- P. A legend should be included on the final plat tracing.
- Q. City Fire Department shall comment on the acceptability of the plat's street names. **The northernmost cul-de-sac needs to be revised to Bedford Circle.**
- R. For Lots 1-5 and 29-31, the lots exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved. **A modification has been approved.**
- S. City Fire Department needs to comment on the length of Bedford which exceeds the 600-ft maximum length for cul-de-sac streets. **The length of the street is acceptable.**
- T. 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.
- U. 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.
- V. 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.)

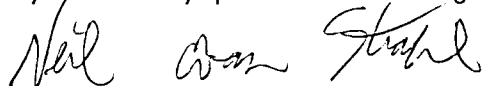
- W. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- X. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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. **KGE has requested additional easements.**
- DD. 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, October 5, 2000, at 1:30 p.m.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

STAFF REPORT
(One-Step Final Plat Approved 9/28/00)

CASE NUMBER: SUB 2000-79 -- CEDAR VIEW 2ND ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., 3500 N. Rock Road, #2200, Suite 204,
Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, 411 N. Webb Road, Wichita, KS
67206

LOCATION: North side of Lincoln, East of Greenwich, South of Kansas Turnpike

SITE SIZE: 13.4 Acres

NUMBER OF LOTS

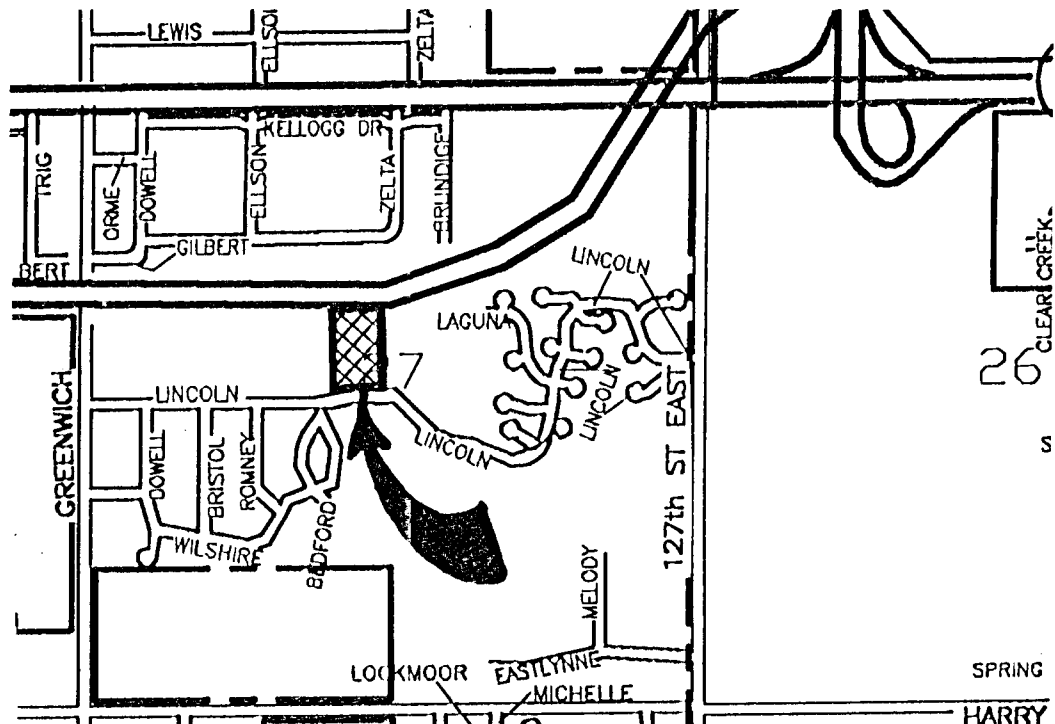
Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	31

MINIMUM LOT AREA: 7,027 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of the Cedar View Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. **County Engineering advises that each dwelling unit will be required to pay a sewer impact fee of \$2,360.79. A sanitary sewer layout plan is required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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- E. **City Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed. A minimum pad elevation needs to be platted adjacent to Reserve A.**
- F. The right-of-way of the Kansas Turnpike and Condemnation Case number should be denoted.
- G. The applicant shall dedicate complete access control along the Kansas Turnpike.
- H. A minimum pad elevation should be denoted as was platted in the Cedar View Addition unless this requirement has been revised.
- I. 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.
- J. 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.
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- L. The use of Reserve A for utilities located within the platted easements should be referenced in the plat's text.
- M. The legal description should delete reference to the southwest quarter.
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SUB 2000-79 -- One-Step Final Plat of CEDAR VIEW 2nd ADDITION
October 5, 2000 - Page 4

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