

Preliminary Plat
CHAPEL LANDING 5TH
Replat of Part of Chapel Landing
Bel Aire, Sedgwick County, Kansas

LEGAL DESCRIPTION:
That part of Chapel Landing, Bel Aire, Sedgwick County, Kansas, described as:

Beginning at the Southwest Corner of Lot 1, Block 2, in Chapel Landing 4th, Bel Aire, Sedgwick County, Kansas; thence West along the South Line of the Northeast Quarter of Section Twenty-Four, Township Twenty-Six South, Range One East of the Sixth Principal Meridian, said Line also being the Original Common Line Between Chapel Landing and Kappelman's Bel Aire Heights Second Addition, a distance of 918.80 feet to the Southeast Corner of the Northwest Quarter of said Section Twenty-Four; thence continuing West along said Quarter Section Line with a deflection to the right of 0°03'02" a distance of 1719.96 feet to the intersection of said Quarter Section Line and Reserve "HH" line as Platted in said Chapel Landing, also being the Southeastly line of the Conoco-Phillips Pipeline Easement; thence Northeastly along said Reserve Line with a deflection to the right of 142°30'00" a distance of 917.26 feet; thence with a deflection to the left of 3°36'59" and a distance of 378.61 feet; thence continuing along said Reserve Line with a deflection to the right of 3°50'17" and a distance of 101.48 feet; thence continuing along said Reserve Line with a deflection to the left of 1°44'27" and a distance of 80.68 feet; thence continuing along said Reserve Line with a deflection to the right of 5°15'36" and a distance of 609.72 feet; thence continuing along said Reserve Line with a deflection to the right of 8°08'14" and a distance of 773.43 feet to the Northwest Corner of Lot 21, Block J in said Chapel Landing; thence Southeastly with a deflection to the right of 90°02'06" along the Westerly Lot Lines of Lots 21, 22, 23 and 24 for a distance of 273.35 feet to a point of intersection on the West Line of said Lot 24; thence South with a deflection to the right of 26°19'21" along the West Lot Lines of Lots 24 and 25 a distance of 142.18 feet to the North right of way of Forbes Street; thence West along said right of way a distance of 16.44 feet; thence South at right angles to the South right of way of said Forbes Street a distance of 60.00 feet to the Northwest Corner of Lot 7, Block K in said Chapel Landing; thence South with a deflection to the left of 0°47'14" along said Lot 7 a distance of 165.91 feet to the North Line of Reserve "Z" in said Chapel Landing; thence West at right angles along said North Line a distance of 23.61 feet; thence Southeastly with a deflection to the left of 148°54'40" along said Reserve "Z" a distance of 267.60 feet; thence Southwesterly at right angles and continuing along said Reserve Line a distance of 135.00 feet to the Northeastly right of way of Highland Street as Platted in said Chapel Landing; thence Southeastly at right angles along said right of way of said Highland Street a distance of 145.17 feet; thence Southwesterly along said right of way of said Highland Street and the Northern Most Corner of Lot 6, Block 2 in said Chapel Landing 4th; thence Southwesterly along said Lot 6 a distance of 158.96 feet to a point of intersection on the West Line of said Lot 6; thence South with a deflection of 31°14'34" to the left along the West Line of said Lot 6 and Lots 5, 4, 3, 2 and 1 Block 2, in said Chapel Landing 4th a distance of 430.44 feet to the Point of Beginning.

OWNER:
WOODLAWN 53, LLC
Attn: Randy Harder
3530 N Beachclub Cir.
Wichita, KS 67205

Ph. (316) 461-2533
HHHomebuilder@hotmail.com

SURVEYOR & ENGINEER:
Garver, LLC
Surveyor: Will Clevenger
WKClevenger@GarverUSA.com
Engineer: Ken Lee
KWLee@GarverUSA.com

EXISTING ZONING:
Single Family Residential R-4
Existing use is agricultural

PROPOSED ZONING:
R5

FLOOD ZONE:
According to the FEMA/FIRM Map
No. 20173C0219G, effective
December 22, 2016; the property
shown hereon is located in Zone X

GROSS AREA:
2,395,370.5 Sq. Ft.±
54.99 Acres±

DATE OF TOPOGRAPHY:
AUGUST, 2021

GARVER
GARVER
8535 E. 21st Street N.
Suite 130
Wichita, KS 67206
(316) 264-8008
www.GarverUSA.com

DWG FILE: 21S04022 PLATTING BASE
PROJECT NO. 21S04022
NOVEMBER 23, 2021

NOTE:
THE MINIMUM INTERIOR SIDE YARD SETBACK IN CHAPEL LANDING SHALL BE 6 FEET FOR THE PRIMARY STRUCTURE ONLY AND NO GROUND LEVEL OR NEAR GROUND LEVEL ENCROACHMENTS SHALL BE ALLOWED IN THIS SETBACK, INCLUDING, BUT NOT LIMITED TO WINDOW WELLS, THE PLACEMENT OF HEATING, (INCLUDING A CHIMNEY), OR AIR CONDITIONING EQUIPMENT, OR ANY OTHER GROUND LEVEL TYPE ENCROACHMENTS THAT WOULD RESTRICT CIRCULATION AROUND THE PRIMARY STRUCTURE. OVERHEAD ENCROACHMENTS, INCLUDING, BUT NOT LIMITED TO OVERHANGING EAVES AND GUTTERS SHALL BE PERMITTED IN THIS SETBACK ONLY AS ALLOWED BY THE ZONING ORDINANCE.

THE FRONT YARD BUILDING SETBACK LINE WITHIN THE PROPOSED ADDITION SHALL BE A MINIMUM OF 25 FEET. WHEN A CORNER LOT IS INVOLVED, THE SIDE YARD BUILDING SETBACK LINE SHALL BE A MINIMUM OF 15 FEET WITH COMPLETE ACCESS CONTROL.

LEGEND

B.S.L.	.....	BUILDING SETBACK LINE
SS	.....	SANITARY SEWER
SS1	.....	PROPOSED SANITARY SEWER
SWS1	.....	PROPOSED STORMWATER DRAIN
G	.....	GAS LINE
CATV	.....	UNDERGROUND CABLE TELEVISION (COX COMMUNICATIONS)
W	.....	WATER MAIN
W1	.....	PROPOSED WATER MAIN
.....	.....	WATER VALVE BOX
.....	.....	TELEPHONE PEDESTAL
.....	.....	CABLE TV PEDESTAL
.....	.....	TRANSFORMER
.....	.....	SANITARY SEWER MANHOLE
.....	.....	STORMWATER SEWER MANHOLE
.....	.....	STORMWATER SEWER CATCH BASIN
.....	.....	BENCHMARK

0 16' 32' 64' 96'
(IN FEET)

BENCHMARK #1:
CHISELED SQUARE ON THE TOP OF CURB ON THE EAST END OF A CURB INLET ON THE NORTH SIDE OF CENTRAL PARK AVE. AT THE LOT LINE COMMON TO LOTS 19 AND 20, BLOCK K, CHAPEL LANDING
ELEVATION = 1418.55 (NAVD88, G18)

BENCHMARK #2:
CHISELED SQUARE ON THE TOP OF CURB ON THE WEST SIDE OF HIGHLAND STREET AND 103' NORTH OF 49TH STREET NORTH,
ELEVATION = 1427.08 (NAVD88, G18)

