EAGLES LANDING AT NORTH OLIVER 2ND

WICHITA, SEDGWICK COUNTY, KANSAS

Revised 12/31/01

BENCHMARK:
OLIVER AND 45TH ST. N. – TOP OF BRASS PLATE ON SW CORNER OF R.C.B.C. EAST OF INTERSECTION.
ELEV. = 1398.88 NGVD (211.48 CITY DATUM)

60d NAIL IN H.L.P., 33' S. OF THE NW CORNER OF GOV'T. LOT 1 IN THE NE1/4 OF SEC. 26, TWP. 26-S, R-1-E OF THE 6TH P.M.
ELEV. = 1377.19 NGVD (189.79 CITY DATUM)

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE COMMERCIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THE RESIDENTIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
37–39, 41–44	A	205.0	1392.4
28–40, 43–46	C	201.0	1388.4
2	D	207.0	1394.4
3	D	206.0	1393.4
5	D	204.0	1391.4
6	D	203.0	1390.4
7	D	202.5	1389.9
8	D	201.5	1388.9
9	D	201.0	1388.4
10–11	D	200.5	1387.9
12	D	198.0	1385.4
13–17	D	196.5	1383.9
1	E	196.5	1383.9
2	E	200.5	1387.9
3	E	202.5	1389.9
4	E	206.0	1393.4

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "EAGLES LANDING AT NORTH OLIVER 2ND", Wichita, Sedgwick County, Kansas.

Legacy Bank

Brad E Yaeger, S.V.P. (Title)
BRAD E. YAEGER

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 14TH day of DECEMBER, 2001, by BRAD E. YAEGER, SR. V.P. (Title) of Legacy Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "EAGLES LANDING AT NORTH OLIVER 2ND", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1 through 56, inclusive, Block A, together with all of Lots 1 through 24, inclusive, Block B, together with all of Lots 1 through 59, inclusive, Block C, together with all of Lots 1 through 24, inclusive, Block D, together with all of Lots 1 through 4, inclusive, Block E, together with all of Lot 1, Block F, together with all of Reserves "A", "B", "C", "D", and "E", and together with all of Eagles Landing, all three Eagles Landing Courts, Willow Point, Willow Point Court, Falcon, both Falcon Courts, Dellrose, both Dellrose Circles, 45th Street North, and Oliver Street, all as platted or dedicated in Eagles Landing at North Oliver, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, LS-971, 12-19-2001, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "EAGLES LANDING AT NORTH OLIVER 2ND", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes to or from Reserve "E" and no fences or other obstructions shall be constructed or placed on or within this easement. The drainage, utility, and pedestrian access easement is hereby granted as indicated for drainage purposes, for the construction and maintenance of all public utilities, and for pedestrian access purposes to or from Reserve "B" and no fences or other obstructions shall be constructed or placed on or within this easement. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "D" are hereby reserved for entry monuments, landscaping, open space, streets, and utilities. Reserves "B", "C", and "E" are hereby reserved for lakes, drainage purposes, landscaping, sidewalks, open space, berms and utilities as confined to easements. Reserves "F", "G", "H", and "I" are hereby reserved for entry monuments, open space, landscaping, berms, screening walls, and utilities. Reserves "A", "B", "C", "D", "E", "F", "G", "H", and "I" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Leewood Homes, Inc.

Joe H. Lee, President
Joe H. Lee

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 13TH day of DECEMBER, 2001, by Joe H. Lee, President of Leewood Homes, on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

This plat of "EAGLES LANDING AT NORTH OLIVER 2ND", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____ day of_____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of_____, 2001.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2001.

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

Entered on transfer record this_____ day of_____, 2001.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____ day of_____, 2001 at_____ o'clock___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

- ● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- □ = #5 REBAR W/ "MKEC" CAP (FOUND)
- △ = 1" IRON (FOUND)
- ○ = 1/2" IRON IN THIMBLE (FOUND)
- ◉ = MAGNETIC NAIL W/ WASHER IN POST (FOUND)
- Ø = 3/4" IRON (FOUND)
- X = CONCRETE NAIL (FOUND)
- ⊗ = #4 REBAR W/ "TTLSI" CAP (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-D) = CALCULATED PER DESCRIBED INFO.
C.A.C. = COMPLETE ACCESS CONTROL

0 100 200

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\EAGLES LANDING AT N. OLIVER 2ND\DWG\EAGLES2FR.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-73 -- One-Step Final Plat of Eagles Landing at North Oliver Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 27, 2001, with the following revision to Item D:

A temporary access opening is permitted along Oliver for Lot 1, Block F, subject to its closure upon the construction of a shared opening with the abutting property to the north. A Restrictive Covenant shall be provided addressing this condition, in addition to, it being referenced in the plattor's text.

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.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

ADDRESS CORRECTION

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-73 -- One-Step Final Plat of Eagles Landing at North Oliver Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

A. The Applicant shall guarantee the extension of City water and sanitary sewer services to the site. *City Engineering has requested a respread agreement.*

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

C. City Engineering need to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

D. Four access openings are proposed along the south side of 45th St. North and one opening along the north side of 45th St. North. Complete access control has been platted along the plat's frontage to Oliver. Shared openings are proposed between Lots 1 and 2, Block E, and between Lots 3 and 4, Block E. *The access controls are approved.*

E. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.

F. 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.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.

H. The applicant has indicated that he is in the process of having a blanket pipeline easement confined. If this easement, when confined, impacts this site, the easement shall be shown on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.

I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

J. The signature line for Chris Cherches needs to be revised to reference "City Manager".

K. The Subdivision Regulations require a 75-ft half-street right-of-way at arterial intersections; however **Traffic Engineering** has approved for the Eagles Landing at North Oliver Addition a 60-ft right-of-way with corner clip at the 45th St. North and Oliver intersection.

L. For Lot 5, Block D, the lot depth to width ratio exceeds the maximum 2.5 to 1 as specified by the Subdivision Regulations. ***A modification from the Subdivision regulations has been approved.***

M. The Applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall also provide for sidewalk on at least one side of all through, non-cul-de-sac streets.

N. 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.

O. Lot 4, Block E needs to be dimensioned at the northwest corner.

P. Lot 1, Block D needs a bearing added along the south line.

Q. The utility easement between Lots 23 and 24, Block D needs located.

R. The lot dimension on the northeast line of Lot 17, Block B needs corrected.

S. Lot 68, Block C needs a bearing along the south line added.

T. The lot dimension on Lot 45, Block A needs moved.

U. Lot 41, Block A needs a dimension along the east line added.

V. 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.

W. 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.)

X. 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.

Y. 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- 946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

Z. 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.

AA. 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.

BB. Perimeter closure computations shall be submitted with the final plat tracing.

CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

DD. 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.***

EE. 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.

This case will be forwarded to the Planning Commission on Thursday, August 9, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Leewood Homes, Inc., 3500 N. Rock Road, Bldg. 2200, Ste. 24, Wichita, KS 67226
Mike Lindebak, City Engineer (Mail Stop 1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7
AUGUST 9, 2001

STAFF REPORT
(One-Step Final Plat Approved 7/26/01)

CASE NUMBER: SUB 2001-73 – EAGLE'S LANDING AT NORTH OLIVER SECOND ADDITION

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

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 45th St. North and Oliver

SITE SIZE: 71.29 Acres

NUMBER OF LOTS

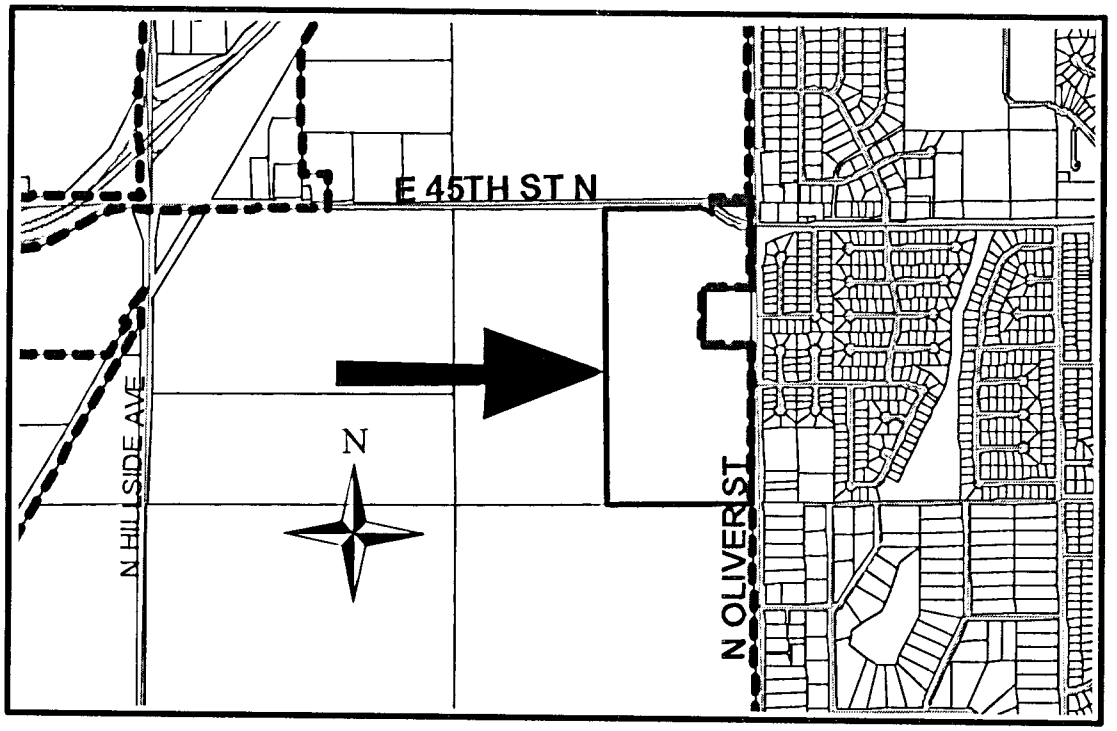
Residential:	181
Office:	
Commercial:	5
Industrial:	
Total:	186

MINIMUM LOT AREA: 7,200 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial I

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Eagles Landing at North Oliver Addition which contains 18 additional lots. The street layout and boundaries of the reserves represent the same configuration. The site was annexed by the City of Wichita in April 2001. A zone change (ZON 2001-29) was approved from SF-5, Single-Family Residential to LC, Limited Commercial for the portion of the plat abutting the north and south sides of 45th St. North. The site is located in the Bel Aire Area of Influence.

STAFF COMMENTS:

A. The Applicant shall guarantee the extension of City water and sanitary sewer services to the site. ***City Engineering has requested a respread agreement.***

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

C. **City Engineering** need to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. Four access openings are proposed along the south side of 45th St. North and one opening along the north side of 45th St. North. Complete access control has been platted along the plat's frontage to Oliver. Shared openings are proposed between Lots 1 and 2, Block E, and between Lots 3 and 4, Block E. ***The access controls are approved.***

E. ***The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.***

F. 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.

G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.

H. The applicant has indicated that he is in the process of having a blanket pipeline easement confined. If this easement, when confined, impacts this site, the easement shall be shown on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.

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