EAGLES LANDING AT NORTH OLIVER
WICHITA, SEDGWICK COUNTY, KANSAS

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
34-40	A	205.0	1392.4
27-39, 41-44	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	D	200.5	1387.9
11	D	198.0	1385.4
12-18	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", Wichita, Sedgwick County, Kansas.

Legacy Bank

Steve Gegen, VP
STEVE GEGEN (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 4TH day of JUNE, 2001, by STEVE GEGEN, VICE-PRESIDENT (Title) of Legacy Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

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", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as The East Half of Government Lot 1; and all of Government Lot 3, and the Southeast Quarter of the Northeast Quarter of Section 26, Township 26 South, Range 1 East, of the 6th P.M., all situated in Sedgwick County, Kansas excepting the following parcel: That part of the Northeast Quarter of Section 26, Township 26 South, Range 1 East, of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the East Line of said Northeast Quarter, at a Kansas South-Zone Grid Bearing of S00°56'49"E, a distance of 756 feet from the Northeast corner of said Northeast Quarter; thence S00°56'49"E, on said East Line, a distance of 509.00; thence S89°03'11"W, a distance of 478.00 feet; thence N00°56'49W, parallel with the said East line, a distance of 509.00 feet; thence N89°03'11"E, a distance of 478.00 feet to the point of beginning.

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, 5-30-2001, Surveyor
Michael G. Conrey
MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

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", 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 easements are hereby granted as indicated for drainage purposes and for pedestrian access purposes to or from Reserves "B" and "E" 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 "A", "B", "C", "D", and "E" shall be owned by the homeowners association for the addition. All abutters rights of access shall be as depicted on the face of the plat and hereby granted to the City of Wichita. 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 1ST day of JUNE, 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 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "EAGLES LANDING AT NORTH OLIVER", 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

_____, Mayor
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

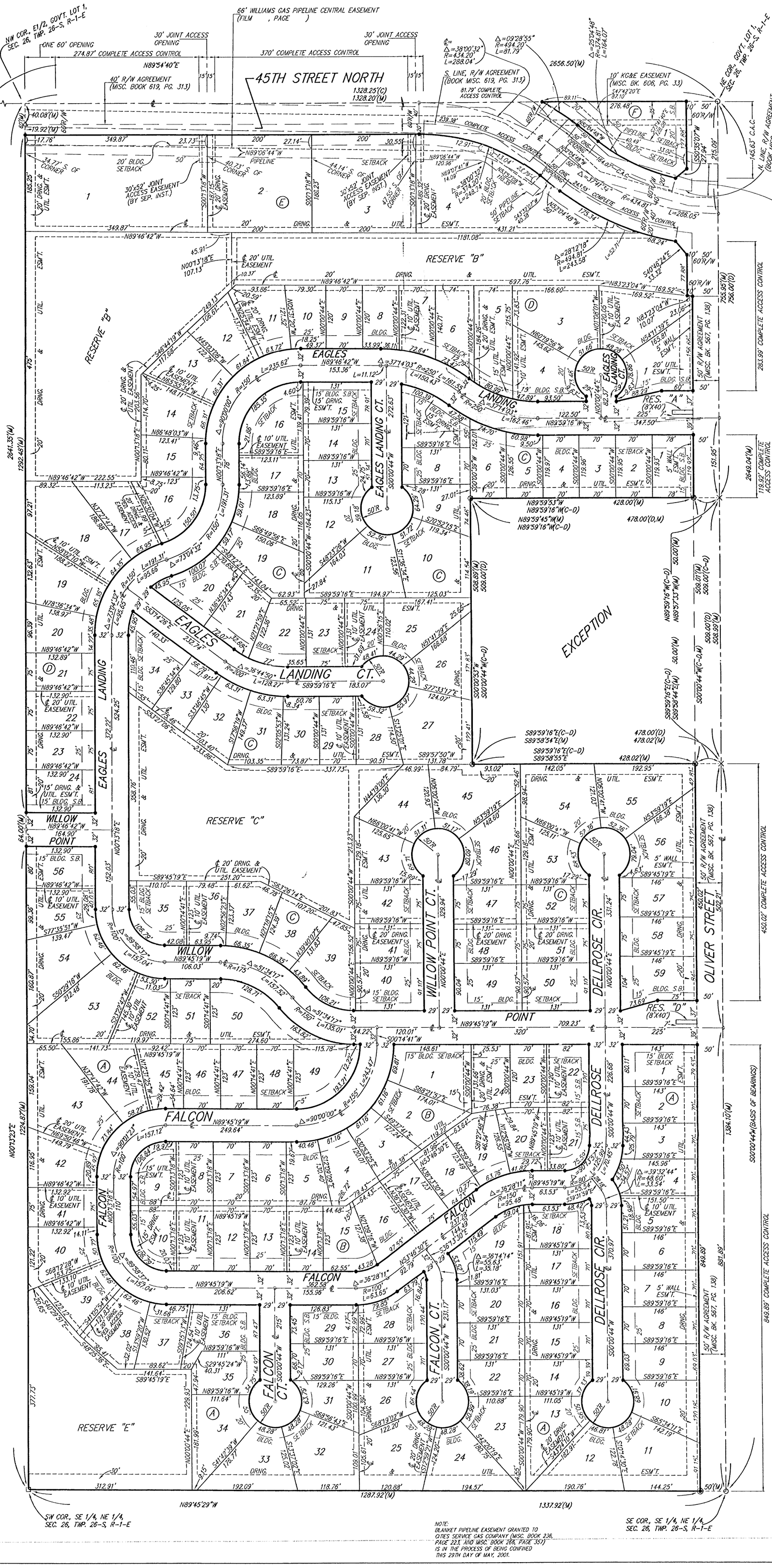
Entered on transfer record this _____ day of _____, 2001.

_____, 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



NOTE:
BLANKET PIPELINE EASEMENT GRANTED TO CITIES SERVICE GAS COMPANY (MISC. BOOK 236, PAGE 223 AND MISC. BOOK 268, PAGE 357) IS IN THE PROCESS OF BEING CONFINED THIS 29TH DAY OF MAY, 2001.

- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- □ = #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
(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\DWG\EAGLESF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2001

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

RE: SUB 2000-109 -- Final Plat of Eagle's Landing at North Oliver Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 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 April 27, 2001.

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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 27, 2001

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

RE: SUB 2000-109 -- Final Plat of Eagle's Landing at North Oliver Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 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 needs to comment on the need for any additional guarantees or easements. *An off-site drainage agreement is required.*

B. This plat will be subject to approval of the associated zone change (ZON 2001-29) and any related conditions of such a zone change.

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

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

E. County Engineering needs to comment on the access controls. Distances should be shown for all segments of access control. *County Engineering has required complete access control along the plat's frontage to Oliver. Shared openings are required between Lots 1 and 2, Block E, and between Lots 3 and 4, Block E.*

Access controls have been platted as requested.

F. 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.

G. *County Engineering will meet with the applicant regarding the need for alignment of Willowpoint Road on both sides of Oliver. The current alignment as platted is acceptable.*

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 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.

J. It is recommended that the applicant plat a pedestrian access easement between Lots 15 and 16, Block D, to increase the accessibility and usefulness of Reserve B.

The requested pedestrian access easement has been platted.

K. **City Fire Department/GIS** has required new street names.

L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks shown are sufficient and that utilities may be located adjacent to and within the easements.

M. 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.

N. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

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

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

Q. A street stub should be provided along the west line of the plat to provide potential street connection to adjoining undeveloped property.

The street stub has been platted as requested.

R. Blocks D and E should be labelled as one block.

S. 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.

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 10, 2001. The meeting will begin at 12:00 noon; Subdivision cases will be heard no earlier than 12:45 p.m.

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

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, Suite, 204, Wichita, KS 67226
Mike Lindebak, City Engineering, 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. 3-2
MAY 10, 2001

STAFF REPORT
(Final Plat Approved 4/26/01; Preliminary Plat Approved 11/30/00)

CASE NUMBER: SUB 2000-109 -- EAGLE'S LANDING AT NORTH OLIVER 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

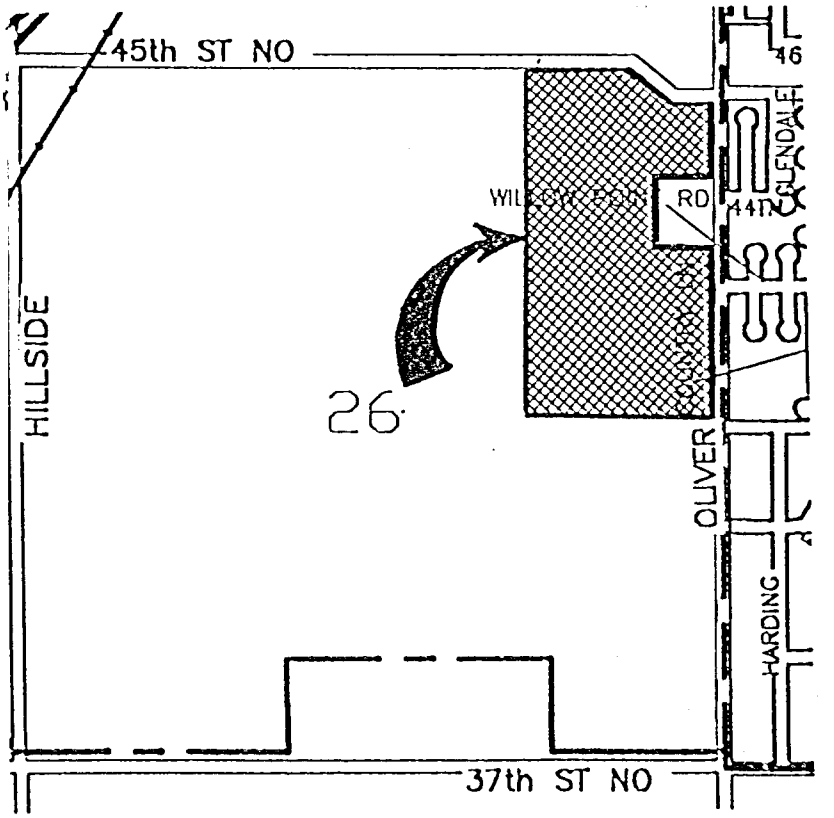
Residential:	163
Office:	
Commercial:	5
Industrial:	
Total:	168

MINIMUM LOT AREA: 8,400 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



Note: This is an unplatted site located within the City.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water and sanitary sewer services to the site. **City Engineering** needs to comment on the need for any additional guarantees or easements. ***An off-site drainage agreement is required.***

B. This plat will be subject to approval of the associated zone change (ZON 2001-29) and any related conditions of such a zone change.

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

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

E. **County Engineering** needs to comment on the access controls. Distances should be shown for all segments of access control. ***County Engineering has required complete access control along the plat's frontage to Oliver. Shared openings are required between Lots 1 and 2, Block E, and between Lots 3 and 4, Block E.***

Access controls have been platted as requested.

F. 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.

G. ***County Engineering will meet with the applicant regarding the need for alignment of Willowpoint Road on both sides of Oliver. The current alignment as platted is acceptable.***

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I. 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.

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