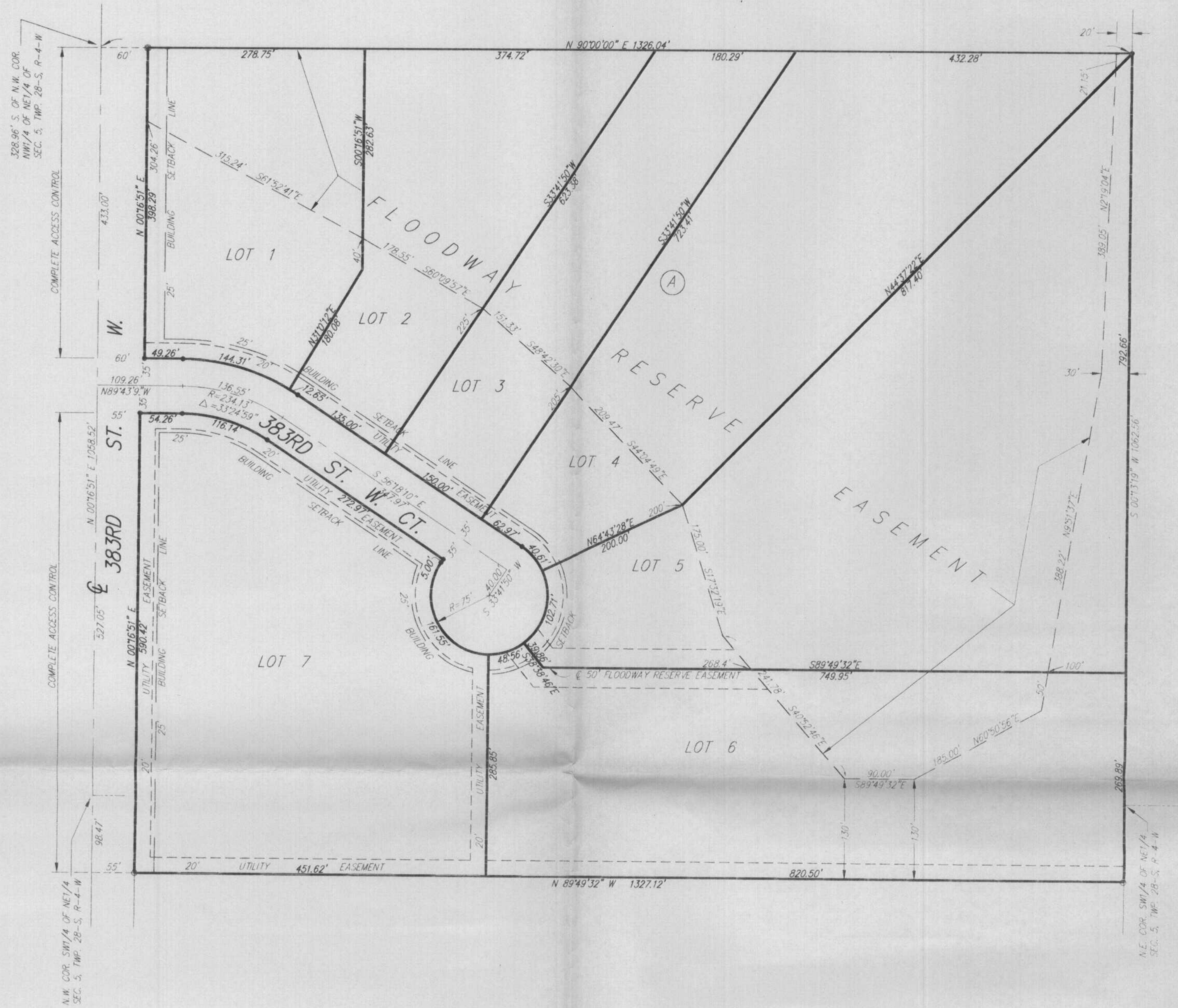
Copied from Drawing 2/19/97

# NORTHRIDGE ESTATES

## SEDGWICK COUNTY, KANSAS




SRB

1" = 100'

| MINIMUM PAD ELEVATIONS | | | |
|---|---|---|---|
| LOT | MINIMUM PAD ELEVATION FOR LOWEST OPENING TO STRUCTURE | MINIMUM GROUND ELEVATION FOR SEWAGE LATERAL FIELD | MINIMUM GROUND ELEVATION FOR SEWAGE LAGOON |
| 1 | 1366 NGVD | 1366 NGVD | ———— |
| 2 | 1365 NGVD | 1365 NGVD | ———— |
| 3 | 1364 NGVD | 1370 NGVD | ———— |
| 4 | 1364 NGVD | 1370 NGVD | ———— |
| 5 | 1364 NGVD | 1370 NGVD | ———— |
| 6 | 1364 NGVD | ———— | 1372.5 NGVD |
| 7 | NONE REQUIRED | 1372.5 NGVD | ———— |

● = 1/2" REBAR W/SRB CAP

○ = 1/2" REBAR W/ARMSTRONG CAP

◎ = 1/2" REBAR W/MACON CAP

NOTE: There are restrictive covenants filed for record by seperate instrument with regards to Environmental Health Division requirements.

BENCH MARK:
60d Nail in Telephone Pole
50'± SW of N.W. Cor
Sec. 5-28S-4W
Elev.=1370.42 N.G.V.D.


SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621

SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING


DWG FILE: 00538PF-R.C.
PROJECT NO. 96F00538P

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "NORTHRIDGE ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The north 3 Acres of the SW1/4 of the NE1/4 of Sec. 5, Twp. 28-S, R-4-W of the 6th P.M., Sedgwick County, Kansas and the NW1/4 of the NE1/4 of Sec. 5, Twp. 28-S, R-4-W of the 6th P.M., Sedgwick County, Kansas; Except, the north 328.96 feet thereof.

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

Savoy, Ruggles & Bohm, P.A.

Date: 4 FEB 97

Mark A. Savoy _________ Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Block and Street to be known as "NORTHRIDGE ESTATES", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from 383rd St. W. over and across the west line of Lots 1 and 7, Block A are hereby granted to the appropriate governing body. The Floodway Reserve easement is hereby granted for Floodway purposes. The Floodway Reserve shall be the responsibility of the owners of Lots 1, 2, 3, 4, 5 and 6 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Minimum Building Pad Elevations and Minimum Ground Elevations for on site Sewage Facilities are as shown on the face of the plat.

_________ Steven L. Seiler    _________ Karen S. Seiler

_________ Martin G. Kerschen    _________ Lila L. Kerschen

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "NORTHRIDGE ESTATES", Sedgwick County, Kansas.

The Freeport State Bank

_________, _________
Patrick A. Kerschen

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _______ day of _________ 1997, by _________, _________ of The Freeport State Bank, on behalf of the Bank.

My App't. Exp _________ _________ Notary Public
Shelley Coffee

SHELLEY COFFEY Notary Public - State of Kansas My Appt. Expires _____

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _______ day of _________ 1997, by Steven L. Seiler and Karen S. Seiler, husband and wife, and Martin G. Kerschen and Lila L. Kerschen, husband and wife.

My App't. Exp 12-23-98 _________ Notary Public
Kristi Akler

KRISTI M. AKLER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 12-23-98

Merlene Ferguson

This plat of "NORTHRIDGE ESTATES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 5th day of December, 1996.

Wichita–Sedgwick County Metropolitan Area Planning Commission

_________ Chairman
John C. Frye

_________ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _________, 1997.

_________ Chairman
Thomas G. Winters

_________ Chairman Pro-Tem
Paul W. Hancock

_________ Commissioner
Betsy Gwin

_________ Commissioner
Melody C. Miller

_________ Commissioner
Mark F. Schroeder

_________ County Clerk
James Alford

Entered on transfer record this _____ day of _________, 1997.

_________ County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been biled for record in the office of the Register of Deeds, this_____day of _________1997, at _____ o'clock___M: and is duly recorded.

_________ Register of Deeds
Larry Consolver

_________ Deputy
Michael D. Hurtt

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 5, 1996

Attn: Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 96-60, Final Plat of the NORTHRIDGE ESTATES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1996, 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 November 21, 1996.

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 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 and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Steve Seiler, P. O. Box 711, Cheney, KS 67205
Carol A. Bloodworth, (Agenda, Staff Reports, Plat Map), City Administrator, 100 W. 1st, Box 1, Cheney, KS 67025
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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November 21, 1996

Attn: Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 96-60, Final Plat of the NORTHRIDGE ESTATES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall submit a letter from the City of Cheney indicating whether this site needs to participate in the extensions of facilities from that City. If facilities (water, sanitary sewer, natural gas) can be made available from Cheney, this letter shall also note that the applicant has made satisfactory arrangements for such improvements. Note, the final plat will not be scheduled for Subdivision Committee review until such time as the City of Cheney has had an opportunity to comment on this plat. Prior to submitting the final plat, the applicant is encouraged to meet with Cheney officials to discuss and resolve any possible concerns.

The applicant is advised that based on conversations with Officials from Cheney, this site may be required to agree to participate in any future extensions of Municipal water in this area, by Cheney.

B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the lot sizes being platted, this approval must be for the use of septic sanitary sewer systems.

However, Lots 7 and 8 shall be combined into one lot with either septic or lagoon sanitary sewer used if allowed by the Health Department. For the other lots of this plat, because of limited usable area, a covenant as required by the Health Department shall be provided for recording which clearly specifies that restrictions are involved for the location of homes, related uses and on-site sanitary sewer for these lots. This covenant shall also

note that a site development plan shall be submitted to Health as part of the on-site sanitary sewer application and will be subject to Health Department approval. Also, a note shall be placed on the face of the plat noting the filing of such a covenant. This covenant needs to be reviewed and approved by the Health Department then submitted to Planning for recording with the plat.

C. LOC to County
The applicant shall guarantee with the County, the installation of the interior street to the suburban, gravel standard.

D. During review of the preliminary plat, it was stated and approved that since Cheney Spur is a major north-south street connecting U.S. 54 and Cheney, all lots adjacent to that street shall be platted with complete access control. Also that a guarantee shall, therefore, be provided to close the opening shown at the southwest corner of Lot 7.

However, this final plat is continuing to show an access opening to 383rd Street West from Lot 7. At this time, apparently, an existing use on what is being platted as Lot 6, has driveway access out to 383rd Street West. Also, a use to the south appears to be using this opening for access. The plat is indicating a 40-foot easement to the interior cul-de-sac, which would apparently be to the benefit of the use south of the site. Also, the uses on Lot 6 would be expected to use the interior street when it is constructed. Consequently, the opening to 383rd Street West, appears to be a temporary need until such time as the interior street is constructed.

Therefore, the opening from Lot 7 only be allowed as temporary access. A contingent dedication of complete access control by separate instrument shall be provided and words to that effect shall be placed in the plattor's text. The contingency itself stating that complete access control to 383rd Street West from Lot 7 will occur when 383rd Street West Ct. is constructed.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

F. not shown
The 40-foot ingress and egress easement along the west line of Lot 6, if created by separate instrument, needs to have indicated the recording information for the easement on the plat. Unless this easement is for a public purpose, its creation (as a private type easement) through platting is not appropriate.

G. Approval of this plat by the MAPC will indicate waiver of the lot depth to width standard (not more than 2½ times width).

H. 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.)

I. 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.

J. 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.

K. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

L. The applicant's agent shall submit a properly prepared plat binder/title report. The copy provided with the final plat for example does not even indicate who prepared the policy and is unsigned or not documented.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

O. As noted by County Engineering during the Subdivision Meeting of November 7, 1996, the term "Easement" needs to be deleted from the area shown as a "Floodway Reserve" on the face of the plat. Also, the plattor's text shall be amended to delete reference to an easement when associated with the Floodway Reserve. Further, Lots 3, 4, 5 and 6 shall indicate a minimum building pad elevation of 1364'.

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. Also, 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, December 5, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Steve Seiler, P. O. Box 711, Cheney, KS 67205
Carol A. Bloodworth, (Agenda, Staff Reports, Plat Map), City Administrator, 100 W. 1st, Box 1, Cheney, KS 67025
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3-4**

**December 5, 1996**

**STAFF REPORT**

**(Final PlatApproved 11/21/96, Preliminary Plat Approved 9/5/96)**

**CASE NUMBER:** S/D 96-60 - NORTHRIDGE ESTATES ADDITION

**OWNER/APPLICANT:** Steve Seiler, P. O. Box 711, Cheney, KS 67205

**SURVEYOR/ENGINEER:** Attn: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

**CITY OF CHENEY:** Carol A. Bloodworth, City Administrator, ~~Mary Knopick, City Clerk~~, 100 W. 1st, Box 1, Cheney, KS 67025

**LOCATION:** East of Cheney Spur (383rd Street West) and south of 23rd Street South

**SITE SIZE:** 32.3 Acres

**NUMBER OF LOTS**

| | |
|---|---|
| Residential: | 8 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 8 |

**MINIMUM LOT AREA:** 101,010 sq. ft. (2.32 Acres)

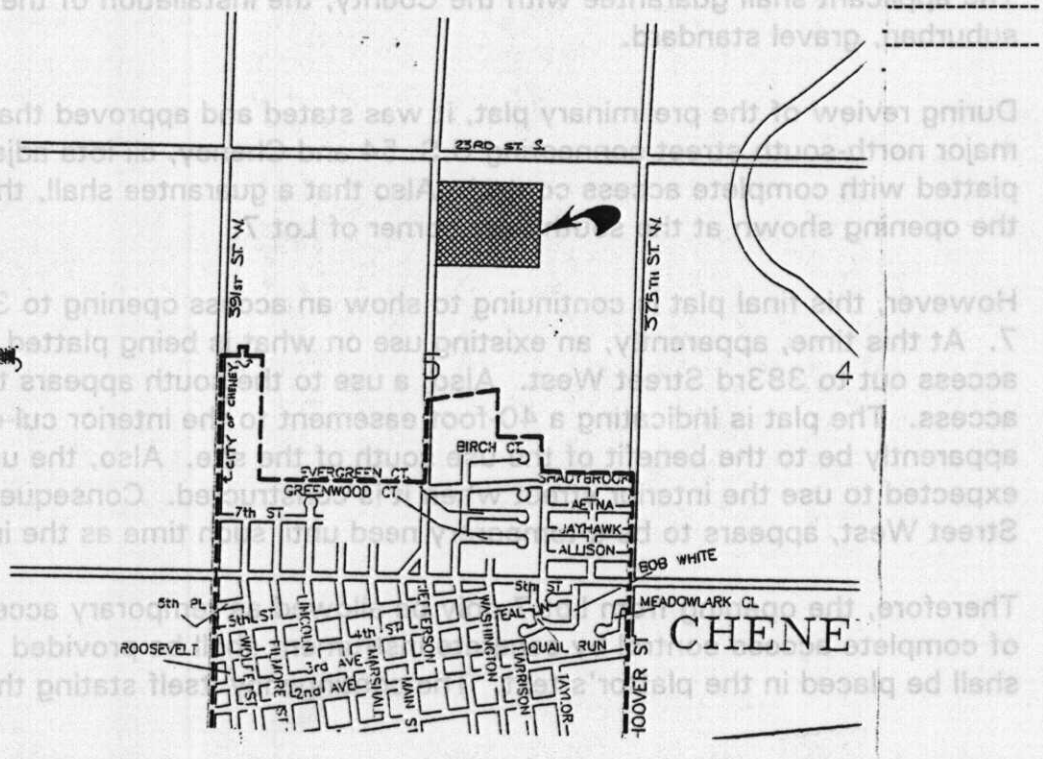
**CURRENT ZONING:** "RR"

**PROPOSED ZONING:**

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**VICINITY MAP:**




FILE COPY

STAFF COMMENTS:

A. The applicant shall submit a letter from the City of Cheney indicating whether this site needs to participate in the extensions of facilities from that City. If facilities (water, sanitary sewer, natural gas) can be made available from Cheney, this letter shall also note that the applicant has made satisfactory arrangements for such improvements. Note, the final plat will not be scheduled for Subdivision Committee review until such time as the City of Cheney has had an opportunity to comment on this plat. Prior to submitting the final plat, the applicant is encouraged to meet with Cheney officials to discuss and resolve any possible concerns.

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Larry Ross's stated reasons for voting in the negative were: (1) a portion of this plat is located within the 100-year floodplain of the North Fork of the Ninnescah River, (2) unwise to cut up the stream corridor for development because it is a permanent loss, (3) incomplete information regarding building pad elevation, and (4) oppose waiving the lot depth to width design standard.