

CERTIFICATE OF PLAN AND SPECIFICATIONS REVIEW

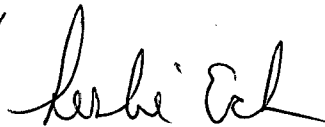
Project Name Eck Residence Sanitary Sewer

Project Number 468-76-245-80001-000-000-168

I, Leslie Eck, (as property owner or duly authorized agent of the property owner of the property that is to be served by said project) do hereby certify that the plans and specifications for said project have been reviewed. It is further acknowledged that the plans and specifications are approved with particular emphasis and acknowledgment being placed on the following items of special concern.

1. The tops of manhole elevations shown on said plans have been reviewed and approved. It is also acknowledged and agreed that, should subject property be finished and graded to elevations which do not match the manhole top elevations shown on said plans, it will be necessary to adjust the tops of such manholes to elevations which match the final finished grade of such property all in accordance with City of Wichita Standards and Specifications without cost to the City of Wichita.
2. The depths of proposed sewers shown on said plans have been reviewed and approved. It is also acknowledged that the City of Wichita has an established procedure which requires the project contractor to contact the property owner or authorized agent of the property owner whose property is to be served by the project in order to establish locations of required riser construction on the project to facilitate future sanitary sewer construction. Any discrepancies between those risers actually constructed and those initially indicated as required is understood to be a matter to be resolved strictly between the project contractor and the property owner or the property owner's authorized agent and it will be the responsibility of the property owner or the property owner's authorized agent to coordinate with the project contractor.

SIGNED BY



(Property Owner or duly authorized Agent)
Leslie Eck

Title

(The Title should include whether the person signing is a property owner or duly authorized agent of the property owner.)

STATE OF KANSAS

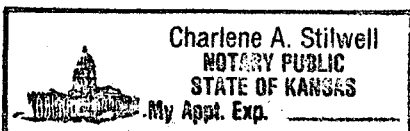
SS

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the City and State aforesaid Leslie Eck

to me personally known to be the same person_ who executed the foregoing instrument of writing and said person_ duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 13th day of June, 19 88.



Charlene A. Stilwell
Notary Public

(My Commission expires 11/30/91.)

JUNE 16, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-45 - LES ECK ADDITION

OWNER/APPLICANT: Les Eck, 601 Powell, Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area east of Ridge Road and north of 21st Street North.

SITE SIZE: 91.22 Acres

NUMBER OF LOTS:

Residential:	18
Office:	
Commercial:	
Industrial:	1
Total:	19

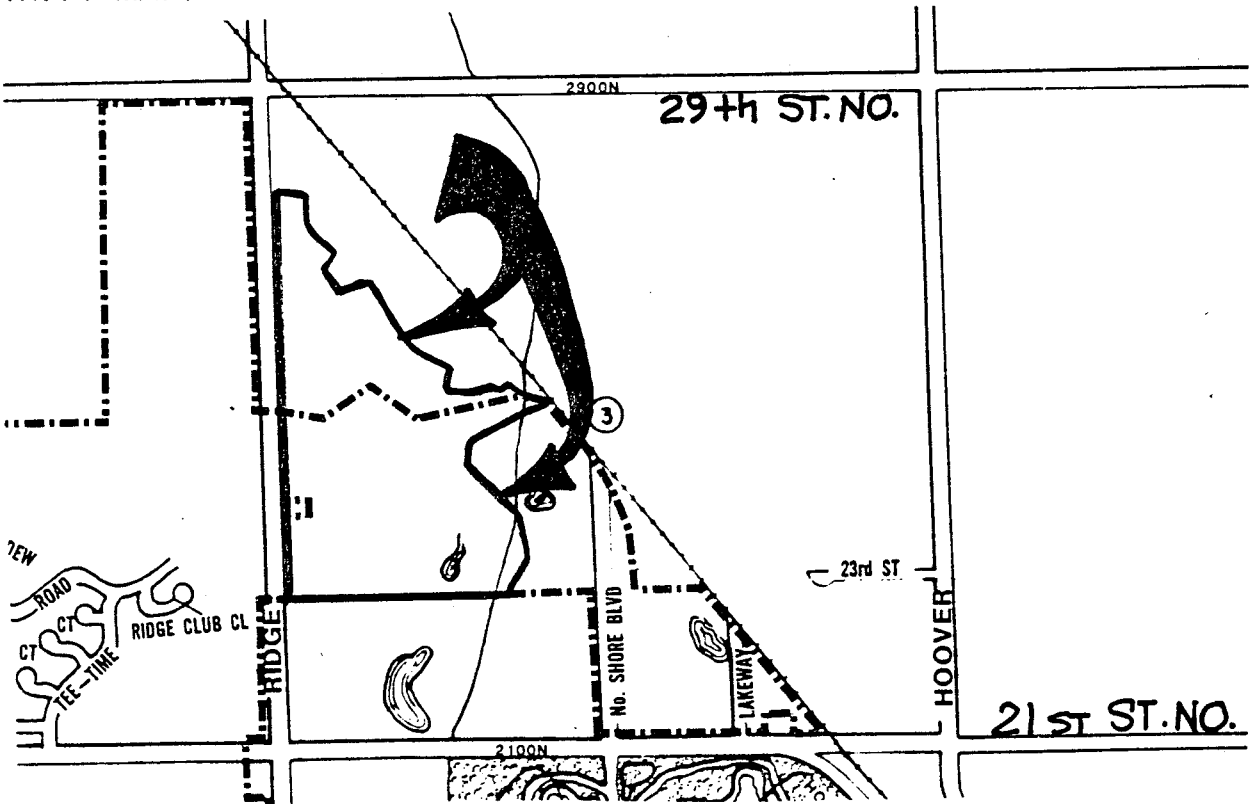
MINIMUM LOT AREA: 30,000 Sq. Ft.

CURRENT ZONING: "AA", "R-5" and "E"

PROPOSED ZONING: "AA" and "E" (Z-2895)

6-15 SW 1/4
2-15-SW 1
Not there *M 15 SW 1*
81618
16-5-3-1
16-4-3-3

VICINITY MAP:



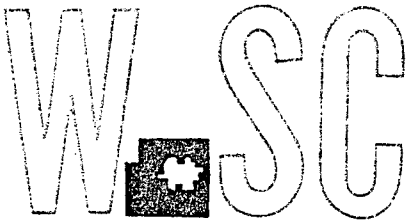
STAFF COMMENTS:

NOTE: The applicant's associated zone change case (Z-2895) requesting "AA" and "E" to "R-5" zoning has been approved subject to platting. This associated zone change case applies to a large portion of Lot 2, a portion of Reserve A and all of Lots 3 through 16, Block 1, Reserves B through E and Lots 1 and 2, Block 2. Lot 1, Block 1, will retain its "E" (light industrial) zoning. Since the property is being platted for development of single-family homes, the applicant will need to close zone case Z-2895.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 interior streets.
- ~~E. The applicant shall guarantee any perimeter street improvements required by this plat (i.e. northbound decel lane, medial improvements, southbound left turn lane, etc.).~~
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 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 a method similar to special assessments.
- J. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- L. On the final plat, reference to the granting of the wall easement shall be made in the plattor's text.
- M. On the final plat, the platting of minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text. The required minimum building pad elevations shall be referenced in both Mean Sea Level as well as City Datum.

- N. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- P. On the final plat, 64 feet of street right-of-way shall be platted for Clear Meadow Circle. This wider street right-of-way is required in order to help overcome the problems caused by the long cul-de-sac.
- Q. Since the property is being platted for development of single-family homes, the applicant shall request in writing, that the associated zone case (Z-2895) requesting "R-5" zoning be closed. Also, in order to avoid creating a lot with conflicting zoning classifications, the applicant shall file an associated downzoning case for Lot 2. This case shall request that the portion of Lot 2 now zoned "E" (light industrial) be rezoned "AA" (single-family).
- R. The applicant shall submit an acreage figure for that portion of this plat which is within the perimeter of the Residential Community Unit Plan (DP-75). This figure is necessary in order to recalculate permitted density figures for areas 4 and 5 of the Community Unit Plan.
- S. Since a portion of this subdivision is not currently within the City of Wichita, the applicant shall request annexation of this portion of the property. This annexation request shall be for all property within the perimeter of the preliminary plat.
- T. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- U. 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.
- V. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Z. The representative from Traffic Engineering should be prepared to comment on the need for the applicant to guarantee improvements to Ridge Road that necessitated by this subdivision. Also, do required improvements to Ridge Road necessitate the dedication of more than 50 feet of half-street right-of-way.

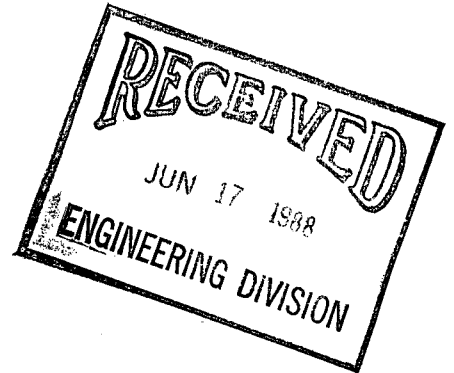
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 16, 1988



Bill Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: Preliminary Plat S/D 88-45 - LES ECK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 16, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat. This may be included in the street paving guarantee.
- 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 interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.

- H. 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 a method similar to special assessments.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- K. 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.
- L. On the final plat, reference to the granting of the wall easement shall be made in the plat's text.
- M. On the final plat, the platting of minimum building pad elevations shall be noted on the face of the plat as well as in the plat's text. The required minimum building pad elevations shall be referenced in both Mean Sea Level as well as City Datum.
- N. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- P. The final plat shall indicate "complete access control" to Ridge Road across the west line of Lot 3, Block 1.
- Q. Since the property is being platted for development of single-family homes, the applicant shall request in writing, that the associated zone case (Z-2895) requesting "R-5" zoning be closed. Also, in order to avoid creating a lot with conflicting zoning classifications, the applicant shall file an associated downzoning case for Lot 2. This case shall request that the portion of Lot 2 now zoned "E" (light industrial) be rezoned "AA" (single-family).
- R. The applicant shall submit an acreage figure for that portion of this plat which is within the perimeter of the Residential Community Unit Plan (DP-75). This figure is necessary in order to recalculate permitted density figures for areas 4 and 5 of the Community Unit Plan.
- S. Since a portion of this subdivision is not currently within the City of Wichita, the applicant shall request annexation of this portion of the property. This annexation request shall be for all property within the perimeter of the preliminary plat.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 88-45 - LES ECK ADDITION
Page 3

- T. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- U. Prior to, or at the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan.
- V. 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.
- W. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- X. 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.
- Y. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dik

Enclosure

cc: Les Eck, 601 Powell, Wichita, KS 67230
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS 67220
Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211
Mike Lindebak, City Engineer

S/D 88-45 MERE RIDGE ADDITION (formerly Les Eck Addition)
August 25, 1988
PAGE 2

STAFF COMMENTS:

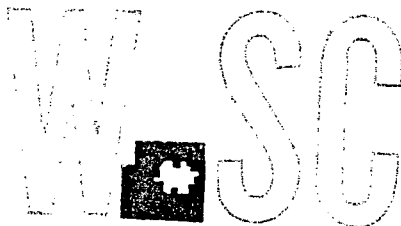
NOTE: The applicant's associated zone change case (Z-2928) requesting "AA" and "E" to "R-5" zoning has been approved subject to platting. This associated zone change case applies to a large portion of Lot 2, a portion of Reserve A and all of Lots 3 through 16, Block 1, Reserves B through E and Lots 1 and 2, block 2. Lot 1, Block 1, will retain its "E" (light industrial zoning). Since the property is being platted for development of single-family homes, and the applicant has filed another zone case (Z-2928) for "E" to "AA" on a portion of land within the old zone case's perimeter, Z-2895 has been marked closed.

This plat was approved in preliminary form on June 16, 1988. At that time, the plat was named Les Eck Addition.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 interior streets.
- E. The applicant shall guarantee any perimeter street improvements required by this plat (i.e., northbound decel lane, medial improvements, southbound left turn lane, etc.).
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 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 a method similar to special assessments.

- J. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
 - K. If this plat involves the platting of a floodway, the plattor's text on the final plat tracing shall reference the standard floodway language.
 - L. The applicant shall submit an acreage figure for that portion of this plat which is within the perimeter of the Residential Community Unit Plan (DP-75). This figure is necessary in order to recalculate permitted density figures for areas 4 and 5 of the Community Unit Plan.
 - M. 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.
 - N. Since this property is being platted for development of single-family homes, and the applicant has filed an associated zone case (Z-2928) requesting "E" to "AA" on a portion of the land previously included in former zone case Z-2895, zone case Z-2895 has been marked closed.
 - O. Since this property abuts the current City of Wichita city limits, the applicant shall request annexation. The property needs to be annexed into the City, prior to the City Council considering the plat.
 - P. 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.
 - Q. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - R. 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.
 - S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - T. Recording of the plat within 30 days after approval by the City Council.
 - U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, does a floodway need to be platted?
-

SEDGWICK COUNTY



August 26, 1988

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

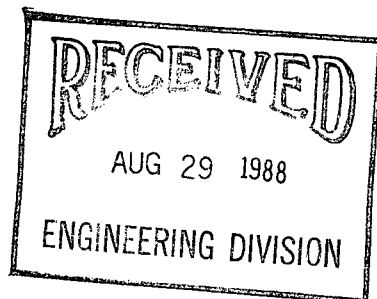
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

RE: S/D 88-45 - MERE RIDGE ADDITION. Located in an area east
of Ridge Road and north of 21st Street North.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 25, 1988, 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 guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.



- H. 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 a method similar to special assessments.
- I. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- J. On the final plat tracing, Reserve A shall also be platted for floodway purposes. The plattor's text shall be amended to reference the standard floodway language.
- K. The applicant shall submit an acreage figure for that portion of this plat which is within the perimeter of the Residential Community Unit Plan (DP-75). This figure is necessary in order to recalculate permitted density figures for areas 4 and 5 of the Community Unit Plan.
- L. 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.
- M. Since this property is being platted for development of single-family homes, and the applicant has filed an associated zone case (Z-2928) requesting "E" to "AA" on a portion of the land previously included in former zone case Z-2895, zone case Z-2895 has been marked closed.
- N. Since this property abuts the current City of Wichita city limits, the applicant shall request annexation. The property needs to be annexed into the City, prior to the City Council considering the plat.
- O. The final plat tracing shall indicate the front lot line utility easement requested by K.G. and E at the time the preliminary plat was approved.
- P. 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.
- Q. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.

88-45 - MERE RIDGE ADDITION (formerly Les Eck Addition)
September 1, 1988
PAGE 3

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the plat is for your information and files. If you have any questions, please call.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 1, 1988, at 1:30 p.m.

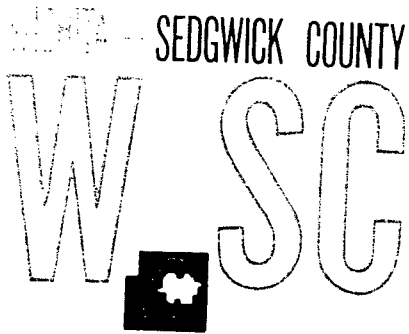
Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:blw
Enclosure

cc: Les Eck, 601 Powell, Wichita, KS. 67230
Bill Yung Design, 4912 East 29th Street North, Suite One, Wichita, 67220
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 2, 1988

Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: S/D 88-45 - MERE RIDGE ADDITION. Located in an area
east of Ridge Road and north of 21st Street North.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 1, 1988, 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 August 26, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

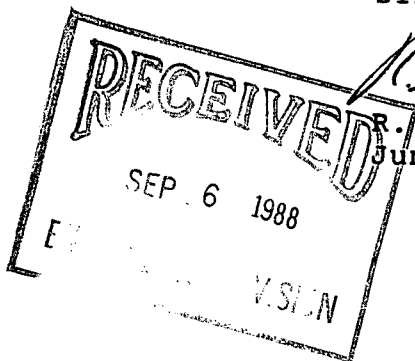
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:rme



WICHITA - SEDGWICK COUNTY

Professional Engineering Consultants
September 2, 1988
Page 2

cc: Les Eck, 601 Powell, Wichita, 67230
Bill Yung Design, 4912 E. 29th St. No., Suite One, Wichita,
67220
Mike Lindebak, City Engineer

722-0658

MERE RIDGE
Sanitary Sewer Petition

Benefit District:
Lots 4 through 18 inclusive, Block 1

Method of Assessment: Fractional
Each lot shall pay ~~1/16~~ ^{1/15} of the total cost

Estimated Cost:

2,300 linear feet 8" pipe @ 20 =	\$ 46,000
60 linear feet bore @ 100 =	6,000
13 manholes @ 2,500 =	32,500
Subtotal =	\$ 84,500
Engineering & Contracting =	16,900
Total =	\$101,400

Talk to Mr. Schreiner about extending SS to his property in conjunction with Mere Ridge Project. He is not interested due to the cost involved.

VRH 2/9/8

Use \$102,000

$\$98,000 / 15 = \$6,533 \text{ each}$

add extension for Schreiner property

126' - 8" pipe @ 20 =	2,520
1 manhole @ 2500 =	2,500
sub total =	\$ 5,020
eng. & contractng =	1,004
	<u>\$ 6,024</u>

130' pipe
1 m.H
7,320

98,000		
<u>6,000</u>		
\$104,000	@ 1/16 ea =	\$ 6,500 ea.

105,300
6,582