

Final training
received
8-24-48

State of Kansas) SS
Sedgwick County)

That part of the NW1/4 of Sec. 10, Twp. 29-S, R-1-W of the 6th P.M., Sedgewick County, Kansas, described as beginning at the N.E. Corner of said NW1/4; thence S90°W, along the north line of said NW1/4, 619 feet; thence S00°W, 575 feet; thence N90°E, 383.65 feet; thence S45°E, 239.32 feet; thence N90°E, 69.42 feet to the east line of said NW1/4; thence N00°15'14"W, along the east line of said NW1/4, 744.23 feet to the place of beginning.

Savoy, Ruggles & Bohm, P.A.



Dean Youngers
Dean Youngers

Ruth A. Youngers

The foregoing instrument acknowledged before me, this 6th day of August 1998, by Dean Youngers, and Ruth A. Youngers his wife.

My App't. Exp 10-30-99 Linda S. Hamby Notary Public

Wichita-Sedgwick County Metropolitan Area Planning Commission

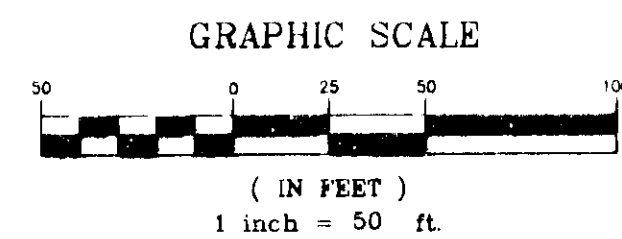
Marvin S. Krout Secretary

James Alford County Clerk

James Alford County Clerk

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M. and is duly recorded.

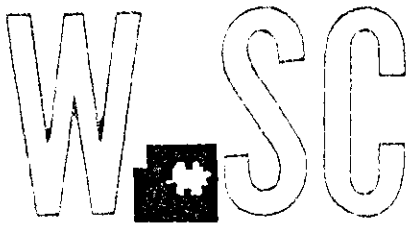
Linda Kizzire Deputy



MINIMUM BUILDING PAD ELEVATION FOR
LOWEST OPENING INTO A STRUCTURE
IS AN ELEVATION OF 1282 N.G.V.D.

BENCH MARK:
60d NAIL IN HIGH LINE POLE
79.9' W. OF N.W. CORNER
OF LOT 1, BLOCK A, EAGLE RIDGE ADDITION
ELEV.=1282.24 N.G.V.D.

WICHITA — 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

July 17, 1998

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

Re: S/D 98-67- One-Step Final Plat of EAGLE RIDGE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 16, 1998, 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 July 10, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-67 -- One-Step Final Plat of EAGLE RIDGE ADDITION

July 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

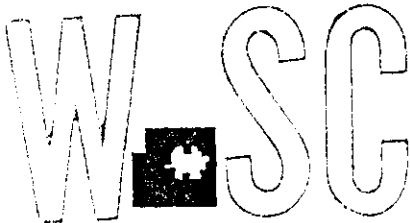
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Dean Youngers, 21630 W. 71st St. South, Viola, KS 67149
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau
of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — 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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July 10, 1998

FILE COPY

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

S/D 98-67 - One-Step Final Plat of EAGLE RIDGE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. 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. County Health has requested a proposed layout for the sewage facilities due to the constraints in buildable area of the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. Revised minimum building pad elevations need to be denoted on the final tracing.
- D. The plat denotes two access openings along 79th Street South. County Engineering needs to indicate if these access controls are acceptable. The access controls are acceptable.
- E. The applicant shall provide a covenant for the Floodway Reserve which provides for ownership and maintenance of the Reserve. The covenant shall grant, to the



County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so.

- F. The legal description needs to be revised to accurately portray the land being platted. The distance denoted for the north line of the plat on the face of the plat does not correspond with the legal description in the plat's text.
- G. The City Council signature block needs to be deleted as this plat is located beyond three miles of the City.
- 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. 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.
- J. 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.
- 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 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 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 16, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Dean Youngers, 21630 W. 71st St. South, Viola, KS 67149
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9.

July 16, 1998

STAFF REPORT
(One-Step Final Plat-Approved 07/09/98)

CASE NUMBER: S/D 98-67 - EAGLE RIDGE ADDITION

OWNER/APPLICANT: Dean Youngers, 21630 W. 71st St. South,
Viola, KS 67149

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

LOCATION: South side of 79th St. South, East of Ridge

SITE SIZE: 8.78 acres

NUMBER OF LOTS

Residential: 1

Office:

Commercial:

Industrial:

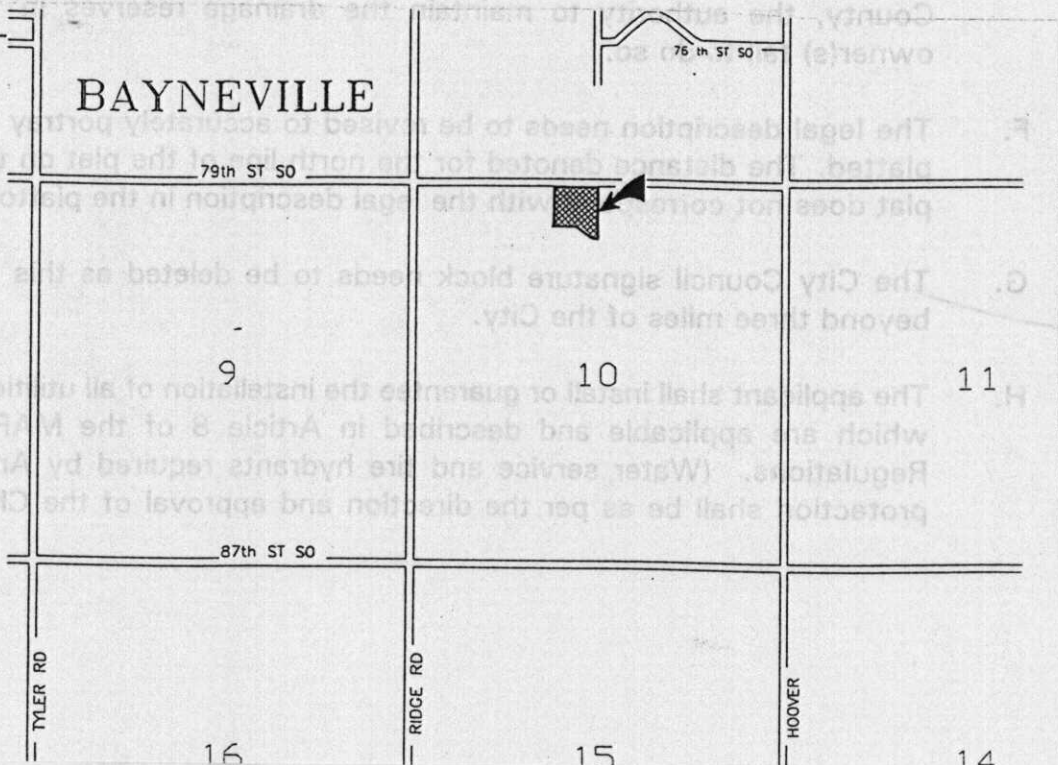
Total: 1

MINIMUM LOT AREA: 8.07 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. It is located within the Haysville Area of Influence.

STAFF COMMENTS:

- A. 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. County Health has requested a proposed layout for the sewage facilities due to the constraints in buildable area of the site.
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