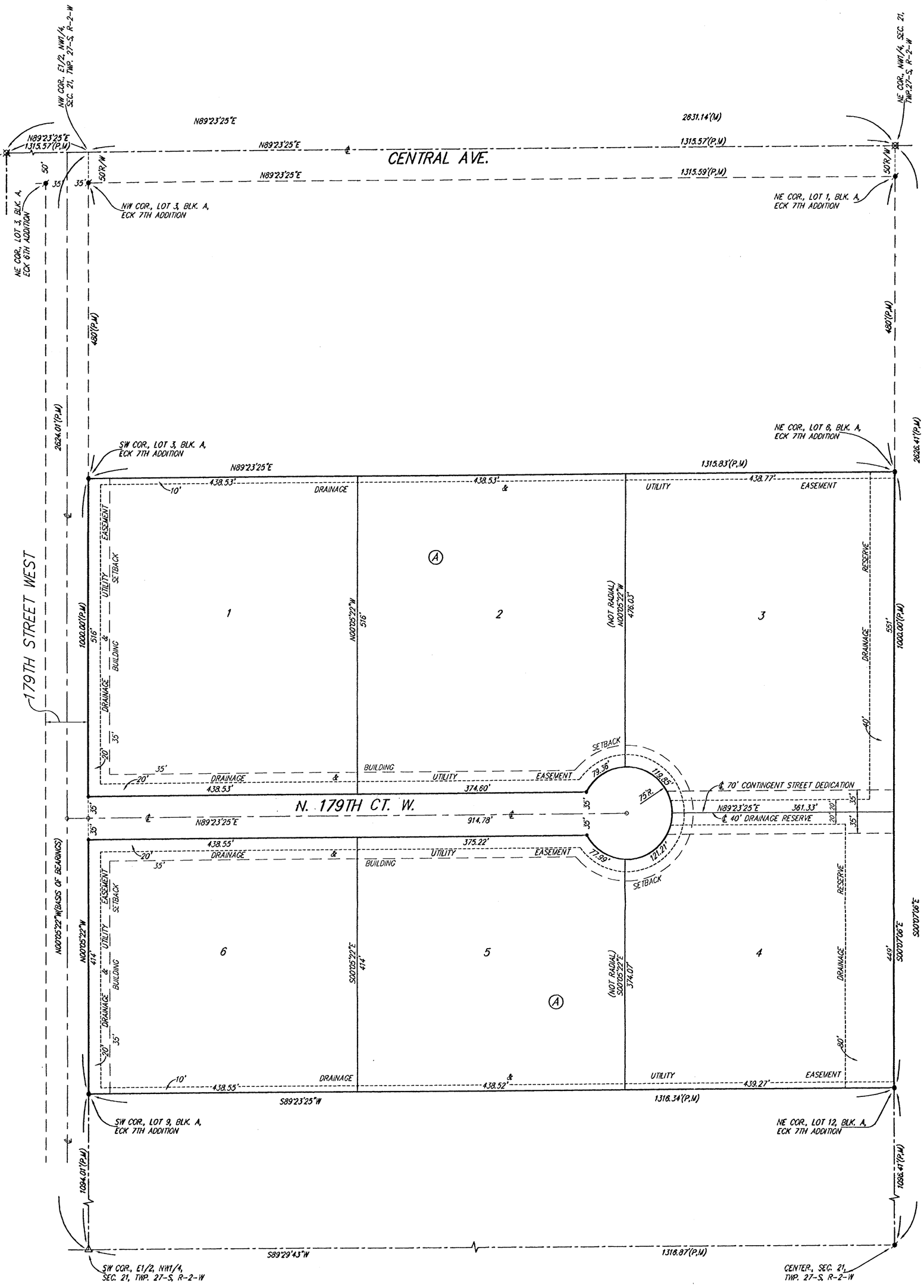
A REPLAT OF PART OF ECK 7TH ADDITION
SEDGWICK COUNTY, KANSAS



● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
● = ¼ REBAR W/ "BAUGHMAN" CAP (FOUND)
⊠ = 3/4" IRON (FOUND)
△ = STONE (FOUND)

(M) = MEASURED
(P) = PLATTED

0 100 200

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

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 "A REPLAT OF PART OF ECK 7TH ADDITION", 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 all of Lots 4, 5, 6, 7, 8, and 9, Block A, Eck 7th Addition, Sedgwick County, Kansas, together with all of West 179th Street Court lying between said Lots and as dedicated in said Eck 7th Addition.

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

All being situated in the NW1/4 of Sec. 21, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey 8-22-2003, 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, a Block, and a Street, to be known as "A REPLAT OF PART OF ECK 7TH ADDITION", Sedgwick County, Kansas. 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 reserves are hereby reserved for drainage purposes and shall be the responsibility of each Lot, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The street is hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 3 and Lot 4, Block A.

KCE, Inc.

_____, President
Mathias F. Eck

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 25th day of August, 2003, by Mathias F. Eck, President of KCE, Inc., on behalf of the corporation.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires 11-9-03

_____, Notary Public
SUSAN K. MONETTE

My App't. Exp. 11-9-03

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "A REPLAT OF PART OF ECK 7TH ADDITION", Sedgwick County, Kansas.

Legacy Bank

Steve Gegen, V.P.
STEVE GEGEN (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27th day of August, 2003, by Steve Gegen, Vice President (Title) of Legacy Bank, on behalf of the bank.

_____, Notary Public
SANDRA McELROY

My App't. Exp. 11-14-04

SANDRA McELROY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-14-04

This plat of "A REPLAT OF PART OF ECK 7TH ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 18th day of September, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, ~~Acting~~ Chair
~~Bernard A. Hentzen~~
RONALD L. MARNELL

_____, Secretary
John L. Schlegel

Reviewed in accordance with K.S.A. 58-2005 on this 3rd day of September, 2003.

TRICIA L. ROBELLO
LICENSED
LS-1246
9-3-03
KANSAS
LAND SURVEYOR

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

Entered on transfer record this _____ day of _____, 2003.

_____, 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 _____, 2003, at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2003.

_____, Chairman
Tim R. Norton

ATTEST: _____, County Clerk
Don Brace

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\ECK7THREPLAT\DWG\ECK7THREPLATF.DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 18, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-97 -- One-Step Final Plat of A Replat of Part of Eck Seventh Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 2003, 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 September 12, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division
NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-97 -- One-Step Final Plat of A Replat of Part of Eck Seventh Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. *The lots have been approved for on-site sewerage facilities.*

B. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.

C. *Petitions have been provided with the previous plat for future City water and sewer services. No new petitions will be needed.*

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

E. County Engineering needs to comment on the status of the applicant's drainage plan. *A revised drainage plan is needed reflecting new lot layouts.*

F. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard. *The road has been constructed and has been approved by County Public Works.*

G. Lots 4, 5 and 6 contain less than the minimum 4.5 acres needed for lots served by sewage lagoons. A modification will need to be approved by the Planning Commission. A zoning adjustment will also need to be approved by MAPD. *A modification has been approved.*

H. The plattor's text shall state that the contingent street dedication shall become effective "upon the platting of any adjacent subdivision having a street connecting thereto."

I. GIS needs to comment on the plat's street names. ***The street name needs to be revised to "N 179th Ct W".***

J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)

K. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

L. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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

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

U. 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.

V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, September 18, 2003, at 12:00 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division
NES:ch

Enclosure

Copies to: KCE, Inc., Attn: Matt Eck, 9915 W. 21st Street, Ste. A, Wichita, KS 67205
Ralph and Mary Lanzrath, 1857 N. Wawona Street, Wichita KS 67206
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-3
SEPTEMBER 18, 2003

STAFF REPORT
(One-Step Final Plat Approved 9/11/03)

CASE NUMBER: SUB 2003-97 -- A REPLAT OF PART OF ECK SEVENTH ADDITION

OWNER/APPLICANT: KCE, Inc., Attn: Matt Eck, 9915 W. 21st Street, Ste. A, Wichita, KS 67202

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

LOCATION: South of Central, East side of 179th St. West

SITE SIZE: 30.21 Acres

NUMBER OF LOTS

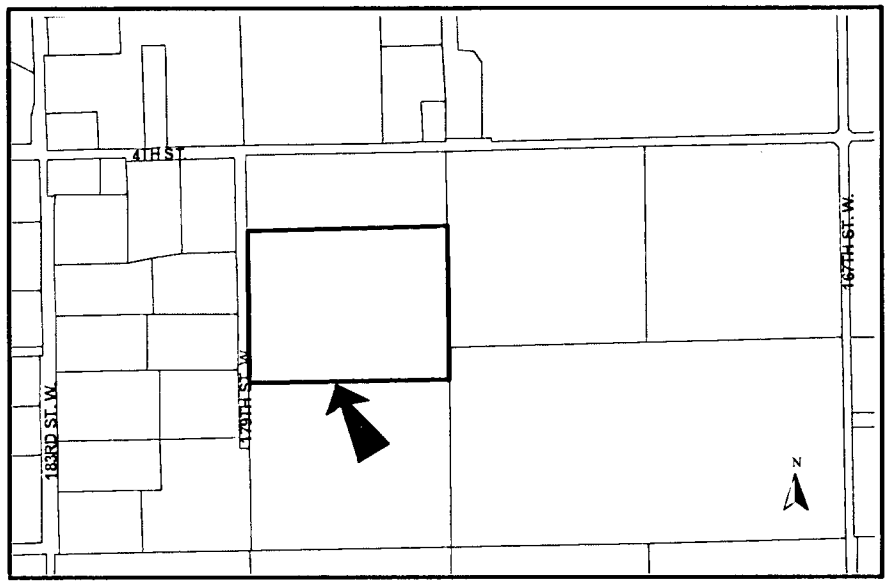
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 4.13 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: The site is located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence. The site is located within the area of the proposed alignment of the Northwest Bypass.

This is a replat of Lots 4-9, Block A, of the Eck Seventh Addition. This replat has relocated the internal street 50 feet to the south and adjusted the lot layout accordingly.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***The lots have been approved for on-site sewerage facilities.***

B. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.

C. ***Petitions have been provided with the previous plat for future City water and sewer services. No new petitions will be needed.***

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

E. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A revised drainage plan is needed reflecting new lot layouts.***

F. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard. ***The road has been constructed and has been approved by County Public Works.***

G. Lots 4, 5 and 6 contain less than the minimum 4.5 acres needed for lots served by sewage lagoons. A modification will need to be approved by the Planning Commission. A zoning adjustment will also need to be approved by MAPD. ***A modification has been approved.***

H. The plattor's text shall state that the contingent street dedication shall become effective "upon the platting of any adjacent subdivision having a street connecting thereto."

I. **GIS** needs to comment on the plat's street names. ***The street name needs to be revised to "N 179th Ct W".***

J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)

K. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

L. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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

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

U. 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.

V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.