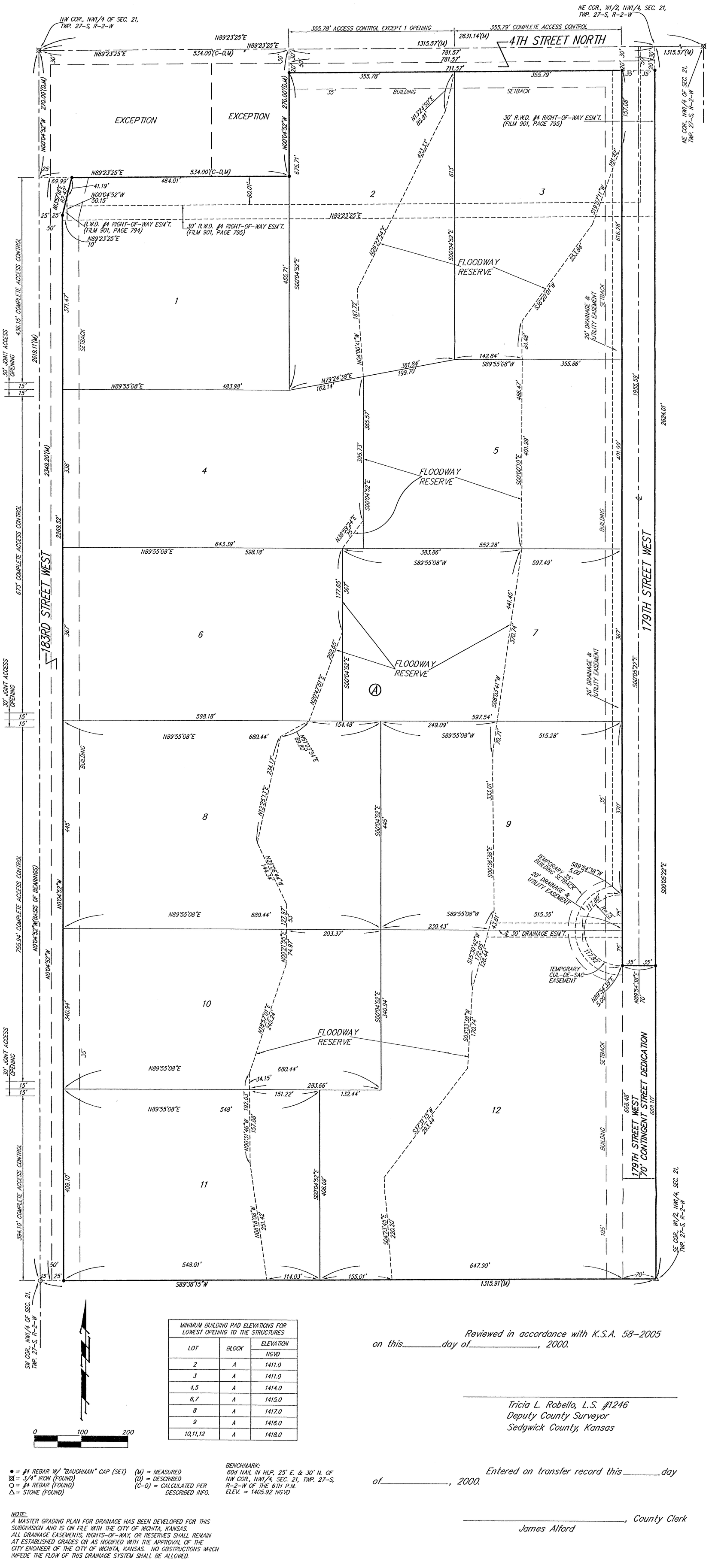
final tracing received 8-4-00

ECK 6TH ADDITION

SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NGVD
2	A	1411.0
3	A	1411.0
4,5	A	1414.0
6,7	A	1415.0
8	A	1417.0
9	A	1416.0
10,11,12	A	1418.0

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

(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.

BENCHMARK:
60d NAIL IN HUP, 25' E. & 30' N. OF NW COR., NW1/4, SEC. 21, TWP. 27-S, R-2-W OF THE 6TH P.M.
ELEV. = 1405.92 NGVD

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION 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.

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 "ECK 6TH ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The W1/2 of the NW1/4 of Sec. 21, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT the following described tract: Commencing at the NW corner of said NW1/4; thence N89°23'25"E assumed along the north line of said NW1/4, 367.00 feet for a point of beginning; thence continuing N89°23'25"E along the north line of said NW1/4, 167.00 feet; thence S00°04'52"E parallel with the west line of said NW1/4, 270.00 feet; thence S89°23'25"W parallel with the north line of said NW1/4, 167.00 feet; thence N00°04'52"W parallel with the west line of said NW1/4, 270.00 feet to the point of beginning, and EXCEPT the following described tract: Beginning at the NW corner of said NW1/4; thence east along the north line of said NW1/4, 367.00 feet; thence south parallel with the west line of said NW1/4, 270.00 feet; thence west parallel with the north line of said NW1/4, 367.00 feet to a point on the west line of said NW1/4; thence north along the west line of said NW1/4, 270.00 feet to the point of beginning, subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael G. Conrey

7-31-2000

Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "ECK 6TH ADDITION", Sedgwick County, Kansas. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The temporary cul-de-sac easement on 179th Street West will expire at such time as 179th Street West is extended further south or terminated as a permanent cul-de-sac. The streets are hereby dedicated to and for the use of the public. The 179th Street West 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 12, Block A. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owners of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block A, 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 floodway, 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. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

KCE, Inc.

Mathias F. Eck, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 31ST day of JULY, 2000, by Mathias F. Eck, President of KCE Inc., on behalf of the corporation.

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

Judith M. Terhune, Notary Public

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

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ECK 6TH ADDITION", Sedgwick County, Kansas.

State Bank of Colwich

Steve Gegen, A.V.P. (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 2ND day of AUGUST, 2000, by STEVE GEGEN, ASST. V.P. (Title) of State Bank of Colwich, on behalf of the bank.

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

Susan K. Monette, Notary Public

This plat of "ECK 6TH ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, 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_____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this_____day of_____, 2000.

_____, Chairman
Bill Hancock

ATTEST:_____, County Clerk
James Alford

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2000.

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

Entered on transfer record this_____day of_____, 2000.

_____, County Clerk
James Alford

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_____, 2000, at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\ECK6TH\DWG\ECK6THF.DWG-MGC

WICHITA — SEDGWICK COUNTY

W-SC

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

October 28, 1999

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

RE: S/D 99-56 -- Final Plat of ECK 6TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 28, 1999, 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 October 22, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W SC

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October 22, 1999

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315 Ellis
Wichita, KS 67211

RE: S/D 99-56 -- Final Plat of ECK 6TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval. Health Department shall comment on the feasibility of on-lot systems for lots encumbered by the floodway reserve. *Health Department has required the submittal of a restrictive covenant denoting the layout of the sewage lagoons for Lots 3,5,7,and 9.*

B. *The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.*

C. County Engineering needs to comment on the status of the applicant's drainage plan. *A flood study is required*

D. County Engineering needs to comment on the access controls. The plat proposes three joint access openings along 183rd St. West and one access opening along Central. *The access controls are acceptable.*

E. County Fire Department needs to comment on the street name. *The street name has been changed to 179th St. West in accordance with County Fire's request.*

F. County Fire shall comment on the length of the interior street (1800 ft) which exceeds the 1200-ft limitation imposed by the Subdivision regulations. ***The development of property to the east shall provide a connection to 179th St. West.***

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 floodway 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 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.

I. 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.

J. The applicant shall guarantee the installation of the proposed interior street to the suburban street standard. ***The street shall be constructed to the 36-ft rock standard.***

K. A County Commissioner signature block needs to be added as this site is located within the County.

L. The MAPC Chairman needs to be revised to reference "Frank Garofalo".

M. 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

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

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

T. 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.

U. 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 Release 13 version of 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. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 28, 1999, at 1:30 p.m.

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

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: KCE, Inc, C/O Matt Eck, 5512 W. Central, Wichita, KS 67212
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. 2-2
October 28, 1999

STAFF REPORT
(Final Plat Approved 10/21/99; Preliminary Plat Approved 8/19/99)

CASE NUMBER: S/D 99-56 - ECK 6TH ADDITION

OWNER/APPLICANT: KCE, Inc., Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212

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

LOCATION: Southeast corner of 183rd St. West and Central Avenue

SITE SIZE: 75.87 acres

NUMBER OF LOTS

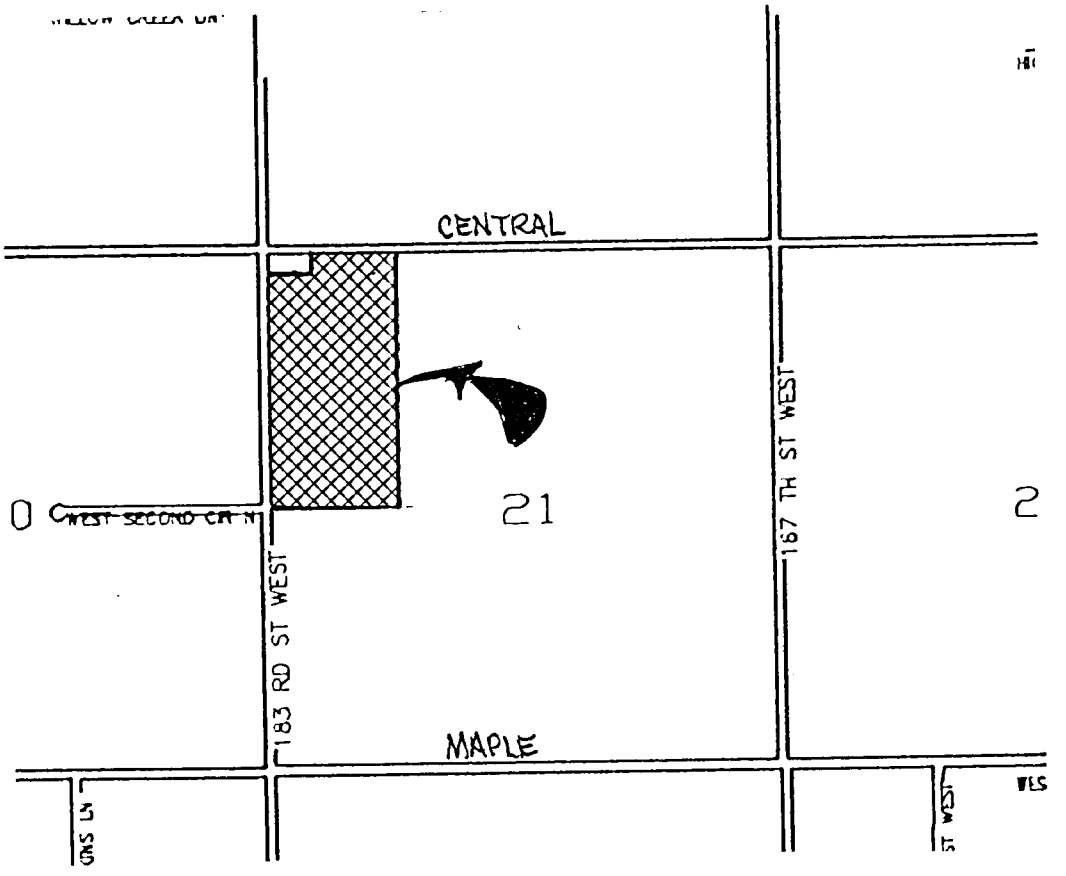
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 5.03 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Goddard Area of Influence. The site is located within the 100-year floodplain.

STAFF COMMENTS:

A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval. **Health Department** shall comment on the feasibility of on-lot systems for lots encumbered by the floodway reserve. ***Health Department has required the submittal of a restrictive covenant denoting the layout of the sewage lagoons for Lots 3,5,7,and 9.***

B. ***The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.***

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