Rec'd 4-15-98 final tracing
P.1

TARA FALLS ADDITION

SEDGWICK COUNTY, KANSAS

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 "TARA FALLS 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 NE1/4 of Sec. 34, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 3 APR 98 MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR _____ 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, Blocks, Reserves and Streets to be known as "TARA FALLS ADDITION", Sedgwick County, Kansas. Reserves "A", "B" and "C" are hereby reserved for entry features, signage, irrigation, walls and entry monuments, walks, lighting, landscaping, berms and utilities confined to easements. Reserves "C", "D" and "E" are hereby reserved for walls, signage, gazebos, small park structures, picnic areas/ tables with covered structures, irrigation, walks, lighting, landscaping, berms, lakes, drainage, drainage structures and utilities confined to easements. Reserve "D" is also reserved for playground equipment, swimming pools and parking. Reserve "F" is hereby reserved for an emergency access easement and shall permit utilities, drainage, drainage structures and a gate for emergency access purposes. The Reserves shall be owned and maintained by the Home Owners Association for the Addition. The wall easements are hereby granted as indicated for the construction and main tenance of a private wall, utilities are allowed to cross the wall easements. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). Minimum building pad elevations are as shown on the face of the plat.

Terra Properties, Inc.

Gene Vitarelli _____ President
Gene Vitarelli

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 3rd day of April 1998, by Gene Vitarelli, President of Terra Properties, Inc., on behalf of the Corporation.

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

LINDA S. HAMBY NOTARY PUBLIC STATE OF KANSAS

This plat of "TARA FALLS 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Richard Lopez

_____ Secretary
Marvin S. Krout

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

Commerce Bank, N.A.

John M. Frazee, V.P.
John M. Frazee

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1998.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

This Plat has been approved an all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this day of _____, 1998.

_____ Chairman
Mark F. Schroeder

_____ Chairman Pro-Tem
Paul W. Hancock

_____ Commissioner
Betsy Gwin

_____ Commissioner
Thomas G. Winters

_____ Commissioner
Melody C. Miller

_____ County Clerk
James Alford

Entered on transfer record this ____ day of _____, 1998.

_____ 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 _____ 1998, at ____ o'clock ___ M: and is duly recorded.

_____ Register of Deeds
Larry Consolver

_____ Deputy
Michael D. Hurtt

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of April 1998, by John M. Frazee, V.P. of Commerce Bank, N.A., on behalf of the Bank.

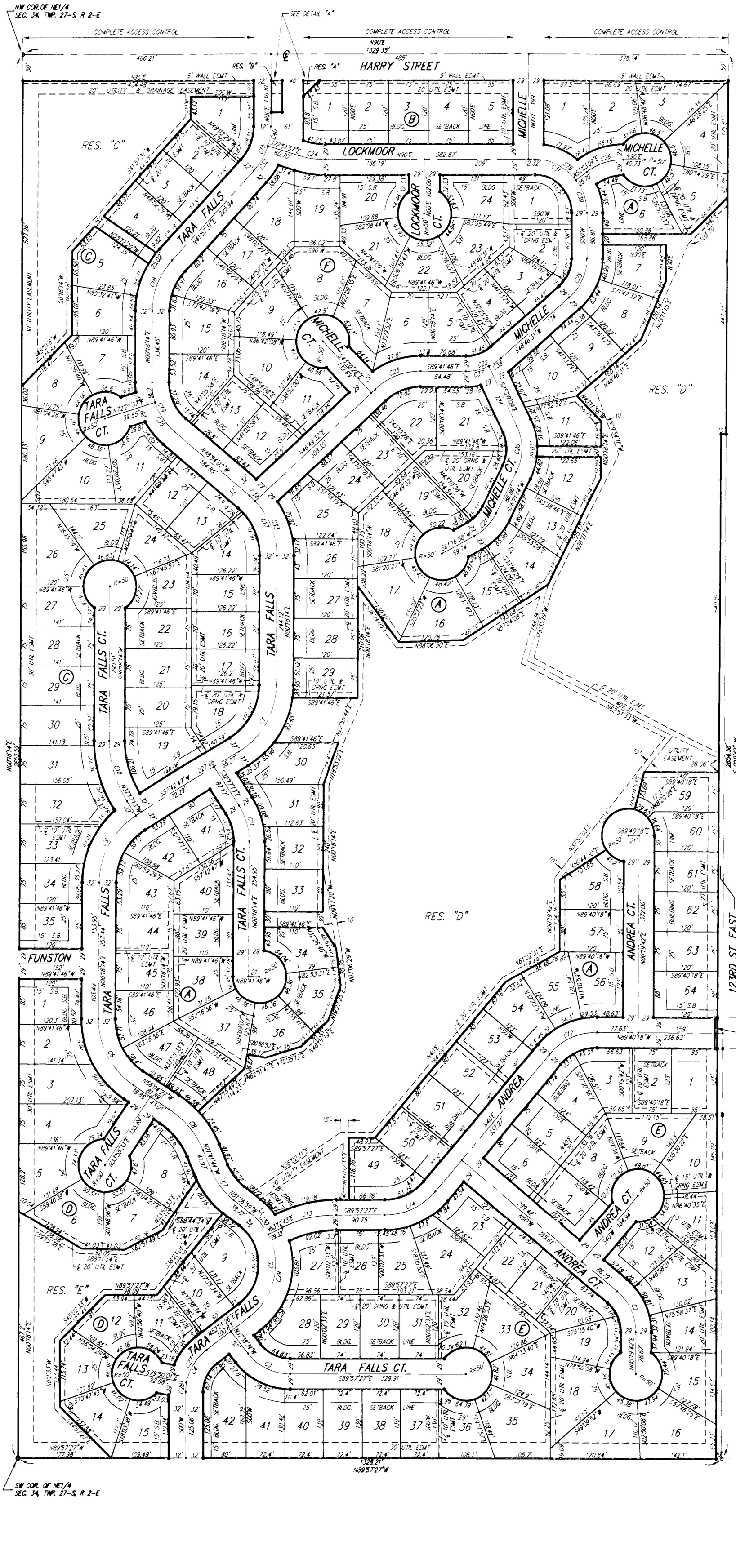
My App't. Exp 5/13/98 K. Schumacher Notary Public

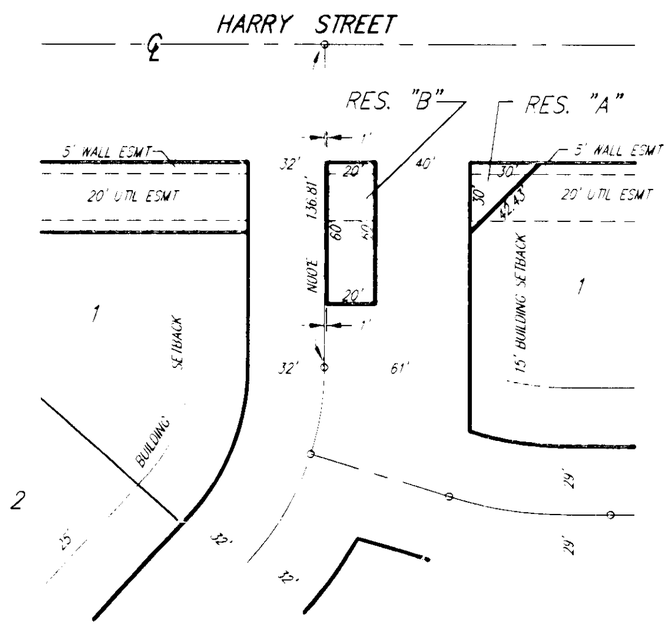
KARRI SCHUMACHER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 5/13/98

recd 4-15-78 final tracing
p.2

TARA FALLS ADDITION

SEDGWICK COUNTY, KANSAS





DETAIL "A"
SCALE: 1" = 50'

OSIE

SCALE : 1"=100'

S.B. = BUILDING SETBACK

- = 1/2" REBAR W/SRB CAP (SET)
- = 1/2" IRON IN THIMBLE (FOUND)
- = 1/2" REBAR W/LS1117 CAP (FOUND)
- = 40d NAIL (FOUND)

BENCHMARK:
R.R. SPIKE IN UTILITY POLE, 48' WEST AND 40' SOUTH OF THE S.W. COR. SEC. 27, T27S, R2E
ELEV. 1357.19 CITY DATUM
ELEV. 1344.59 N.G.V.D.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	150.30'	150.00'	57°24'33"
C2	87.84'	100.00'	50°19'42"
C3	91.31'	100.00'	52°18'53"
C4	91.38'	100.00'	52°21'26"
C5	228.65'	126.00'	103°58'25"
C6	147.60'	150.00'	56°22'41"
C7	68.93'	132.00'	29°55'15"
C8	100.80'	168.00'	34°22'43"
C9	150.30'	150.00'	57°24'33"
C10	122.71'	215.72'	32°35'27"
C11	71.10'	125.00'	32°35'27"
C12	103.65'	118.00'	50°19'42"
C13	105.60'	225.50'	26°49'49"
C14	109.18'	125.00'	50°02'33"
C15	91.54'	125.00'	41°57'31"
C16	157.08'	100.00'	90°00'00"
C17	128.82'	150.00'	49°12'16"
C18	106.87'	147.00'	41°39'17"
C19	104.77'	122.00'	49°12'16"
C20	90.45'	100.00'	51°49'23"
C21	60.96'	100.00'	34°55'45"
C22	72.48'	100.00'	41°31'43"
C23	94.86'	125.00'	43°28'42"
C24	50.43'	168.62'	17°08'03"
C25	85.13'	100.00'	48°46'31"
C26	73.53'	112.00'	37°36'51"
C27	73.64'	100.00'	42°11'27"
C28	17.74'	100.00'	10°09'59"
C29	174.05'	126.00'	79°08'43"
C30	54.60'	126.00'	24°49'42"
C31	91.43'	100.00'	52°23'09"
C32	54.16'	125.00'	24°49'28"
C33	113.83'	150.00'	43°28'42"
C34	14.99'	150.00'	05°43'34"
C35	66.56'	122.00'	31°15'39"
C36	38.21'	122.00'	17°56'37"
C37	44.98'	100.00'	25°46'23"
C38	27.50'	100.00'	15°45'20"
C39	65.65'	100.00'	37°36'51"
C40	37.38'	125.00'	17°08'03"

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (N.G.V.D.)
A	5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15	1327
A	16, 17, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 & 62	1336
C	1, 2, 3, 4, 5, 6, 7 & 8	1331
D	5, 6, 7, 8, 9, 10, 11 & 12	1339
D	13	1340
D	14 & 15	1341

DWG FILE 00758PF
PROJECT NO. 378007580

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
316-264-8008
FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4090

February 13, 1998

FILE COPY

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

Re: S/D 97-69 - Final Plat of TARA FALLS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 12, 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 February 6, 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 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 and residential developments.

4. Submission of a disk to the Planning Deparment detailing this plat. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

February 6, 1998

Savoy, Ruggles & Bohm
924 N Main
Wichita KS 67203

Re: S/D 97-69 Revised Preliminary Plat of TARA FALLS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Approval of this plat will be subject to the approval of the zone change and any relevant conditions of such approvals. Prior to this plat being heard by the full MAPC a zone change for this property shall have been submitted and approved.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-City water agreement shall be provided.

D. County Engineering should comment on the need for any improvements needed to Harry Street. *Left and right turn bays shall be guaranteed along Harry at both entrances to this plat.*

E. County Engineering needs to comment on the status of the drainage plan. *The Subdivision Committee has requested a meeting between the landowner and neighbors to resolve drainage issues before final plat approval. The engineer for the adjoining landowners has reviewed the drainage plan and a letter of verification will be submitted.*

For those lots surrounding the lake, a minimum pad elevation should be shown on the face of the final plat. County Engineering needs to comment on the accuracy of the minimum building pad elevations. *The minimum building pad elevations need to be revised.*

Printed with Recycled Paper

F. County Fire Department should comment on the acceptability of the proposed street names along with the cul-de-sac access. ***County Fire has found the street names and cul-de-sac access acceptable.***

G. Street stubs should be shown to the west and to the south for increased mobility when development occurs in these locations. The revised preliminary plat denoted street stubs to the west and south as requested during preliminary plat review. However, the connection to the east along 123rd Street was changed to emergency access in response to concerns of residents to the east. MAPC staff recommended full access maintained to the east based upon anticipated minimal traffic. ***County Engineering recommended a public street connection made between Andrea and 123rd Street East and the emergency access reserve eliminated. The Subdivision Committee requested that the applicant resolve this issue with MAPD Staff before final plat approval. The applicant appealed to the MAPC on January 15, 1998 for a determination of this issue. The emergency access to 123rd Street East was approved by the MAPC.***

H. The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along one side of the through-type street - Tara Falls, along with the street stubs south and west of this plat.

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

J. 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strips.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.

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

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

S. 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. ***KG&E has requested additional easements.***

T. The platting binder indicates 1997 property taxes are outstanding. Before the plat is released for City Council and County Commission approval, proof shall be provided indicating all applicable taxes have been paid.

U. Prior to submitting the final plat, the applicant should meet with Ray Ontiveros of MAPD to discuss the feasibility of dedicating park land.

V. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

As requested, the final plat has indicated 30-foot utility easements along the tree rows at the southern and western lines of the plat.

W. For the reserve indicated as including swimming pool facilities, a site plan shall be submitted with the final plat, for review and approval by the Director of Planning. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

X. In regards to the emergency access easement, no obstructions will be allowed in the easement except for any gates as is approved by the County Fire Department. The applicant shall also be responsible for the installation of an acceptable driving surface or other improvements as is determined by the County Fire Department. *County Fire prefers full access to 123rd Street East; however does not object to a gated emergency access. County Fire has required the street stub paved from the Andrea Court to 123rd Street East.*

Y. The 25-ft front yard setback denoted on the lots should be labeled on the final plat tracing.

Z. The platting of wall easements needs to be referenced in the plattor's text.

AA. The dates for the certifications on the final plat tracing need to reference "1998".

BB. The Chairman of the Board of County Commissioners should be revised to read Mark F. Schroeder.

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, February 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure
cc: Terra Properties Inc., Attn. Gene Vitarelli, 321 N. Montbella Cir., Wichita, KS 67230
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-1.

February 12, 1998

STAFF REPORT

(Final Plat-Approved 02/05/98, Revised Preliminary Plat-Approved 01/08/98, Preliminary Plat Approved 9/18/97)

CASE NUMBER: S/D 97-69 TARA FALLS ADDITION

OWNER/APPLICANT: Terra Properties Inc., Attn. Gene Vitarelli
321 N. Montbella Cir., Wichita, KS 67230

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

LOCATION: South side of Harry St. and approximately ½ mile west of 127th St. E.

SITE SIZE: 80 acres

NUMBER OF LOTS

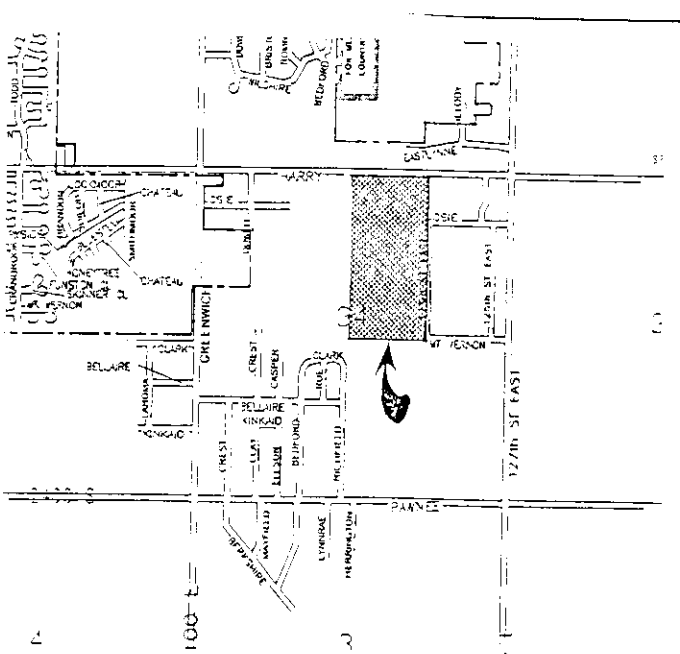
Residential:	185
Office:	
Commercial:	
Industrial:	
Total:	185

MINIMUM LOT AREA: 8,250 sq. ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: The preliminary plat reviewed in September 1997 had denoted 22 lots adjoining 123rd Street East (17 lots fronting on 123rd Street East). The revised preliminary plat (and current final plat) indicate 13 lots adjoining 123rd Street East; however none of the lots front on 123rd Street East. Access to these lots is from interior streets within this plat. This revised preliminary plat and current final plat also indicate connections to the south and west which had not been included on the preliminary plat, along with an additional access from Harry Street. The connection to the east along 123rd Street has been changed to emergency access in response to concerns of residents to the east and this access was approved by the MAPC on January 15, 1998. A zone change for this site to SF-6, Single-Family Residential was approved by the MAPC on January 15, 1998.

STAFF COMMENTS:

A. Approval of this plat will be subject to the approval of the zone change and any relevant conditions of such approvals. Prior to this plat being heard by the full MAPC a zone change for this property shall have been submitted and approved.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-City water agreement shall be provided.

D. County Engineering should comment on the need for any improvements needed to Harry Street. *Left and right turn bays shall be guaranteed along Harry at both entrances to this plat.*

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For those lots surrounding the lake, a minimum pad elevation should be shown on the face of the final plat. County Engineering needs to comment on the accuracy of the minimum building pad elevations. *The minimum building pad elevations need to be revised.*

F. County Fire Department should comment on the acceptability of the proposed street names along with the cul-de-sac access. ***County Fire has found the street names and cul-de-sac access acceptable.***

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K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.

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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.

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As requested, the final plat has indicated 30-foot utility easements along the tree rows at the southern and western lines of the plat.

W. For the reserve indicated as including swimming pool facilities, a site plan shall be submitted with the final plat, for review and approval by the Director of Planning. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

X. In regards to the emergency access easement, no obstructions will be allowed in the easement except for any gates as is approved by the County Fire Department. The applicant shall also be responsible for the installation of an acceptable driving surface or other improvements as is determined by the County Fire Department. *County Fire prefers full access to 123rd Street East; however does not object to a gated emergency access. County Fire has required the street stub paved from the Andrea Court to 123rd Street East.*

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AA. The dates for the certifications on the final plat tracing need to reference "1998".

BB. The Chairman of the Board of County Commissioners should be revised to read Mark F. Schroeder.