

indicate any needed right-of-way dedication(s).

- 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. The applicant is advised that requirements for fire lanes have been established by C.U.P., DP-197, provision #7.
- M. In regard to the wall easement shown along the perimeter of the area proposed for "LC" zoning, it appears that this easement is crossing easements also indicated for storm and sanitary sewers. It shall therefore be noted in the plat's text that any walls or fences in such situations must be approved by the City Engineer's Office.
- N. Based upon information in the platting binder, it appears that an equitable interest in this site is held by a B & E Inc. and therefore this party should also be a signatory to the plat. The final plat tracing shall either include this party as consenting to the plat or proof shall be provided indicating that their consent is not required.
- O. The applicant shall submit a letter from K.G. & E. indicating that satisfactory arrangements have been made concerning the existing service lines to the house located on Lot 16, Block 1.
- P. The applicant is advised that K.P.L. (K.G. & E.) gas lines are within the area involved in the decel lane improvements required along 21st St. North adjacent to this plat.
- Q. As requested by City Engineering additional information shall be provided for this site's drainage plan.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.

July 30, 1992

(Revised Final Plat Approved 7/23/92)
(Original Final Plat Approved 12/13/90;
(Preliminary Plat Approved 8/23/90)

CASE NUMBER: S/D 90-50 - **TIMBER RIDGE 2ND ADDITION**
(supersedes GREYSTONE ESTATES PLAT)

OWNER/APPLICANT: Mat Eck, B & E Inc., 5512 W. Central, Wichita,
KS 67212

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

LOCATION: Southeast corner of 21st Street and Maize Rd.

SITE SIZE: 35 Acres

NUMBER OF LOTS

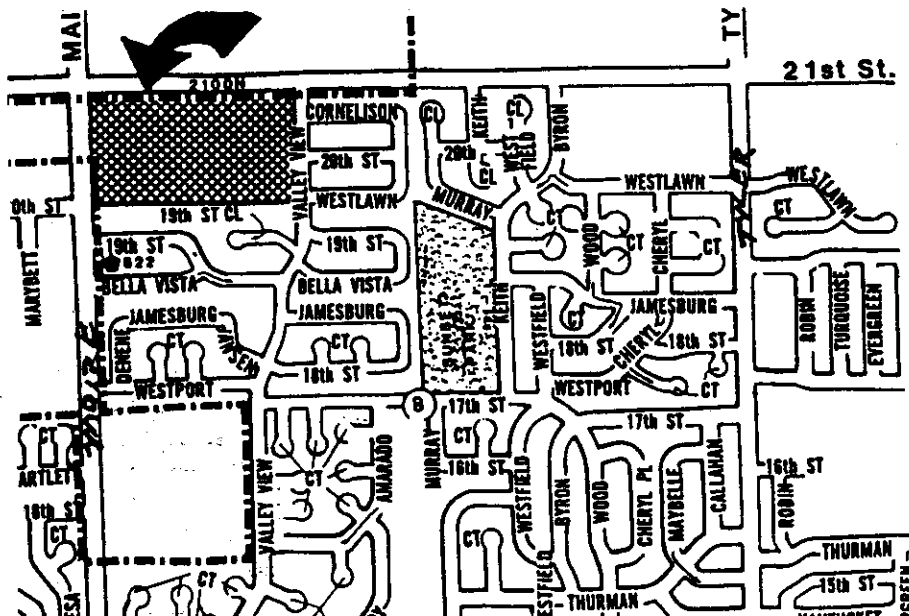
Residential:	49
Office:	
Commercial:	6
Industrial:	
Other	1 (Church)
Total:	56

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "LC" Light Commercial, "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3003) (DP-197,
Greystone Commercial CUP) and "AA" One Family
Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets, as well as, the construction of a sidewalk on 20th St. North. As required by the City Sidewalk Ordinance, sidewalks will be required on one side of all long, continuous streets. This sidewalk shall be guaranteed by including its construction in the associated street paving petition.
- F. A sidewalk certificate for the west side of Valley View shall be submitted. When Graff-Goldston Addition to the east and south was platted, sidewalk on both sides of Valley View (a collector) was required as part of the paving petition. The only segment of Valley View still without sidewalk is along the east side of this proposed Addition. Since this street is a collector as well as a continuous through street, the applicant needs to submit a certificate for sidewalk along the remaining segment of Valley View.
- G. As per the C.U.P., Provision 13, the applicant shall guarantee the construction of continuous accel/decel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st Street to provide for left turns into Lots 16, 17, and 18. Temporary decel lanes shall also be guaranteed along Maize to serve Lots 13, 14, and 16. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial construction of the temporary lanes.)
- H. Those portions of the major entrances to 21st Street North and Maize Rd., on public right-of-way shall be guaranteed by the applicant.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine any additional right-of-way requirements needed adjacent to this plat for accel or decel lane improvements. The final plat tracing shall

- Q. As requested by City Engineering additional information shall be provided for this site's drainage plan.
- R. The applicant's engineer is advised that the Register of Deeds requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature
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- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 30, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

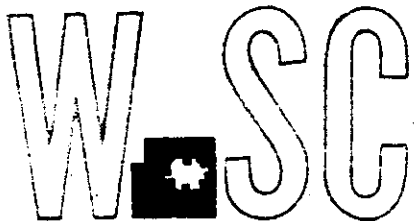
Sincerely,



Don Losew
Senior Planner

DL:rh

cc: B & E Inc., Attn: Mat Eck, 5512 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 24, 1992

*No MAC
following letter?
in vacation*

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-50 (Final Plat of Timber Ridge 2nd Addition)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 1/6* A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 1/6* B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- w/paw* C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 2/6* D. The applicant shall guarantee construction of the storm sewers required by this plat.
- W* (E) The applicant shall guarantee the paving of the proposed interior streets, as well as, the construction of a sidewalk on 20th St. North. As required by the City Sidewalk Ordinance, sidewalks will be required on one side of all long, continuous streets. This sidewalk shall be guaranteed by including its construction in the associated street paving petition.
- F.* A sidewalk certificate for the west side of Valley View shall be submitted. When Graff-Goldston Addition to the east and south was platted, sidewalk on both sides of Valley View (a collector) was required as part of the paving petition. The only segment of Valley View still without sidewalk is along the east side of this proposed Addition. Since this street is a collector as well as a continuous through street, the applicant needs to submit a certificate for sidewalk along the remaining segment of Valley

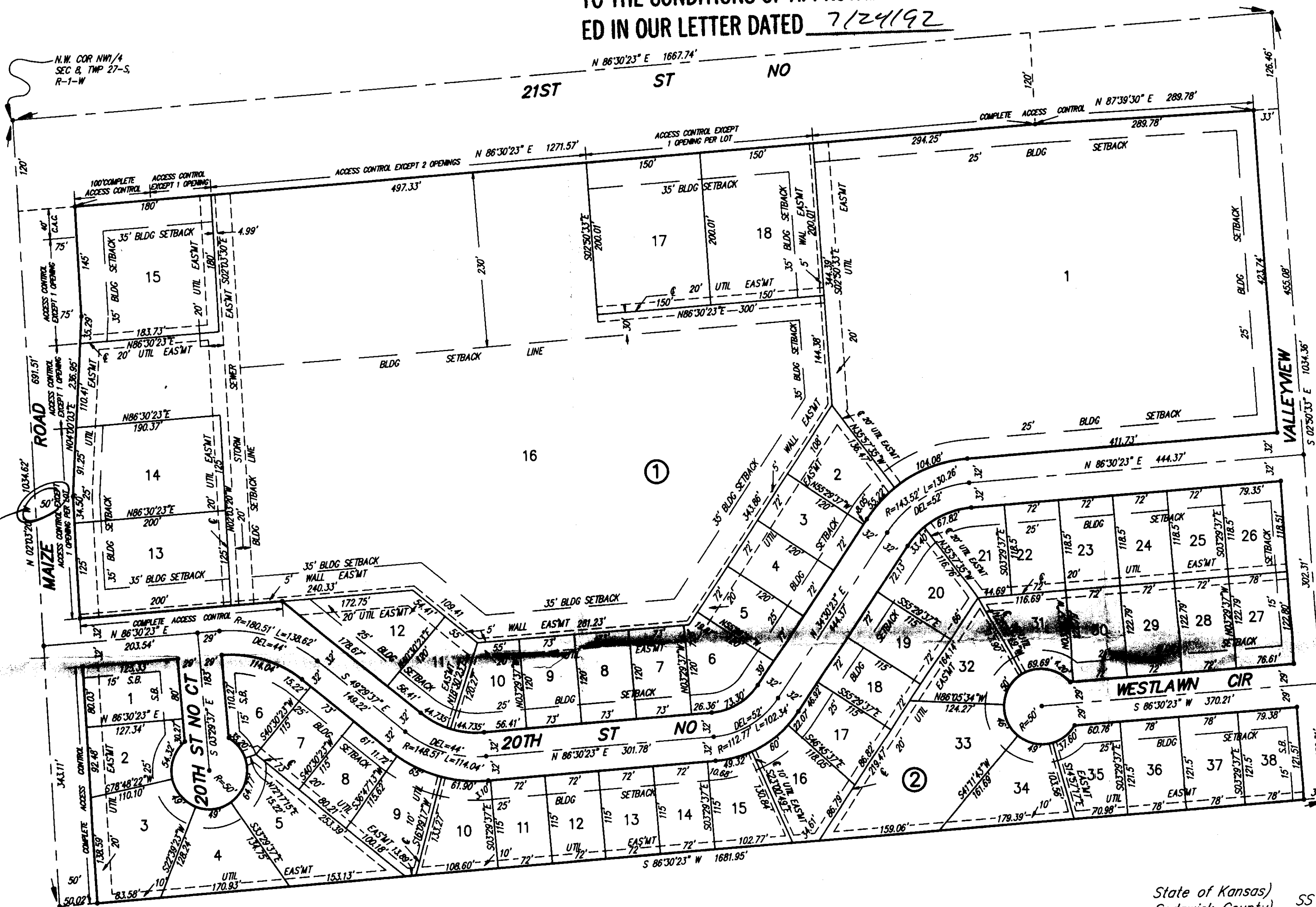
View.

- FILED*
- G.* As per the C.U.P., Provision 13, the applicant shall guarantee the construction of continuous accel/decel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st Street to provide for left turns into Lots 16, 17, and 18. Temporary decel lanes shall also be guaranteed along Maize to serve Lots 13, 14, and 16. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial construction of the temporary lanes.)
 - H.* Those portions of the major entrances to 21st Street North and Maize Rd., on public right-of-way shall be guaranteed by the applicant.
 - I.* If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - J.* Prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine any additional right-of-way requirements needed adjacent to this plat for accel or decel lane improvements. The final plat tracing shall indicate any needed right-of-way dedication(s).
 - 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.
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 - P.* The applicant is advised that K.P.L. (K.G. & E.) gas lines are within the area involved in the decel lane improvements required along 21st St. North adjacent to this plat.

OFFICE COPY
DO NOT REMOVE
REVISED COPY
FINAL PLAT

TIMBER RIDGE 2ND ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/23/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7/24/92



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "TIMBER RIDGE 2ND ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as that part of the NW1/4 of Sec. 8,
Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, beg-
inning at the N.W. Corner of said NW1/4; thence N 86°30'23" E, along
the north line of said NW1/4, 1667.74 feet; thence S 02°50'33" E,
parallel with the east line of said NW1/4, 1034.36 feet; thence
S 86°30'23" W, parallel with the north line of said NW1/4, 1681.96 feet
to a point on the west line of said NW1/4; thence N 02°03'20" W,
along the west line of said NW1/4, 1034.62 feet to beginning, except
therefrom those portions needed for road purposes and recorded on
Film 226, page 257; Film 226, Page 258; Film 226, Page 259 and
Film 229, Page 1 and except therefrom that part dedicated to the
for street purposes and recorded on Film 706, Page 603.
Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors cer-
tificate to be platted into Lots, Blocks, and Streets to be known as
"TIMBER RIDGE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The
wall easements are hereby granted as indicated for the construction
and maintenance of a private screening wall and utility main lines and
service lines are allowed to cross these easements. The utility ease-
ments are hereby granted as indicated for the construction and main-
tenance of all public utilities. The streets are hereby dedicated to
and for the use of the public. All abutters rights of access to or
from Maize Rd, over and across the west line of Lots 13, 14, 15,
and 16, Block 1 and Lots 1, 2, and 3, Block 3 and to or from 21st
St. No. over and across the north line of Lots 1, 15, 16, 17, and 18,
Block 1 and to or from 20th St. No. over and across the south line
of Lots 13 and 16, Block 1 are hereby granted to the appropriate
governing body, provided however that Lots 13, 14, and 16 shall have
access to Maize Rd at one location each and that Lot 15 shall have
access to Maize Rd at one location over all except the north 40 feet
of the west line thereof and that Lot 15 shall have access to 21st
St. No. at one location over all except the west 100 feet of the north
line thereof, that Lot 16 shall have access to Maize Rd at two locat-
ions and that Lots 17 and 18 shall have access to 21st St No at one
location each, all as shall be determined by the Engineer of the app-
ropriate governing body. The storm sewer easement is hereby grant-
ed as indicated for the construction and maintenance of a storm
sewer.

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 19____, by
John F. Weber, Marlene K. Hartman and Mary Jo Hieger, Co-Trustees
of the Josephine C. Weber Irrevocable Trust dated 12-28-87, on be-
half of the Trust.

My App't. Exp. _____ Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 19____, by
Josephine C. Weber, Trustee of the Josephine C. Weber Trust dated
2-1-88, on behalf of the Trust

My App't. Exp. _____ Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 19____, by
Matthias F. Eck and Patricia Eck, husband and wife.

My App't. Exp. _____ Notary Public

Josephine C. Weber Irrevocable Trust dated 12-28-87

Co-Trustee
John F. Weber

Co-Trustee
Marlene K. Hartman

Co-Trustee
Mary Jo Hieger

Josephine C. Weber Trust dated 2-1-88

Trustee
Josephine C. Weber

Equitable Interest Holder

Matthias F. Eck Patricia Eck

This plat of "TIMBER RIDGE 2ND ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 19____.

Chairman
Christopher J. Goebel

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 _____, 19____.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record, this _____ day
of _____, 19____.

County Clerk
Don Wright

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 19____, at _____ o'clock _____ M.; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa