

- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- M. On the final plat tracing the triangular areas indicated as well easements and adjacent to 21st Street North, shall be indicated as Reserves. The plattor's text shall note that utilities may cross these reserves and if sanitary sewer is involved at any of these locations, a hold harmless agreement shall also be submitted for each involved location.
- N. The plattor's text shall indicate that in reserves A and B utilities are confined to easements.
- O. If the platting of this property requires the establishing of minimum building pad elevations, the elevations shall be noted on the face of the plat, as well as in the plattor's text. Also, permanent on-site and off-site benchmarks shall be referenced on the face of the plat.
- P. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Q. 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.
- 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.

February 16, 1989

STAFF REPORT

(Final Plat Approved 2/9/89; Preliminary Plat Approved 11/17/88)

CASE NUMBER: S/D 88-99 - TIMBER RIDGE ADDITION

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

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West of Maize Road on the south side of 21st
Street North

SITE SIZE: 81.4 Acres

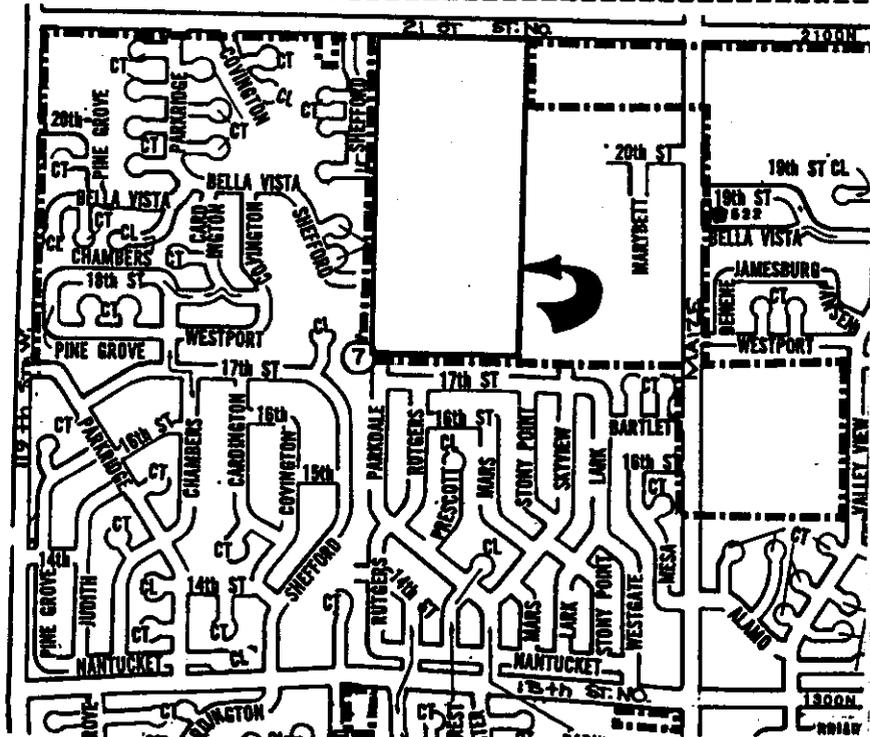
NUMBER OF LOTS

Residential:	266
Office:	
Commercial:	
Industrial:	
Total:	266

MINIMUM LOT AREA: 6,562 sq. ft.

CURRENT ZONING: "AA" (Single-family)

VICINITY MAP:



STAFF COMMENTS:

- Note: This property was annexed by the City of Wichita on, November 18, 1988.
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - B. The applicant shall guarantee the extension of sanitary sewer 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.
 - F. The applicant shall guarantee a decel lane along 21st Street North to serve the two entrances located here.
 - G. The applicant shall guarantee improvements for the construction of left turn lanes to serve the entrances along 21st Street.
 - H. The Parkdale street paving petition shall provide for the construction of sidewalks on each side of this collector street. If the applicant chooses, he may propose an alternate sidewalk plan for this property rather than construct sidewalks on both sides of the collector street.
 - I. The Shefford street paving petition shall provide for the construction of sidewalks on both sides of the street segment west of Parkdale or between Lot 1, Block 8 and Lot 17, Block 7. This segment of collector is a continuation of the collector in the Echo Hills 2nd Addition which has guaranteed sidewalks along Shefford.
 - J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - K. 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.

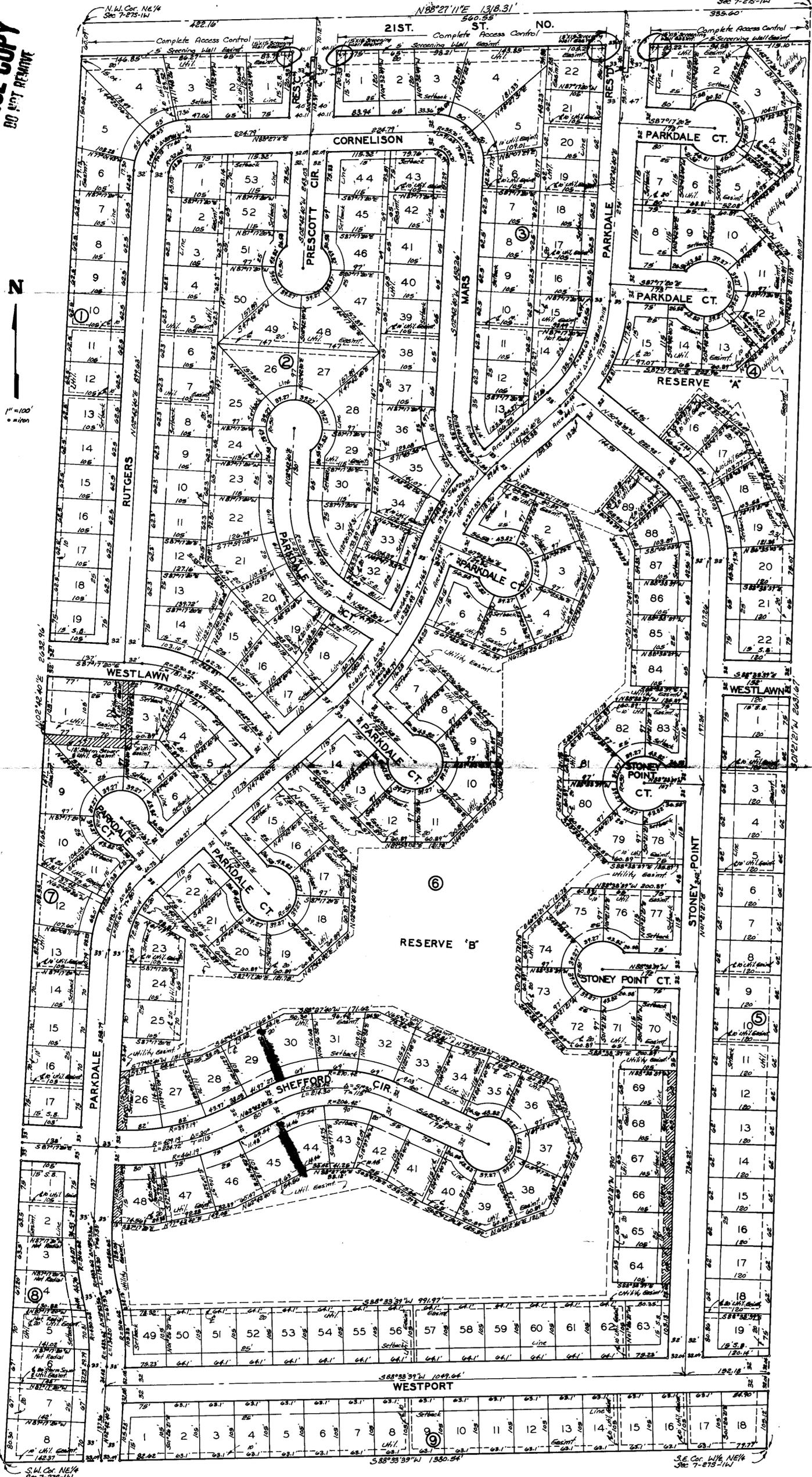
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/9/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/10/89

FINAL PLAT

TIMBER RIDGE ADDITION

WICHITA, KANSAS

OFFICE COPY DO NOT REMOVE



State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in Sedgewick County and state do hereby certify that we have surveyed and platted "TIMBER RIDGE ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the W/4 of the NE/4 of Sec. 7, Twp. 27S, R-1W of the 6th. P.M., Sedgewick County, Kansas.

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 certificate to be platted into Lots, Blocks, Reserves and Streets to be known as "TIMBER RIDGE ADDITION", Wichita, Kansas. Reserves "A" and "B" are hereby reserved for drainage purposes, open space and landscaping. Reserves "C" and "D" are hereby reserved for landscaping, entry features and utility easements. All reserves shall be owned and maintained by the homeowners association for the addition. The screening wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utilities are allowed to cross these easements. The utility easements and drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities and drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21ST. ST. NO. over and across the north line of Lots 1, 2, 3 and 4, Block 1 and Lots 1, 2, 3, 4 and 22, Block 3, and Lots 1 and 2, Block 4 and Reserve "A" are hereby granted to the appropriate governing body. OK

City of Wichita
Matt Eck, Inc.
President
Matt Eck

State of Kansas } S.S. The foregoing instrument acknowledged before me, the _____ day of _____, 1989, by Matt Eck, President of Matt Eck, Inc., on behalf of the corporation.

My Appt. Exp. _____ Notary Public

This plat of "TIMBER RIDGE ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1989. Wichita-Sedgewick County Metropolitan Area Planning Commission.

Sue L. Crockett
Chairman
Marvin S. Krout
Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

Sheldon Kamen
Mayor
Dale E. Reo
Deputy City Clerk

Entered on transfer record this _____ day of _____, 1989.
Don Wright
County Clerk

State of Kansas } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1989, at _____ M; and is duly recorded.

Pat Kettler
Register of Deeds
Ed Rees
Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 16, 1989

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

Re: S/D 88-99 TIMBER RIDGE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Matt Eck, Inc., 5512 W. Central,
Wichita, KS 67212

Mike Lindebak, City Engineer