

S/D 88-27 - HEATHER RIDGE ADDITION

Page 3

L. Recording of the plat within 30 days after approval by the City Council.

STAFF REPORT
(Final plat; preliminary approval 4/21/88)

CASE NUMBER: S/D 88-27 - HEATHER RIDGE ADDITION

OWNER/APPLICANT: Smith & Company, 10715 E. Lockmoor, Wichita, KS, 67207

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Rock Road, in an area south of MacArthur Road.

SITE SIZE: 77 acres

NUMBER OF LOTS

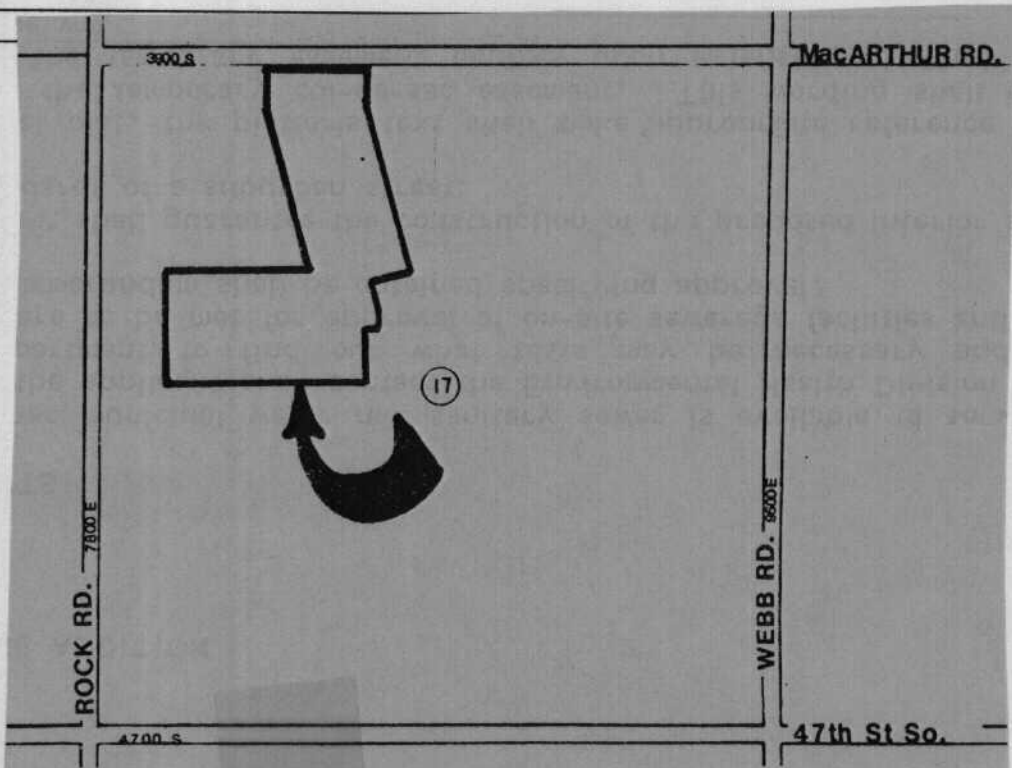
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "R-1" Suburban Residential

VICINITY MAP:



Subdivision Committee Recommendations:

- A. Since neither municipal water nor sanitary sewer is 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. On the final plat, "complete access control" shall be indicated to MacArthur Road from Lot 1, Block A and Lot 1, Block B.
- F. The plattor's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- G. On the final plat tracing, 42nd Street South shall be extended to the west line of Lots 7 and 8, Block B and be terminated by a 100-foot, square cul-de-sac.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].

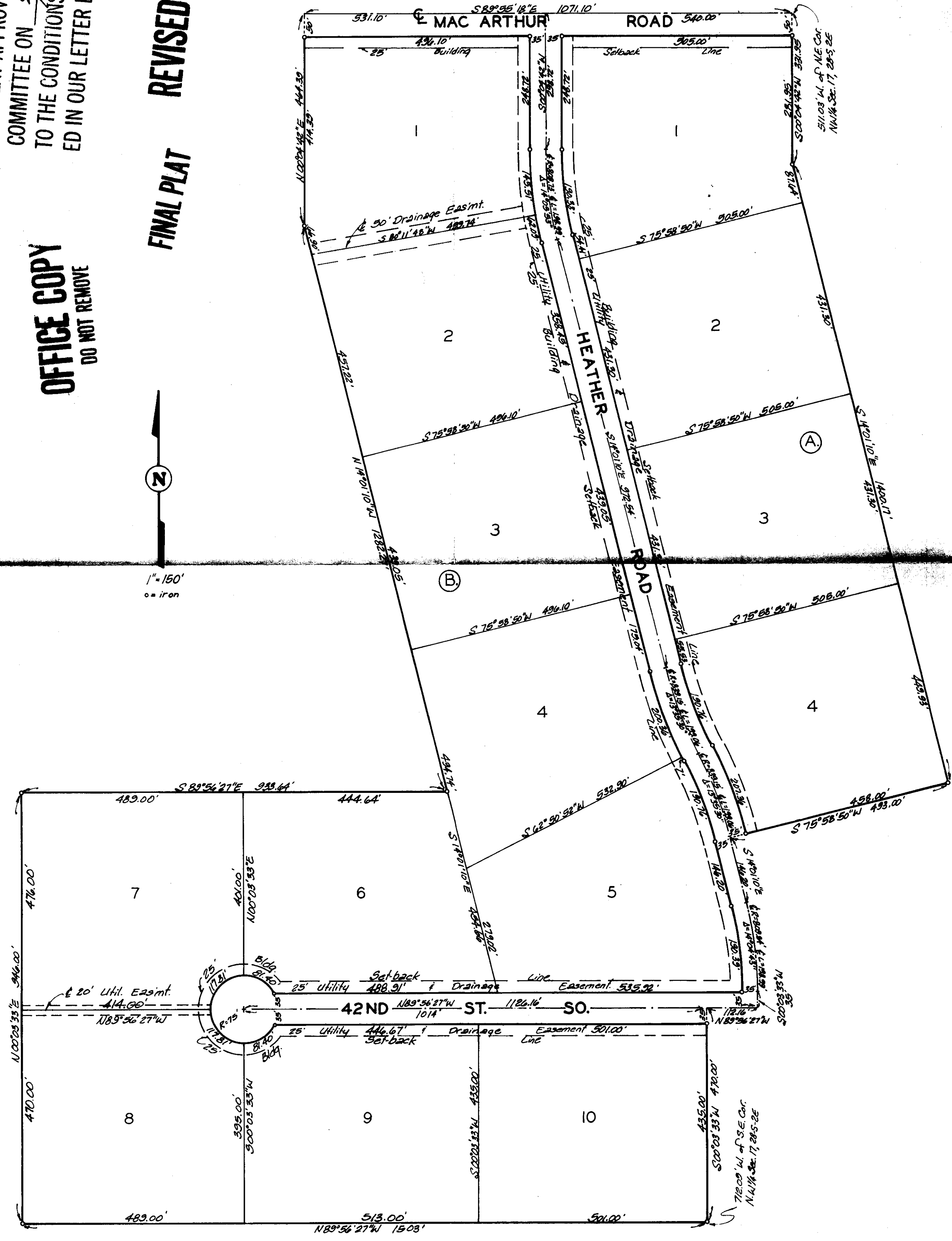
HEATHER RIDGE ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/11/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/11/88

OFFICE COPY DO NOT REMOVE

REVISED COPY FINAL PLAT



State of Kansas ss. We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HEATHER RIDGE ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the N.W. 1/4 of Sec. 17, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, commencing at the N.E. corner of said N.W. 1/4; thence N 89°55'18"W along the north line of said N.W. 1/4, 511.03 feet for a point of beginning; thence S 00°04'42"W, 331.95; thence S 14°01'10"E, 1400.17 feet; thence S 75°58'50"W, 493.00 feet; thence S 14°01'10"E, 146.20 feet to the P.C. of a curve to the right having a radius of 809.84 feet and a central angle of 14°04'43"; thence southerly along said curve, 128.90 feet to the P.T. of said curve; thence S 00°03'33"W, 350.00 feet to a point 470.00 feet north of the south line of said N.W. 1/4; thence N 89°56'27"W, parallel with the south line of said N.W. 1/4, 112.16 feet; thence S 00°03'33"W, 470.00 feet to the south line of said N.W. 1/4; thence N 89°56'27"W along the south line of said N.W. 1/4, 1503.00 feet; thence N 00°03'33"E, 946.00 feet; thence S 89°56'27"E, 933.64 feet; thence N 14°01'10"W, 1282.27 feet; thence N 00°04'42"E, 464.39 feet to the north line of said N.W. 1/4; thence S 89°55'18"E, 1071.10 feet to the point of beginning.

Date _____ Baughman Company P.A.
 _____ 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 and streets to be known as "HEATHER RIDGE ADDITION," Sedgwick County, Kansas. The utility and drainage easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The streets are hereby dedicated to and for the use of the public.

Smith & Company, Inc.
 _____ President
 R.L. Smith

State of Kansas ss. The foregoing instrument was acknowledged before me this _____ day of _____ 198____, by R.L. Smith, President of Smith & Company.

My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "HEATHER RIDGE ADDITION," Sedgwick County, Kansas.
 Wichita Federal Savings and Loan Association
 _____ Vice President Loans
 Gordon L. Jones

This plat of "HEATHER RIDGE 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 _____ 198____.

Wichita-Sedgwick County Metropolitan Area Planning Commission
 _____ Chairman
 Elton Parsons
 _____ 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 _____ 198____.

_____ Mayor
 Sheldon Kamen
 _____ Deputy City Clerk
 Dale E. Rea

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 198____.

_____ Chairman
 Mark F. Schroeder
 _____ Chairman Pro Tem
 Billy & McCray
 _____ Commissioner
 David Baypath
 _____ Commissioner
 Tom Smith
 _____ Commissioner
 Bernard A. Hentzen
 _____ County Clerk
 Don Wright

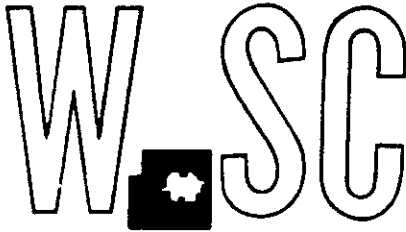
Entered on transfer record this _____ day of _____ 198____.
 _____ County Clerk
 Don Wright

State of Kansas ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198____, at _____ o'clock _____ M; and is duly recorded.

_____ Register of Deeds
 Pat Kehler
 _____ Deputy
 Ed Resa

State of Kansas ss. The foregoing instrument was acknowledged before me this _____ day of _____ 198____, by Gordon L. Jones, Vice President Loans of Wichita Federal Savings and Loan Association on behalf of the association.
 _____ Notary Public

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 18, 1988

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

Re: FINAL - S/D 88-27 - HEATHER RIDGE ADDITION

Gentlemen:


At the regular meeting of the Metropolitan Area Planning Commission on August 18, 1988, 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 August 17, 1988.

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 for consideration:

- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 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.
- Certification that all real estate taxes and all prior years have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:pb

cc: Smith & Company, 10715 E. Lockmoor, Wichita 67207