

KRUG NORTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed and
platted "KRUG NORTH ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as the SE1/4, Sec. 2, Twp. 27-S, R-2-E of the 6th
P.M., Sedgwick County, Kansas, except the west 40 acres thereof, and
except that part of said SE1/4 described as follows: Beginning at the
SE corner of said SE1/4; thence S88°37'32"W along the south line of said
SE1/4, 888.69 feet; thence N00°24'35"W parallel with the east line of said
SE1/4, 643.00 feet; thence N38°21'23"E, 547.16 feet; thence N09°46'20"E,
126.71 feet; thence S80°14'29"E, 287.24 feet; thence S78°29'12"E, 210.08
feet; thence S70°09'32"E, 37.61 feet to a point on the east line of said
SE1/4; thence S00°24'35"E along the east line of said SE1/4, 1072.24
feet to the point of beginning, all being subject to road rights-of-way of
record.

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

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey
REGISTERED SURVEYOR
KANSAS
LAND SURVEYOR

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as "KRUG
NORTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage and utility easements are hereby granted
as indicated for drainage purposes and 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. Reserves "A" and "E" are
hereby reserved for entry monuments, landscaping, open space, drainage
purposes, and utilities. Reserves "B" and "C" are hereby reserved for
lakes, landscaping, berms, sidewalks, open space, drainage purposes and
utilities as confined to easements. Reserve "D" is hereby reserved for
open space, parking, swimming pools and related facilities, recreational
activities and related facilities, gazebos, landscaping, drainage purposes,
and utilities as confined to easements. Reserve "F" is hereby reserved for
landscaping, open space, drainage purposes and utilities as confined to
easements. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and
maintained by the homeowners association for the addition provided,
however, that the undersigned, or the homeowners association, as the
undersigned's successor in interest, may, in their discretion, deed a parcel
of a Reserve to an owner or owners of an adjacent lot, subject to the
obligation to maintain such deeded parcel of a Reserve in compliance with
the provisions hereof and in compliance with the maintenance covenants
of any applicable restrictive covenants and/or regulations. Access controls
shall be as depicted on the face of the plat and are hereby granted to
the City of Wichita, Kansas. The Minimum Building Pad Elevations for the
lowest opening to the structures shall be as indicated on the face of the
plat.

Ritchie Development Corporation,
a Kansas corporation

Kevin M. Mullen
Kevin M. Mullen, President

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

INTRUST Bank, N.A.

Sam O. Plummer
S.O.P.
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this 4th day of March, 2004, by Gary D. Schmitt
S.O.P. of INTRUST Bank, N.A., on behalf of the bank.
(Title)

MICHELE C. BAKER
Notary Public - State of Kansas
My App'l. Expires 4-17-04

Michelle C. Baker, Notary Public

My App'l. Exp. 4-17-04

This plat of "KRUG NORTH 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 _____, 200____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2004.

Carlos Mayans, Mayor

Karen Schofield, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2004.

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

Entered on transfer record this _____ day
of _____, 2004.

Don Brace, County Clerk

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 _____, 2004 at _____ o'clock _____ M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 1st day of March, 2004, by Kevin M. Mullen, President
of Ritchie Development Corporation, a Kansas corporation, on behalf of
the corporation.

ANGIE M. HOLDEN
NOTARY PUBLIC
STATE OF KANSAS
My App'l. Exp. 2-25-07

Angie M. Holden, Notary Public

My App'l. Exp. 2-25-07

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = BRASS MONUMENT MARKED "TISI"
IN CONCRETE (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- = #6 REBAR (FOUND)

LOT	BLOCK	ELEVATION
		CITY DATUM
1-17	H	188.0
3-4	I	187.0
46-54	I	175.0

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, right-of-ways, 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 be allowed.

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1 AND 2, BLOCK 4,
AND LOT 11, BLOCK 8, WITHIN KRUG NORTH ADDITION UNLESS THE LOWEST
FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION
OR UNLESS THE CITY OF WICHITA, KANSAS HAS RECEIVED A LETTER OF
MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.





Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2004

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

RE: SUB 2003-136 -- Final Plat of Krug North Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 16, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

January 16, 2004

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

RE: SUB 2003-136 -- Final Plat of Krug North Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The guarantee shall include a petition for a water main along 143rd St. East. *City Water and Sewer Department has requested an agreement which limits sewer connections based upon capacity.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. *City/County Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A guarantee is needed.*
- E. *Traffic Engineering* needs to comment on the need for any improvements to perimeter streets. *A petition for accel/decel lanes and a left turn lane is requested for 21st St. North and 143rd St. East. The Applicant will meet with Traffic Engineering regarding improvements along 143rd St.*
- F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. A temporary cul-de-sac should be platted for Krug and referenced in the plat's text.
- H. *County Surveying* advises that the benchmark needs a better description.
- I. The dimensions for Reserves A and E need to be revised to denote a width of 8 feet.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- 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.
- 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 the governing body.
- M. 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.
- N. GIS needs to comment on the plat's street names. *Krug needs to be revised to a new name. Castle Rock needs labeled on sheet 2.*
- O. The applicant shall submit a copy of the instrument which establishes the proposed pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- P. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- Q. Since Reserve D includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The platator'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.

- T. 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.)
- U. 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.
- V. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

STAFF REPORT

(Final Plat Approved 1/15/04; Preliminary Plat Approved 12/4/03)

CASE NUMBER: SUB 2003-136 -- KRUG NORTH ADDITION

OWNER/APPLICANT: Ritchie Development, Attn: Rob Ramseyer, 8100 E. 22nd, Wichita, KS 67226

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

LOCATION: Northwest corner of 21st St. North and 143rd St. East

SITE SIZE: 96.97 Acres

NUMBER OF LOTS

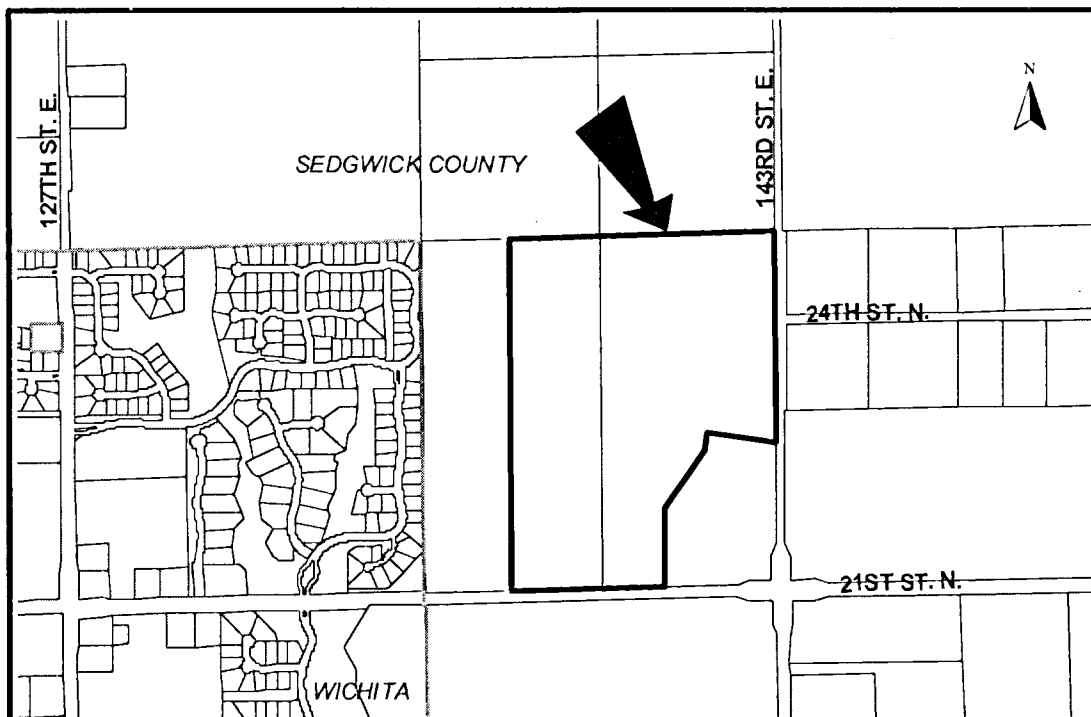
Residential:	217
Office:	
Commercial:	
Industrial:	
Total:	<u>217</u>

MINIMUM LOT AREA: 10,200 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. Upon the annexation of the adjoining property to the west, this property will be eligible for annexation and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

The southeastern portion of the preliminary plat proposed for commercial development has not been included in this final plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The guarantee shall include a petition for a water main along 143rd St. East. City Water and Sewer Department has requested an agreement which limits sewer connections based upon capacity. (needed prior to permitting)
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is needed.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. A petition for accel/decel lanes and a left turn lane is requested for 21st St. North and 143rd St. East. The Applicant will meet with Traffic Engineering regarding improvements along 143rd St.
→ No accel/decel needed on 143rd per 5/26/04
- F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. A temporary cul-de-sac should be platted for Krug and referenced in the plat's text.
- H. County Surveying advises that the benchmark needs a better description.
- I. The dimensions for Reserves A and E need to be revised to denote a width of 8 feet.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- 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.
- 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 the governing body.

- M. 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.
- N. GIS needs to comment on the plat's street names. *Krug needs to be revised to a new name. Castle Rock needs labeled on sheet 2.*
- O. The applicant shall submit a copy of the instrument which establishes the proposed pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- P. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- Q. Since Reserve D includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The platting 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.
- T. 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.)
- U. 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.
- V. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.

SUB 2003-136 -- Final Plat of KRUG NORTH ADDITION
January 22, 2004 - Page 4

- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.