revised 10-24-02

RECEIVED
OCT 24 2002
METROPOLITAN PLANNING
ROUTE 8

LaDonna Vanderford
Westar Energy
261-6896

10ft util

= additional easement
10' & unless noted otherwise

= street lights

REVISED PRELIMINARY PLAT

SOUTHERN RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

1272.65' COMPLETE ACCESS CONTROL

793.74' COMPLETE ACCESS CONTROL

PAWNEE ZONED "SF-5" MESA ADDITION PARK ZONED "SF-5" GLEN ADDITION PRAIRIE ZONED "SF-5" WOODS ZONED "SF-5" SECOND ZONED "LC" ADDITION

PRESCOTT FIELDCREST LARK LANE STONEY PT. LEECREST

PAWNEE AVE.

ATLANTA CIR. ATLANTA MAXWELL MAXWELL SAVANNAH CIR. SAVANNAH HADDEN CIR. HADDEN LARK CT. PRESCOTT CT. GREENFIELD CIR. GREENFIELD YOSEMITE YOSEMITE CIR. DALLAS CIR. YELLOWSTONE MAIZE CT.

STONEY POINT STONEY POINT CT. STONEY POINTE CT. LAMP

RES. "A" RES. "B" RES. "C" RES. "D" RES. "E" RES. "F" RES. "G" RES. "H"

MAIZE ROAD (103RD STREET WEST)

WILDERNESS PARK RESERVE "A"

ZONED "LC" ZONED "SF-5" ZONED "WF-18"

LAMP, RALPH HAZEL TRUST
% HAROLD BAALMANN
2567 S MAIZE RD
WICHITA, KS 67215-8903

BAALMANN, HAROLD F., ETUX
2567 S. MAIZE RD.
WICHITA, KS 67215-8903

JACOBS, LUCILLE E. REVOC. LIV. TRUST
% MARILYN B. WOOD
919 W. 12TH #102
WICHITA, KS

SCHULTE, LAWRENCE A. & LAVINA M.
P.O. BOX 4
311 PIERCE
MAPLE HILL, KS 66507-0004

0 150 300

CONTOUR INTERVAL = 1 FT.
DATE OF TOPOGRAPHY: 1 JUNE 2002
DATE OF PREPARATION: 16 OCTOBER 2002

OWNER:
Lamp Farms, LLC
% Ross L. Lamp
1421 Leuwell
Wichita, Kansas 67203-2961

CONTRACT PURCHASER:
Jay W. Russel
12600 W. 13th St. N.
Wichita, Kansas 67235
Ph: 316-722-2417

LEGAL DESCRIPTION:
The NE1/4 of Sec. 6, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, subject to road rights-of-way of record.

BENCHMARK:
City of Wichita Benchmark Disc - SW Corner of the intersection of Pawnee & Maize Rd.
44' South of centerline
49.8' West of centerline
12' East of fence
65' SW of Sec. corner Iron
Elev. = 1351.12 City Datum
1322.52 NGVD29

Reserves "A", "F", and "G" are hereby reserved for streets, utilities, drainage, entry monuments, landscaping, signage, open space.

Reserve "B" is hereby reserved for open space, parking, utilities, drainage purposes, and landscaping.

Reserve "C" is hereby reserved for open space, landscaping, berms, sidewalks, lakes, drainage purposes, and utilities as confined to easement.

Reserves "D" and "E" is hereby reserved for open space, parking, swimming pool and accessories, recreational activities, gazebos, landscaping, drainage purposes, utilities as confined to easements.

Reserve "H" is hereby reserved for private streets, entry monuments, drainage purposes, and utilities.

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
△ = STONE (FOUND)
× = #4 REBAR (FOUND)

EB □ = Electric Box
FH ⊂ = Fire Hydrant
GM ● = Gas Meter
Guy ⟵ = Guy Anchor
PP □ = Power Pole
Sn ▭ = Sign
SSMH ● = Sanitary Sewer Manhole
SWB Ped□ = Southwestern Bell Pedestal
WM ● = Water Meter
WV ⋈ = Water Valve
WB ● = Water Valve Box

WATER LINE
SOUTHWESTERN BELL LINE
GAS LINE
FENCE
ELECTRIC LINE
SANITARY SEWER

LOCATION

J.RUSSELL COMMUNITIES

16 OCTOBER 2002

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\SOUTHERNRIDGE\LONG\SOUTHERNRIDGEP.DWG-MJC

RECEIVED
OCT 24 2002
METROPOLITAN PLANNING
ROUTE 8

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 24, 2002

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

RE: SUB 2002-55 -- Final Portion of Overall Preliminary Plat of Southern Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 24, 2002, 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 October 18, 2002.

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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 18, 2002

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

RE: SUB 2002-55 -- Revised Preliminary and Final Portion of Overall Preliminary Plat of Southern Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 17, 2002, the above captioned plat was considered. The action of the Committee was to approve the revised preliminary and final portion of overall preliminary 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.

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. *An off-site drainage easement is needed. A drainage guarantee is needed. County Engineering has concerns regarding the amount of right-of-way in Pawnee that may be needed to pass the drainage past the plat from the west.*

E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *Left turn lanes at Pawnee and Maize are needed.*

F. *Traffic Engineering has requested the extension of Yosemite to Maize Road and a cul-de-sac for Lamp. A left turn lane for Maize Ct is also needed.*

G. 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.

H. It is recommended that Reserve C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

Reserves D and E have been platted for additional access to Reserve C.

I. Since Reserves D and E include a swimming pool, a site plan shall be submitted with the final plat tracing, 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.

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.

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 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.

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 guarantee the paving of the private street (Maize Ct) to a public street pavement standard. As private improvements, such guarantee shall not be provided through the use of a petition.

N. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plattor's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to accessed by the reserve.

O. The reserve being platted as private street shall be labeled as "private street".

P. The wall easement shall be referenced in the plattor's text.

Q. The **City Fire Department/GIS** needs to comment on the plat's street names. ***Revised street names are needed.***

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

T. The plattor'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.

U. 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.)

V. 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.

W. 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.

X. 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.

Y. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

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

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

BB. 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. ***Westar Energy has requested additional easements.***

CC. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, October 24, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ross L. Lamp, Lamp Farms, LLC, 1421 Lieunett, Wichita, KS 67203-2961
Jay Russell, Russell Development, 12602 W. 13th Street, Wichita, KS 67235
Randy Johnson, 2740 Beacon Hill Court, Wichita, KS 67220
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
OCTOBER 24, 2002

STAFF REPORT

(Final Portion of Overall Preliminary and Revised Preliminary Approved 10/17/02; Preliminary Plat Approved 8/15/02)

CASE NUMBER: SUB 2002-55 -- SOUTHERN RIDGE ADDITION

OWNER/APPLICANT: Lamp Farms, LLC, Attn: Ross L. Lamp, 1421 Lieunett, Wichita, KS 67203-2961; (Contract purchaser) Jay Russell, 12602 W. 13th, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

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

LOCATION: South side of Pawnee, West side of Maize Road

SITE SIZE: 145.86 acres (Preliminary), 45.42 (Final)

NUMBER OF LOTS

Residential:	474
Office:	
Commercial:	
Industrial:	
Total:	**474 (Preliminary), 137 (Final)**

MINIMUM LOT AREA: 8,880 sq, ft.

CURRENT ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

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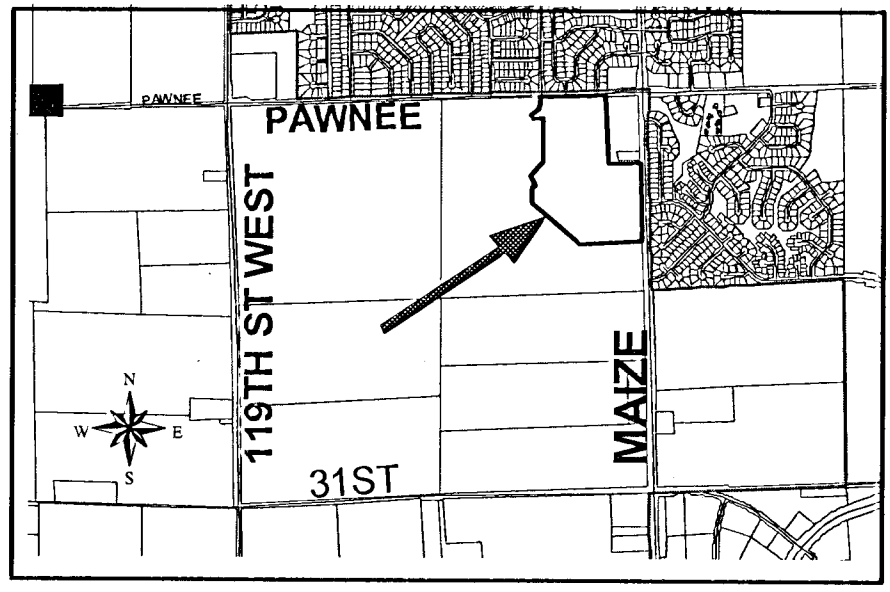
VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The final plat is a portion of the overall preliminary plat.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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