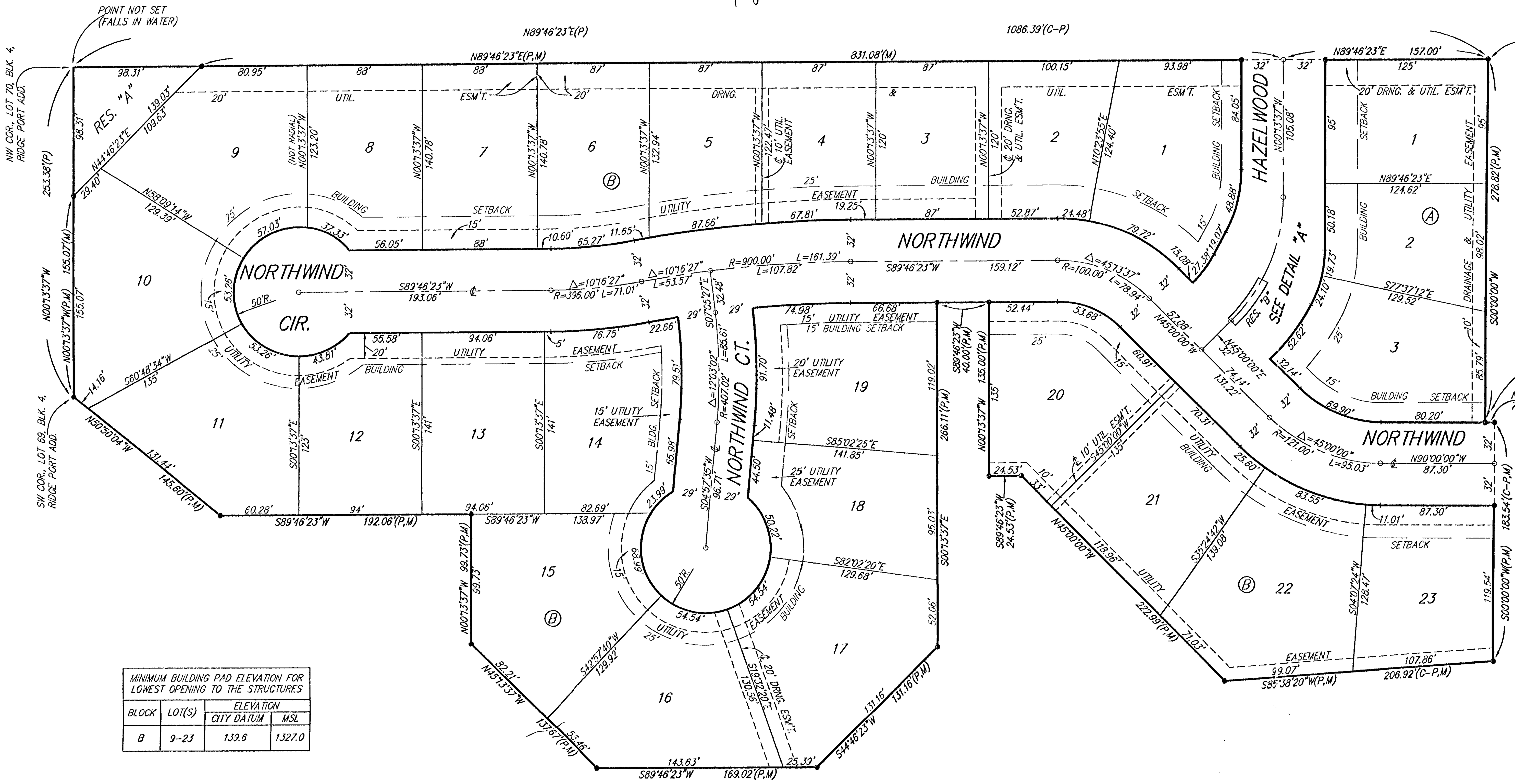
RIDGE PORT 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
9-8-00



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES			
BLOCK	LOT(S)	ELEVATION	
		CITY DATUM	MSL
B	9–23	139.6	1327.0

BENCHMARK:
CITY DISC – SW COR. RIDGE RD. & 29TH ST. NO., 80.8' S. & 63.7' W. OF ℄ BOTH.
ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)

CITY DISC – SW HUB GUARD ON R.C.B.C., 1/2 MI. N. OF 29TH ST. NO. & RIDGE RD.
ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

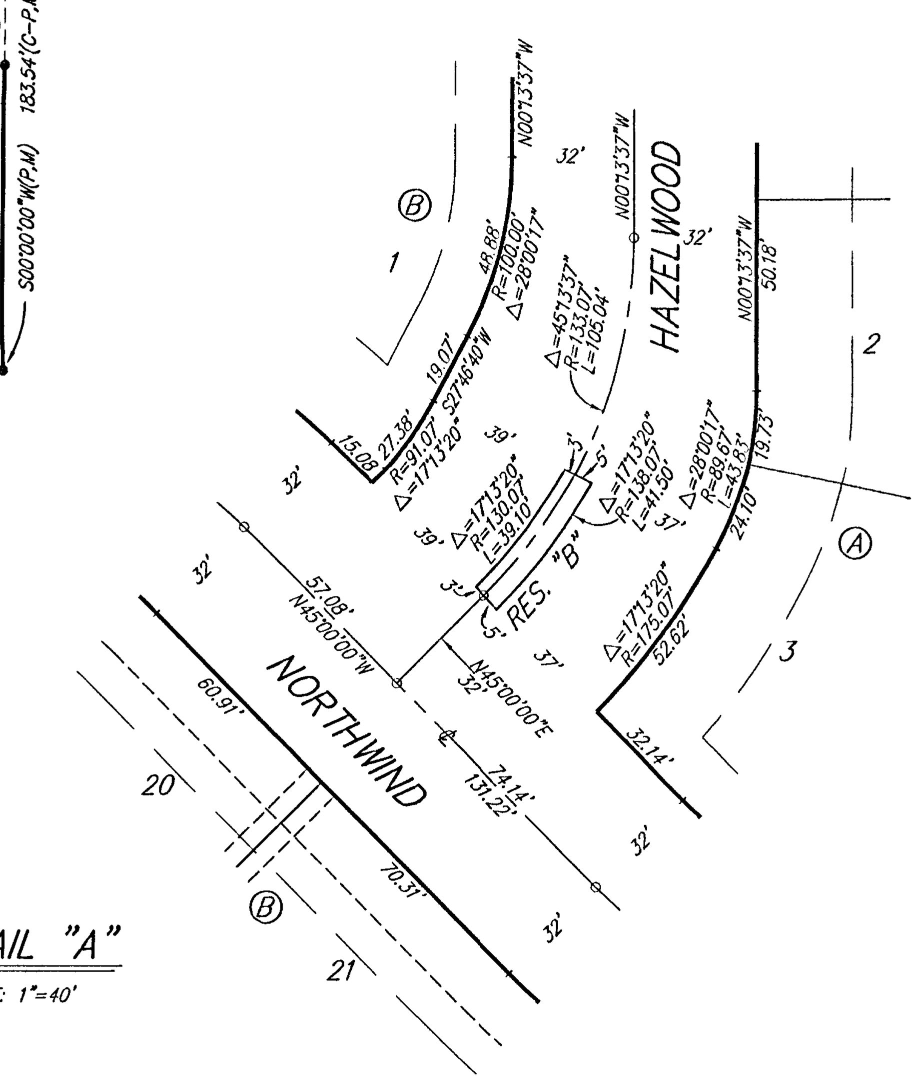
0 60 120

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.

NOTE:
PERIMETER BOUNDARY CORNERS HAVE BEEN SET. INTERNAL CONTROL POINTS ARE TO BE SET UPON COMPLETION OF SITE FILL WORK.

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, RIGHTS-OF-WAY, 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 SHALL BE ALLOWED.



DETAIL "A"
SCALE: 1"=40'

This plat of "RIDGE PORT 3RD 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____________________,_______.
Wichita–Sedgwick County Metropolitan Area Planning Commission

________________________________, Chairman
Francis S. Garofalo

________________________________, 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____________________, 2000.

________________________________, Mayor
Bob Knight

________________________________, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58–2005 on this________day of______________, 2000.

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

Entered on transfer record this________day of______________, 2000.

________________________________, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of____________, 2000, at______o'clock___M; and is duly recorded.

________________________________, Register of Deeds
Bill Meek

________________________________, Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIDGE PORT 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of all of Lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, and 72, Block 4, Ridge Port Addition, Wichita, Sedgwick County, Kansas, together with all of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 5, in said Ridge Port Addition, together with all of Sandplum, Sandplum Ct., Northwind Ct., and Northwind Cir. as dedicated in said Ridge Port Addition lying between said Lots, and together with that part of Northwind as dedicated in said Ridge Port Addition lying west of the following described line: Beginning at the NE corner of Lot 56 in said Block 4; thence N00°00'00"E along the east line of said lot 56, as extended north, 64.00 feet to a point on the north line of said Northwind, said point being 7.10 feet east of the SE corner of Lot 8 in said Block 5, and there ending.

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

All being situated in the SW1/4 of Sec. 34, Twp. 26–S, R–1–W of the 6th P.M., Sedgwick County, Kansas

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR

Michael G. Conrey 8-22-2000, Surveyor
Michael G. Conrey

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 "RIDGE PORT 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, floodway, lakes, landscaping, pedestrian improvements, and open space. Reserve "B" is hereby reserved for entry monuments, landscaping, streets, and utilities. Reserves "A" and "B" shall be owned and maintained by the homeowners association for the addition. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

RRGNL, L.L.C.

[signature], Member
Jay W. Russell

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 21ST day of AUGUST, 2000, by Jay W. Russell, Member of RRGNL, L.L.C., on behalf of the company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT 3RD ADDITION", Wichita, Sedgwick County, Kansas.

The First National Bank

Chris A. Anderson, Branch President
Chris A. Anderson

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 1st day of SEPTEMBER, 2000, by Chris A. Anderson, Branch President of The First National Bank, on behalf of the bank.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\RIDGE PORT 3RD\DWG\RDGPRT3F.DWG–MGC

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 17, 1999

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

RE: S/D 99-84 -- Final Plat of RIDGE PORT 3RD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, 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 December 3, 1999, with Item "S" being revised to read, "KGE and Southwestern Bell have requested additional easements."

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 6, 1999

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

RE: S/D 99-84 -- Final Plat of RIDGE PORT 3RD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. This site is located beyond the Northwest Wichita sanitary sewer growth limits. The boundary will need to be extended to include service to this plat. City Engineering needs to comment on the status of sewer service to this plat. The applicant shall guarantee extension of sanitary sewer and City water. City Engineering needs to comment on the need for any additional guarantees or easements. ***A respread agreement is needed.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A drainage guarantee is required.***

D. 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.

E. For those reserves being platted for pedestrian improvements or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the pedestrian improvements or drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of

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such maintenance to be charged back to the owner(s) by the governing body.

F. City Fire Department needs to comment on the plat's street names. ***The street names are acceptable.***

G. The applicant shall guarantee the construction of the proposed interior streets.

H. 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.

I. City Fire Department should comment on the length of the interior streets. Northwind (680 ft) exceeds the 600-ft limitation on street length. ***City Fire has approved the length of this street due to its 64 foot width.***

J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

K. 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.

L. 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.)

M. 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.

N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. 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.

P. 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.

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

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

S. 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. ***The Applicant shall meet with KGE and Southwestern Bell before the MAPC meeting to determine location of additional easements.***

T. 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 Release 13 version of 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. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 16, at 10:00 a.m.

The **"marked" copy of the plat will be forwarded to you after all easement issues have been resolved.**

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: RRGNL, LLC, Attn: Jay W. Russell, 12602 W. 13th Street, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
December 2, 1999

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-84 -- RIDGE PORT 3RD ADDITION

OWNER/APPLICANT: RRGNL, L.L.C., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: North of 29th St. North, East of Ridge Road

SITE SIZE: 10.54 Acres

NUMBER OF LOTS

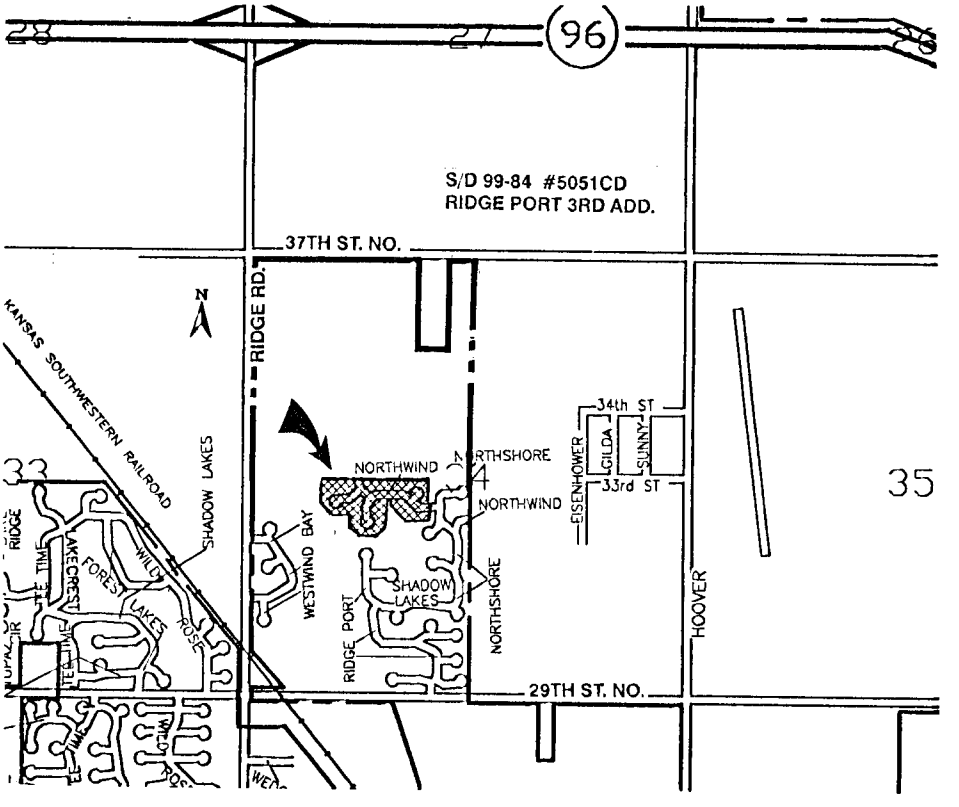
Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	26

MINIMUM LOT AREA: 10,440 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: An overall preliminary plat was approved for this site on October 21, 1999, which included additional property to the north. This southern portion of that preliminary plat includes 26 of the total 207 lots. This final portion is consistent with the preliminary plat in regards to the lot configuration and street layout.

This is a replat of a portion of the Ridge Port Addition. The replat consists of relocating the connection to the north further eastward.

STAFF COMMENTS:

A. This site is located beyond the Northwest Wichita sanitary sewer growth limits. The boundary will need to be extended to include service to this plat. City Engineering needs to comment on the status of sewer service to this plat. The applicant shall guarantee extension of sanitary sewer and City water. City Engineering needs to comment on the need for any additional guarantees or easements.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***A drainage guarantee is required.***

D. 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.

E. For those reserves being platted for pedestrian improvements or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the pedestrian improvements or 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.

F. City Fire Department needs to comment on the plat's street names. ***The final plat tracing needs to indicate the following street name changes: Northwind Court to Northwind Circle, Northwind Circle to Northwind Court.***

The final plat has made the requested street name changes.

G. The applicant shall guarantee the construction of the proposed interior streets.

H. 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.

I. City Fire Department should comment on the length of the interior streets. Northwind (680 ft) exceeds the 600-ft limitation on street length. ***City Fire has approved the length of this street due to its 64 foot width.***

J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

K. 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.

L. 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.)

M. 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.

N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

O. 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.

P. 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.

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

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

S. 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. ***KGE and Southwestern Bell have requested additional easements which have been denoted on the final plat.***

T. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.