

# HARVEST RIDGE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "HARVEST RIDGE ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as that part of Lot 1, Block 2, Dugan Industrial Third  
Addition, Sedgwick County, Kansas described as follows: Beginning at the  
NE corner of said Lot 1; thence southerly along the east line of said Lot  
1, 323.45 feet; thence westerly perpendicular to the east line of said Lot  
1, 424.98 feet to a point on the west line of said Lot 1; thence northerly  
along the west line of said Lot 1, 319.47 feet to the NW corner of said  
Lot 1; thence easterly along the north line of said Lot 1, 425.00 feet to  
the point of beginning, TOGETHER with that part of the SE 1/4 of Sec. 7,  
Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as  
follows: Beginning at the NW corner of Lot 1, Block 2, in said Dugan  
Industrial Third Addition; thence southerly along the west line of said Lot  
1, 319.47 feet; thence westerly perpendicular to the east line of said SE  
1/4, 205.02 feet; thence southerly parallel with the east line of said SE 1/4,  
598.39 feet; thence southwesterly with a deflection angle to the right of  
3117'00", 309.23 feet; thence southerly with a deflection angle to the left  
of 3117'00" and parallel with the east line of said SE 1/4, 389.57 feet,  
more or less, to a point on the northwesterly right-of-way line of State  
Highway K-42; thence southwesterly along said northwesterly right-of-way  
line, 372.29 feet, more or less, to a point 170.00 feet normally distant  
east of the west line of the SE 1/4 of said SE 1/4; thence northerly parallel  
with the west line of the SE 1/4 of said SE 1/4, 447.66 feet to a point on  
the north line of the SE 1/4 of said SE 1/4; thence westerly along the north  
line of the SE 1/4 of said SE 1/4 and along the north line of the SW 1/4 of  
said SE 1/4, 603.28 feet to the SE corner of Lot 1, Block A, St. Peter the  
Apostle Catholic Church 2nd Addition, Sedgwick County, Kansas; thence  
northerly along the east line of said Lot 1, 530.19 feet to the NE corner  
of said Lot 1; thence westerly along the north line of said Lot 1, 910.33  
feet to the NW corner of said Lot 1, said NW corner being on the west  
line of said SE 1/4; thence northerly along the west line of said SE 1/4,  
788.63 feet to the NW corner of said SE 1/4; thence easterly along the  
north line of said SE 1/4, 2249.48 feet to the point of beginning, all being  
subject to Condemnation Case 95C-186.

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



Final tracing received  
6-13-03  
Jef 2

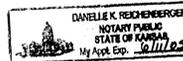
Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets, and Reserves to be known as "HARVEST  
RIDGE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements  
are hereby granted as indicated for 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 utility and pedestrian  
access easement is hereby granted as indicated for the construction and  
maintenance of all public utilities and for pedestrian access to or from  
Lot 1, Block A, St. Peter the Apostle Catholic Church 2nd Addition and no  
fences or other obstructions shall be constructed or placed on or within  
this easement. The drainage and pedestrian access easement is hereby  
granted as indicated for drainage purposes and for pedestrian access to  
or from Reserve "A" and no fences or other obstructions shall be  
constructed or placed on or within this easement. The drainage, utility  
and pedestrian access easements are hereby granted as indicated for  
drainage purposes, for the construction and maintenance of all public  
utilities, and for pedestrian access to or from Reserve "A" and no fences or  
other obstructions shall be constructed or placed on or within these  
easements. The wall easements are hereby granted as indicated for the  
construction and maintenance of a private screening wall and utility main  
lines and service lines shall be allowed to cross these easements. The  
streets are hereby dedicated to and for the use of the public. Access  
controls shall be as depicted on the face of the plat and are hereby  
granted to the City of Wichita, Kansas. Reserve "A" is hereby reserved  
for lakes, open space, landscaping, sidewalks, berms, drainage purposes,  
and utilities as confined to easements. Reserve "A" 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.

Kick'N Development Corporation

Paul E. Kelsey, President  
Paul E. Kelsey

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this 28 day of May, 2003, by Paul E. Kelsey, President of  
Kick'N Development Corporation, on behalf of the corporation.

Danielle K. Reichenberger, Notary Public  
DANIELLE K. REICHENBERGER  
My App't. Exp. 6/11/05



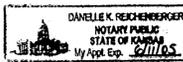
We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "HARVEST  
RIDGE ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

Steve Gegan, VP  
STEVE GEGAN

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 23 day of May, 2003, by Steve Gegan,  
Vice President of Legacy Bank, on behalf of the bank.

Danielle K. Reichenberger, Notary Public  
DANIELLE K. REICHENBERGER  
My App't. Exp. 6/11/05



This plat of "HARVEST RIDGE 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 \_\_\_\_\_, 2003,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen, Chair  
Bernard A. Hentzen

Dale Miller, Secretary  
Dale Miller

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

At the direction of the City Council

Pat Graves, City Clerk  
Pat Graves

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2003.

Don Brace, County Clerk  
Don Brace

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 \_\_\_\_\_, 2003 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

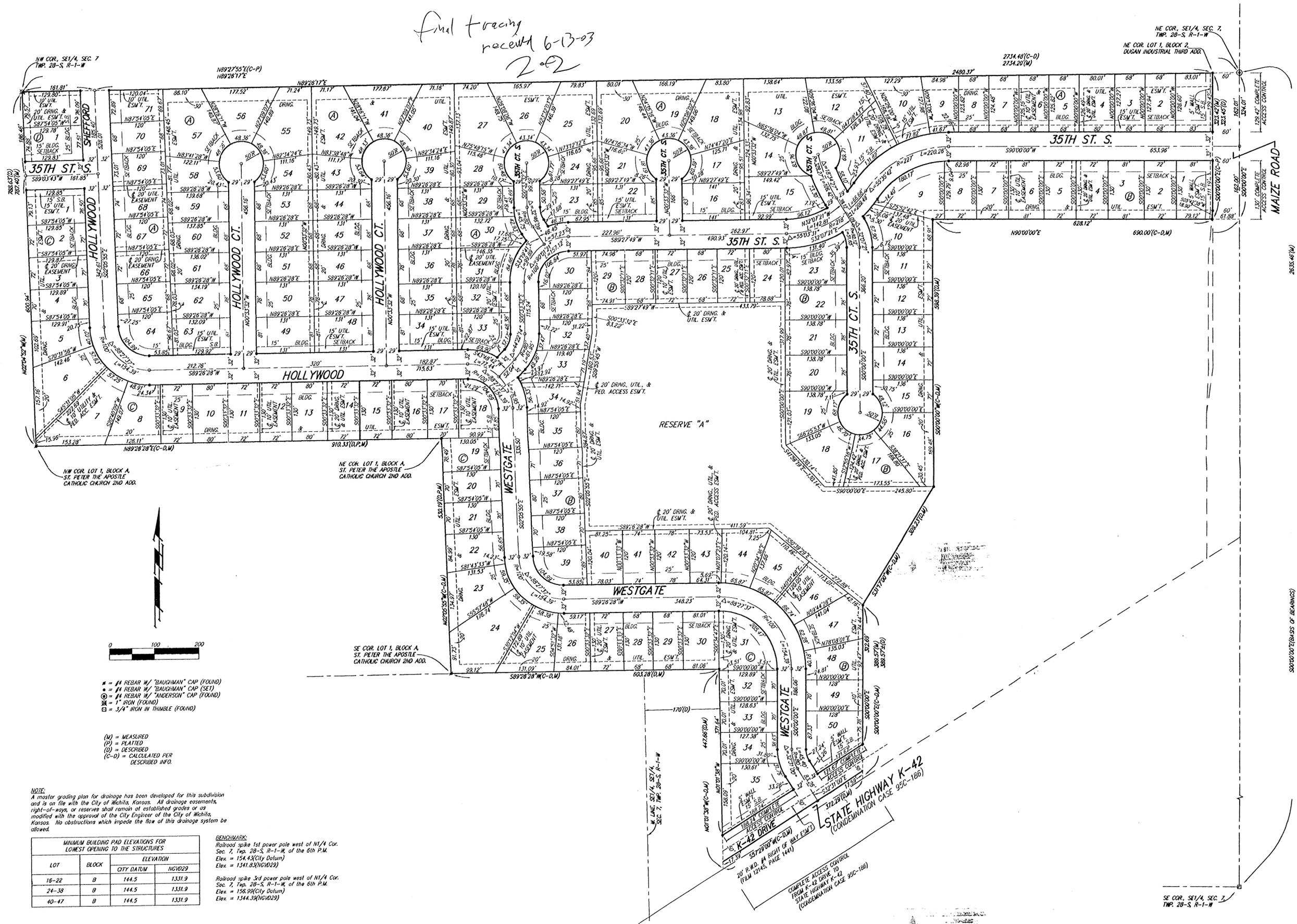
Bill Meek, Register of Deeds  
Bill Meek

Linda Kizzire, Deputy  
Linda Kizzire

# HARVEST RIDGE ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing  
received 6-13-03  
2002



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #4 REBAR W/ "ANDERSON" CAP (FOUND)
- ⊙ = 1" IRON (FOUND)
- ⊙ = 3/4" IRON IN THIMBLE (FOUND)

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

**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 as 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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION	
LOT	BLOCK	CITY DATUM	NGVD29
16-22	B	144.5	1331.9
24-38	D	144.5	1331.9
40-47	D	144.5	1331.9

**BENCHMARK:**  
Railroad spike 1st power pole west of N1/4 Cor. Sec. 7, Twp. 28-S, R-1-W, of the 6th P.M. Elev = 154.43(City Datum)  
Elev = 1341.83(NGVD29)  
Railroad spike 3rd power pole west of N1/4 Cor. Sec. 7, Twp. 28-S, R-1-W, of the 6th P.M. Elev = 158.99(City Datum)  
Elev = 1344.39(NGVD29)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 6, 2003

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

RE: SUB 2002-126 -- Final Plat of Harvest Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 2003, 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 31, 2003.

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. (Cost: \$8.00 for the first page; \$4.00 for each additional page); and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Paul Kelsey, Kick'N Development, 716 N. 119<sup>th</sup> Street, Ste. 112, Wichita, KS 67212  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 31, 2003

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

RE: SUB 2002-126 -- Final Plat of Harvest Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 2003, 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. **An annexation request has been submitted.**
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering advises that the water line needs to be sized appropriately.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **The drainage plan is approved. An off-site drainage easement is needed. A letter from KDOT is requested regarding approval of storm sewer construction.**
- F. **Traffic Engineering has requested a petition for left turn lanes.**
- 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. 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.

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- I. 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.
- J. 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.
- K. The applicant shall submit an avigational easement covering all of the 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.
- L. *Hollywood needs to be revised to Westgate for the segment extending from K-42 Drive to the 35th Street intersection.*
- M. County Surveying has requested that section corner descriptions be corrected.
- N. 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.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.

- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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 requests additional easements.
- X. 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 (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, February 6, 2003, at 1:30 p.m.

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

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Paul Kelsey, Kick'N Development, 716 N. 119<sup>th</sup> Street, Ste. 112, Wichita, KS 67212  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

**STAFF REPORT**

(FINAL PLAT APPROVED 1/30/03; OVERALL PRELIMINARY PLAT APPROVED 12/12/03)

**CASE NUMBER:** SUB 2002-126 -- HARVEST RIDGE ADDITION

**OWNER/APPLICANT:** Kick'N Development; Attn: Paul Kelsey, 716 N. 119th St., Suite 112, Wichita, KS 67212

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

**LOCATION:** West side of Maize Road, South side of 31st St. South

**SITE SIZE:** 55.6 acres

**NUMBER OF LOTS**

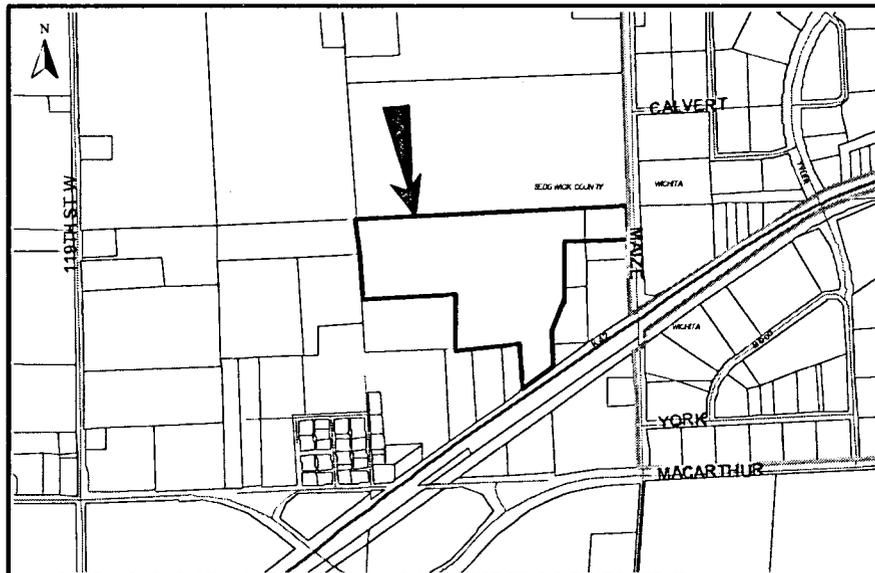
Residential:	158
Office:	
Commercial:	
Industrial:	
Total:	<u>158</u>

**MINIMUM LOT AREA:** 7,200 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential; LI, Limited Industrial

**PROPOSED ZONING:** SF-5, Single-Family Residential

**VICINITY MAP**



**NOTE:** This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change (ZON 2003-03) from LI, Limited Industrial to SF-5, Single-Family Residential for a portion of the site abutting Maize Road. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development.

**Planning Staff recommends approval of the 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. **An annexation request has been submitted.**
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering advises that the water line needs to be sized appropriately.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **The drainage plan is approved. An off-site drainage easement is needed. A letter from KDOT is requested regarding approval of storm sewer construction.**
- F. **Traffic Engineering has requested a petition for left turn lanes.**
- 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. 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.
- I. 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.
- J. 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.
- K. The applicant shall submit an avigational easement covering all of the 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.

SUB 2002-126 -- Final Plat of HARVEST RIDGE ADDITION  
February 6, 2003 - Page 3

- L. Hollywood needs to be revised to Westgate for the segment extending from K-42 Drive to the 35th Street intersection.
- M. County Surveying has requested that section corner descriptions be corrected.
- N. 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.
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- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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