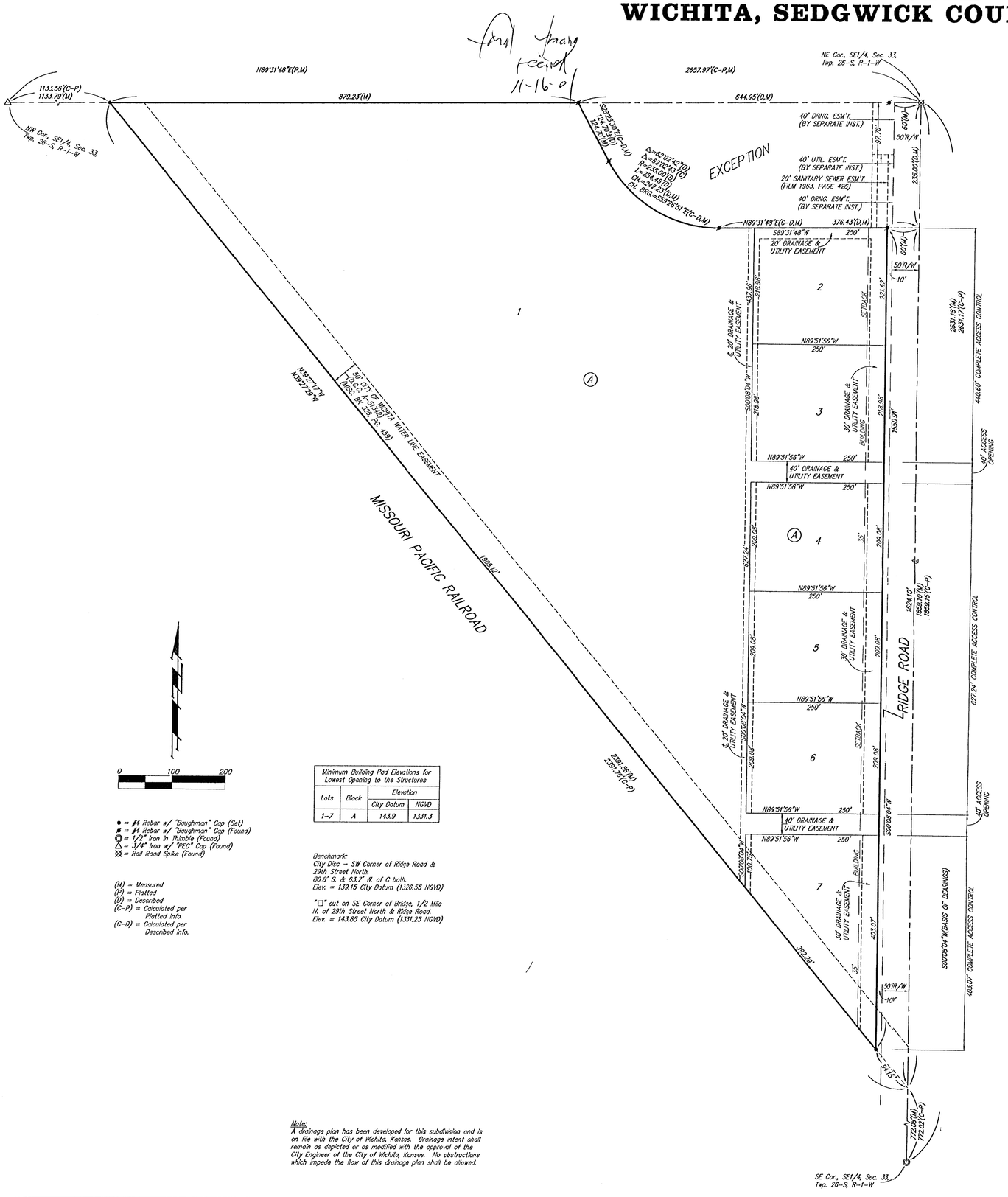
# RIDGE PORT 2ND ADDITION
## WICHITA, SEDGWICK COUNTY, KANSAS




0 100 200

- ● = ½ Rebar w/ "Baughman" Cap (Set)
- ✖ = ½ Rebar w/ "Baughman" Cap (Found)
- ○ = 1/2" Iron in Thimble (Found)
- △ = 3/4" Iron w/ "PEC" Cap (Found)
- ⊠ = Rail Road Spike (Found)

(M) = Measured
(P) = Platted
(D) = Described
(C-P) = Calculated per Platted Info.
(C-D) = Calculated per Described Info.

| Minimum Building Pad Elevations for Lowest Opening to the Structures | | | |
|---|---|---|---|
| Lots | Block | Elevation | |
| | | City Datum | NGVD |
| 1-7 | A | 143.9 | 1331.3 |

Benchmark:
City Disc - SW Corner of Ridge Road & 29th Street North.
80.8' S. & 63.7' W. of C. both.
Elev. = 139.15 City Datum (1326.55 NGVD)

"□" cut on SE Corner of Bridge, 1/2 Mile N. of 29th Street North & Ridge Road.
Elev. = 143.85 City Datum (1331.25 NGVD)

Note:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan shall be allowed.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "RIDGE PORT 2ND 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 the SE1/4 Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., lying northeasterly of the Missouri Pacific Rail Road, EXCEPT that part described a tract of land located in the SE1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas more particularly described as follows: Beginning at the NE corner of said SE1/4; thence south along the east line of said SE1/4, 235.00 feet; thence west parallel with the north line of said SE1/4, 376.43 feet to the P.C. of a curve to the right; thence along said curve to the right an arc length of 254.48 feet, said curve having a radius of 235.00 feet, a chord length of 242.23 feet, and a central angle of 62°02'43" to the P.T. of said curve; thence northwesterly 124.70 feet more or less to a point on the north line of said SE1/4, said point lying 644.95 feet west of the NE corner of said SE1/4; thence east along the north line of said SE1/4, 644.95 feet to the point of beginning, subject to road right-of-way over the east 60.00 feet thereof.

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

Baughman Company, P.A.

Michael G. Conrey — 18-877 — 12-7-2001 — 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, a Block, and a Street, to be known as "RIDGE PORT 2ND ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is 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. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on all Lots shall be 143.9 City Datum, (1331.30 NGVD).

RRGNL, L.L.C.

_____, Member
Jay W. Russell

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 13TH day of NOVEMBER, 2001, by Jay W. Russell, Member of RRGNL, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2005

_____, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT 2ND ADDITION", Wichita, Sedgwick County, Kansas.

The First National Bank

CHRIS A. ANDERSON BRANCH PRES. (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 14 day of NOVEMBER, 2001, by CHRIS A. ANDERSON, BRANCH PRES. (Title) of The First National Bank, on behalf of the bank.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2005

_____, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

This plat of "RIDGE PORT 2ND 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_____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, 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_____, 2001.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2001.

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

Entered on transfer record this_____day of_____, 2001.

_____, County Clerk
Don Brace

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2001 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\RIDGE PORT 2ND ADD\DWG\RIDGPRTX.DWG-MSC

CITY OF WICHITA

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

November 8, 2001

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

RE: SUB 2001-93 -- Final Plat of Ridge Port Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, 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 19, 2001.

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 19, 2001

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

RE: SUB 2001-93 -- Final Plat of Ridge Port Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

**STAFF COMMENTS:**

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. City Engineering needs to comment on the need for additional guarantees or easements. *A petition for a sewer main is also required. The applicant shall meet with City Engineering to discuss the location of the sewer main. If located along the railroad, additional utility easement will be required.*

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

D. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A guarantee is required. An off-site drainage easement is required. A hydraulic analysis is needed as a part of the final drainage plan. County Engineering has requested a drainage plan.*

E. 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.

F. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.

G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

H. 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.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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.

Q. 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, November 8, 2001, at 1:00 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: RRGNL, LLC, Attn: Jay 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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2A-1
NOVEMBER 8, 2001

## STAFF REPORT
**(Final Plat Approved 10/18/01; Preliminary Plat Approved 9/13/01)**

**CASE NUMBER:** SUB 2001-93 -- RIDGE PORT SECOND ADDITION

**OWNER/APPLICANT:** RRGNL, LLC, 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, West side of Ridge Road

**SITE SIZE:** 27.28 Acres

**NUMBER OF LOTS**

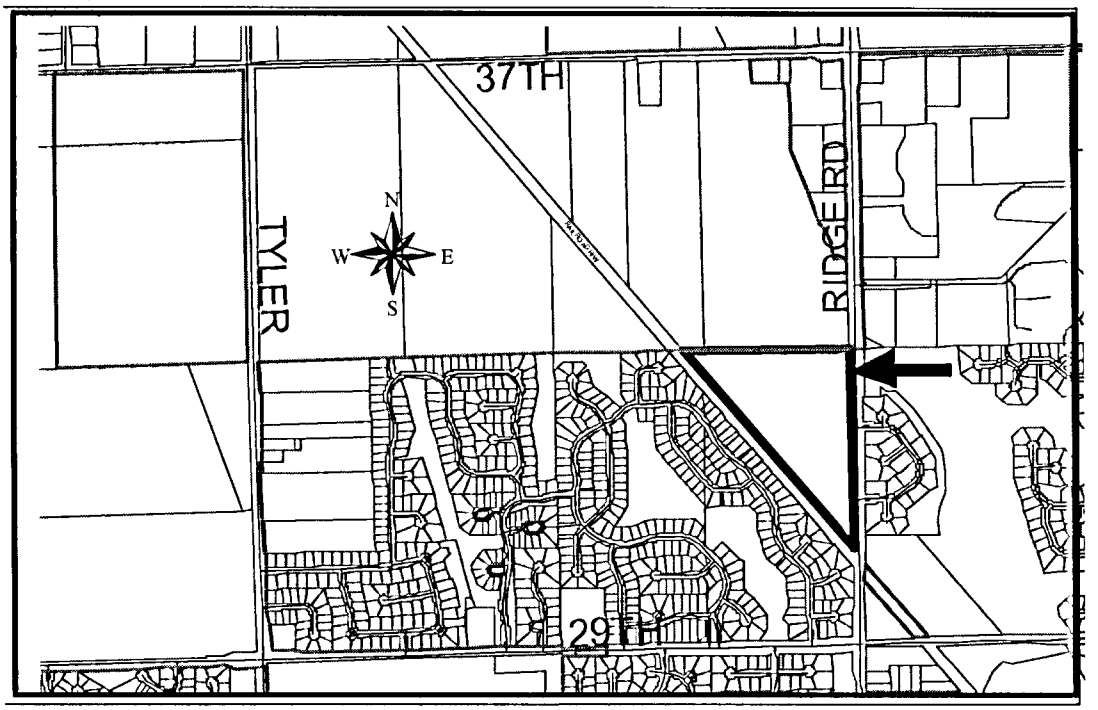
| | |
|---|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 7 |
| Total: | 7 |

**MINIMUM LOT AREA:** 1.19 Acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City. In accordance with MAPC, the plat has been revised to reflect a relocation of the openings in alignment with the streets across Ridge Road, and elimination of the southernmost opening.

**STAFF COMMENTS:**

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. City Engineering needs to comment on the need for additional guarantees or easements. ***A petition for a sewer main is also required. The applicant shall meet with City Engineering to discuss the location of the sewer main. If located along the railroad, additional utility easement will be required.***

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

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required. An off-site drainage easement is required. A hydraulic analysis is needed as a part of the final drainage plan. County Engineering has requested a drainage plan.***

E. 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.

F. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.

G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

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I. ~~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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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.

Q. 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.