RIDGE PORT NORTH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

find tracing received 9-8-00

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 NORTH 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described follows: Part of the NW1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as beginning at the SE corner of Lot 6, Ridge Port North Addition, Wichita, Sedgwick County, Kansas; thence N00°26'22"E along the east line of said Lot 6, 520.05 feet to the NE corner of said Lot 6, said NE corner being on the south line of 34th Street North as dedicated in said Ridge Port North Addition; thence S89°33'38"E along the south line of said 34th Street North, 300.00 feet to the SE corner of said 34th Street North; thence N00°26'22"E along the east line of said 34th Street North, 84.00 feet to the NE corner of said 34th Street North, said NE corner also being the SW corner of Reserve "D" in said Ridge Port North Addition; thence S89°33'38"E along the south line of said Reserve "D", 626.34 feet to a corner of said Reserve "D"; thence N45°26'22"E along the southeast line of said Reserve "D", 873.42 feet to a corner of said Reserve "D"; thence N00°26'22"E along the east line of said Reserve "D", 516.79 feet to a point 915.126 feet south of the north line of said NW1/4 as measured parallel with the west line of said NW1/4; thence N90°00'00"E parallel with the north line of said NW1/4, 378.00 feet; thence N00°26'22"E parallel with the west line of said NW1/4, 915.126 feet to a point on the north line of said NW1/4; thence N90°00'00"E along the north line of said NW1/4, 350.27 feet to the NE corner of said NW1/4; thence S00°31'10"W along the east line of said NW1/4, 2632.77 feet to the SE corner of said NW1/4; thence S89°46'23"W along the south line of said NW1/4, 2258.67 feet to the point of beginning, TOGETHER with that part of the NE1/4 of said Sec. 34 described as follows: Beginning at the NW corner of the S1/2 of said NE1/4; thence south along the west line of said NE1/4, 944.38 feet; thence east parallel with the north line of the S1/2 of said NE1/4, 1467.73 feet, more or less, to a point 1145.00 feet west of the east line of said NE1/4; thence north parallel with the east line of said NE1/4, 416.38 feet; thence west parallel with the north line of the S1/2 of said NE1/4, 75.00 feet; thence north parallel with the east line of said NE1/4, 303.60 feet; thence west parallel with the north line of the S1/2 of said NE1/4 to a point on the west line of the E1/2 of said NE1/4; thence north along the west line of the E1/2 of said NE1/4, 224.40 feet to the NW corner of the SE1/4 of said NE1/4; thence west along the north line of the S1/2 of said NE1/4 to the point of beginning, TOGETHER with that part of said NE1/4 described as follows: Beginning at a point on the west line of the S1/2 of said NE1/4, said point being 944.38 feet south of the NW corner of said S1/2; thence south along the west line of said S1/2, 148.28 feet; thence east parallel with the south line of said S1/2, 1469.10 feet, more or less, to a point 1145.00 feet west of the east line of said S1/2; thence north parallel with the east line, 149.97 feet, more or less, to a point 944.38 feet south of the north line of said S1/2; thence west parallel with said north line, 1467.73 feet, more or less, to the point of beginning, TOGETHER with that part of said NE1/4 described as follows: Beginning at a point on the west line of the S1/2 of said NE1/4, said point being 1092.66 feet south of the NW corner of said S1/2; thence south along the west line of said S1/2, 29.65 feet; thence east parallel with the south line of said S1/2, 1469.37 feet, more or less, to a point 1145.00 feet west of the east line of said S1/2; thence north parallel with said east line, 29.65 feet, more or less, to a point 1094.35 feet south of the north line of said S1/2; thence west parallel with said north line, 1469.10 feet, more or less, 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).

All being situated in the NW1/4 and NE1/4 of Sec. 34, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey LS-971 8/24-00
Michael G. Conrey, 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 "RIDGE PORT NORTH 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 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 temporary cul-de-sac easement on Lakeway shall expire at such time as Lakeway is extended further north or terminated as a permanent cul-de-sac. The wall easements are hereby granted as indicated for the construction and maintenance of a private 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. Reserves "A", "B", and "C" are hereby reserved for open space, lakes, drainage purposes, sidewalks, gazebos, hike and bike trails, landscaping, and utilities as confined to easements. Reserves "D", "E", "F", and "G" are hereby reserved for entry monuments, landscaping, berms, streets, and utilities. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes and berms. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 37th Street North over and across the north line of Lots 1 and 2, Block A, are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Eisenhower over and across the east line of Lots 14, 25, 26, 27, and 28, Block D, 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.

Ridge Port Group, LLC,
a Kansas Limited Liability Company

_____, Manager
Jay W. Russell

_____, Manager
Kevin M. Mullen, President
Ritchie Associates, Inc.

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 21ST day of AUGUST, 2000, by Jay W. Russell, Manager of Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of the company.

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

_____, Notary Public
JUDITH M. TERHUNE

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

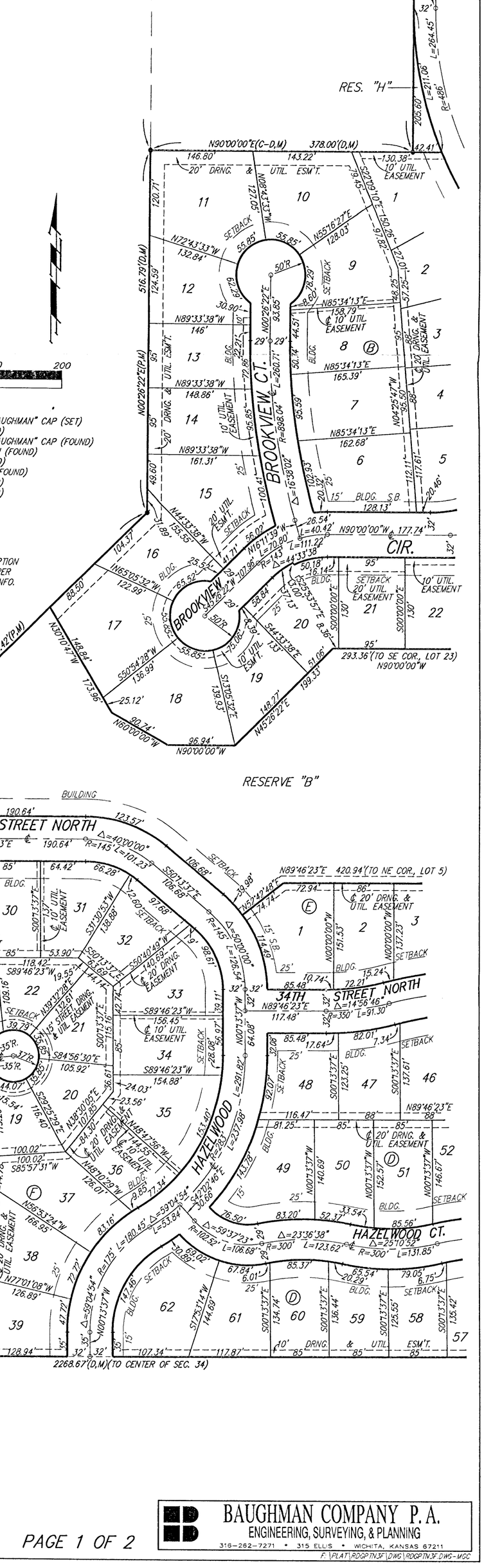
State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 31ST day of AUGUST, 2000, by Kevin M. Mullen, President of Ritchie Associates, Inc., as Manager of Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of the company.

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

_____, Notary Public
JUDITH M. TERHUNE

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


NW COR., NW1/4, SEC. 34, TWP. 26-S, R-1-W
N90°00'00"E 2282.00'
N90°00'00"E 378.00'
37TH ST. NO.
1904.00' WEST OF NW COR., NW1/4
915.126'(D,M)
N00°26'22"E(C-D,M)
S00°26'22"W 328.15'
RIDGE PORT
S00°26'22"W 165.28'
216.34' L.S. "G" RES. (8'X40')
709.77'
L=264.45'
L=211.06'
R=466'
RES. "H"
205.60'
42.41'
N90°00'00"E(C-D,M) 378.00'(D,M)
146.80'
143.22'
130.38'
20' DRNG. & UTIL. ESM'T.
10' UTIL EASEMENT
120.71'
127.05'
N00°34'33"W
N55°16'27"E 128.03'
S20°09'10"E 150.26'
97.82'
121.01'
SETBACK
55.85'
N72°43'33"W 132.84'
516.79'(D,M)
124.59'
50'R
N85°34'13"E 158.79'
148.25'
57.25'
30.90'
N89°33'38"W 146'
93.85'
N00°26'22"E
44.51'
29' 29'
BLDG.
92.21'
72.86'
N89°33'38"W 148.86'
N89°33'38"W 161.31'
N85°34'13"E 165.39'
N85°34'13"E 162.68'
N04°25'47"W 165.50'
50.74'
R=898.04'
L=260.71'
95.59'
102.93'
20.32'
112.11'
117.67'
49.60'
100.41'
BROOKVIEW CT.
Δ=16°38'02"
15' BLDG. S.B. 128.13'
20.46'
N44°33'38"W 135.55'
N16°17'39"W 70.80'
R=143'
Δ=44°33'38"
L=111.22'
26.54'
L=40.42'
N90°00'00"W 177.74'
CIR.
104.37'
N65°05'32"W 122.99'
BLDG.
25.52'
65.52'
41.71'
107.96'
50.18'
16.14'
55.00'
S25°55'57"E 8.36'
SETBACK 20' UTIL. EASEMENT
10' UTIL EASEMENT
95'
88.50'
N43°07'47"W 173.96'
S50°54'28"W 136.99'
25.12'
S44°33'38"E 51.00'
S43°05'32"E 139.93'
148.27'
N45°26'22"E
90.74'
N90°00'00"W
96.94'
N90°00'00"W
873.42'(P,M)
293.36'(TO SE COR., LOT 23) N90°00'00"W
680.55'
N45°26'22"E
RESERVE "B"
0 100 200
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = NAIL IN 1/2" IRON (FOUND)
⌀ = 3/8" IRON (FOUND)
⊖ = RAILROAD SPIKE (FOUND)
◉ = #4 REBAR (FOUND)
△ = #5 REBAR (FOUND)
(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(D) = DESCRIBED
(DEED) = DEED DESCRIPTION
(C-D) = CALCULATED PER DESCRIBED INFO.
Δ=54°51'33" R=100' L=95.75'
RES. "D" (8'X40')
Δ=57°25'34" R=119.41' L=83.22'
Δ=59°55'54" R=140.59' L=147.03'
S39°29'26"E 46.56'
L=119.68'
L=36.46'
Δ=36°36'54"
89.84'
5' WALL ESM'T.
15' S.B.
S89°33'38"E 2.63'
9.65'
52.38'
R=69.93'
Δ=42°54'51" L=52.38'
S39°29'26"E 14.34'
Δ=04°47'47" L=11.77'
27
20' S.B.
Δ=42°54'51" R=114.99' L=53.04'
Δ=42°54'51" R=91.43' L=68.48'
80.38'
33.05'
26
15' STREET, DRNG. & UTIL. EASEMENT
S14°57'16"W 50.56'
16'
SANDPLUM CIR.
S03°25'25"W 72'
S03°25'14"E 50.30'
1
2
15' STREET, DRNG. & UTIL. EASEMENT
S86°34'35"E 16'
SANDPLUM CT.
DETAIL "A" 1"=50'
SEE DETAIL "A"
BENCHMARK:
CITY DISC AT THE SW CORNER OF R.C.B.C. FOR BIG SLOUGH AT RIDGE ROAD
ELEV. = 144.22 CITY DATUM (1331.62 NGVD)
NOTE:
PERIMETER BOUNDARY CORNERS HAVE BEEN SET. INTERNAL CONTROL POINTS ARE TO BE SET UPON COMPLETION OF SITE FILL WORK.
RIDGE ROAD
34TH STREET NORTH
S89°33'38"E 626.34'(P,M)
N00°26'22"E 84.00'(P,M)
S89°33'38"E 626.34'
S89°33'38"E 300.00'(P,M)
378.13'
245.56'
25' BLDG. SETBACK
25' BUILDING SETBACK
NE COR., LOT 6, RIDGE PORT NORTH ADD.
SE COR., LOT 6, RIDGE PORT NORTH ADD.
520.05'(P,M)
N00°26'22"E
10' UTILITY EASEMENT
135.58'
S00°26'22"W
289.07'
33.36'
N19°09'37"E
N15°01'55"E 308.13'
DRAINAGE EASEMENT
310.06'
S72°44'51"E 244.57'
S87°07'34"E 68.69'
N53°57'52"E
N44°46'23"E 903.85'
DRAINAGE EASEMENT
DRAINAGE EASEMENT
RESERVE "A"
388.19'
519.51'
S89°46'23"W(BASIS OF BEARINGS)
S89°46'23"W 360.02'(C-D,M)
2268.67'(D,M)(TO CENTER OF SEC. 34)
SW COR. NW1/4, SEC. 34, TWP. 26-S, R-1-W
RES. "D" (8'X40')
RES. "G" (8'X25')
RES. "H"
SANDPLUM CIR.
SANDPLUM CT.
BROOKVIEW CT.
HAZELWOOD
HAZELWOOD CT.
34TH STREET NORTH
BUILDING
190.64'
123.57'
R=325'
L=307.40'
L=290.26'
R=293'
L=269.97'
R=261'
118.82'
Δ=56°45'35"
Δ=56°45'35"
Δ=54°11'34"
Δ=40°00'00"
R=145' L=101.23'
S07°13'37"E 106.68'
N89°46'23"E
190.64'
Δ=50°00'00" L=126.54'
R=145'
N89°46'23"E 420.94'(TO NE COR., LOT 5)
Δ=14°56'46" R=350' L=91.30'
N89°46'23"E 117.48'
Δ=59°04'54" R=175' L=180.45'
L=53.84'
Δ=59°37'23" R=102.59'
L=106.68'
Δ=23°36'38" R=300' L=123.62'
Δ=25°10'52" R=300' L=131.85'
Δ=59°04'54" R=175' L=180.45'
R=300'
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 46 47 48 49 50 51 52 57 58 59 60 61 62
A B C D E F G H
20' DRNG. & UTIL. EASEMENT
10' UTIL EASEMENT
15' BLDG. S.B.
SETBACK
BLDG.
DRNG. & UTIL. ESM'T.
N00°26'22"E(C-D,M)
N00°26'22"E(P,M)
S00°26'22"W
N00°26'22"E
N89°33'38"W
S89°46'23"W
N89°46'23"E
S00°13'37"E
N00°13'37"W
N00°00'00"W
S00°00'00"E
S89°33'38"E
S89°46'23"W
N86°34'35"W
N06°04'31"W
S06°04'31"E
S03°30'38"E
N03°29'25"E
N07°30'38"W
S07°30'38"E
N60°38'27"E
N56°53'24"W
S66°13'45"E
N03°21'37"E
N77°01'08"W
S31°30'57"W
S50°40'49"W
S89°46'23"W
N44°33'38"W
N16°17'39"W
N65°05'32"W
S43°26'22"W
S44°33'38"E
S43°05'32"E
N48°10'29"W
N38°10'05"E
S29°23'29"E
N48°47'56"W
S84°56'30"E
S83°55'29"E
N45°26'22"E
S45°26'22"W
N43°07'47"W
S50°54'28"W
S14°16'26"W
S14°57'16"W
S17°51'44"W
S17°53'14"W
S14°57'16"W
S03°25'25"W
S03°25'14"E
S86°34'35"E
N00°26'22"E
S00°26'22"W
N89°46'23"E
S89°46'23"W
N89°33'38"W
S89°33'38"E
N00°13'37"W
S00°13'37"E
N00°00'00"W
S00°00'00"E
N89°46'23

RIDGE PORT NORTH 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
p. 2

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

Intrust Bank, N.A.

Gary D. Schmitt, S.V.P.
GARY D. SCHMITT (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 1 day of Sept, 2000, by Gary D. Schmitt, Senior Vice President (Title) of the Intrust Bank, N.A., 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

This plat of "RIDGE PORT NORTH 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) 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_____, 2000, at_____ o'clock____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
17-23	B	140.6	1328.0
1-7	C	140.6	1328.0
15-19,20-24	D	140.6	1328.0
1-5,7-9,14-16,21	E	140.6	1328.0
1-7	F	139.6	1327.0
1	G	139.6	1327.0

BENCHMARK:
CITY DISC AT THE SW CORNER OF R.C.B.C. FOR BIG SLOUGH AT RIDGE ROAD
ELEV. = 144.22 CITY DATUM
(1331.62 NGVD)

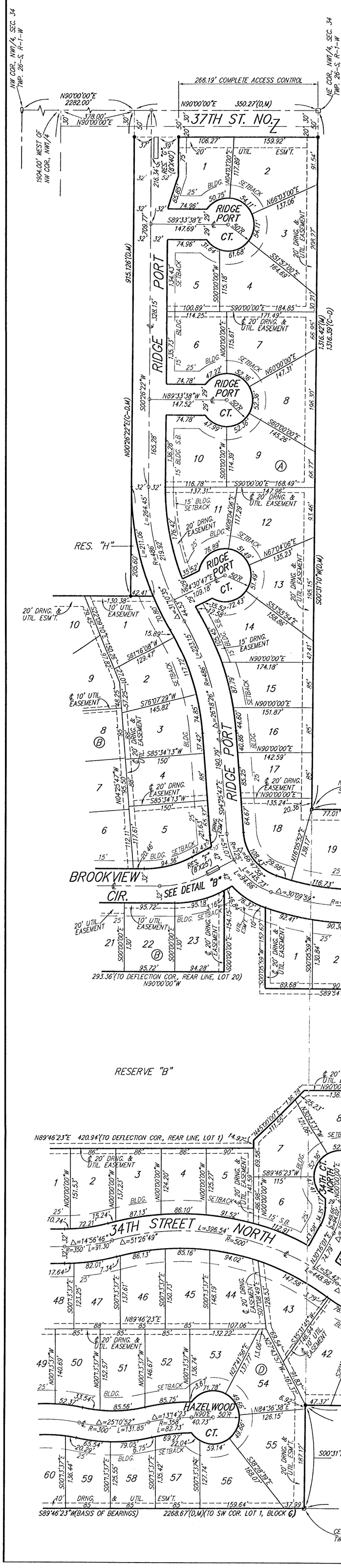
NOTE:
PERIMETER BOUNDARY CORNERS HAVE BEEN SET. INTERNAL CONTROL POINTS ARE TO BE SET UPON COMPLETION OF SITE FILL WORK.

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.

0 100 200

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = NAIL IN 1/2" IRON (FOUND)
- = 3/8" IRON (FOUND)
- = RAILROAD SPIKE (FOUND)
- = #4 REBAR (FOUND)
- = #5 REBAR (FOUND)

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



PAGE 2 OF 2

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\RDGPTN3F\DWG\RDGPTN3F.DWG-MCC

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 99-62 -- Final Plat of RIDGE PORT NORTH THIRD 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 "AA" 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.

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 99-62 -- Final Plat of RIDGE PORT NORTH THIRD 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 plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the zone change have been submitted and approved.

B. As the eastern portion of this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.

C. 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. 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. ***The Applicant shall provide a guarantee for paving of the west half of Eisenhower.***

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

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

F. 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.

G. For those reserves being platted for sidewalks 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 sidewalks 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.

City Fire Department needs to comment on the plat's street names. ***The final plat tracing needs to indicate the following street name changes: 34th St. North Circle to 34th Circle North, and 34th St. North Court to 34th Court North.***

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J. The final plat shall indicate a 10-ft dedication of right-of-way along the south portion of Eisenhower and a 30-ft dedication along the north portion of Eisenhower. The requested right-of-way has been provided.

K. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

L. Traffic Engineering shall comment on the need for improvements to perimeter streets. ***No improvements are required.***

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. City Fire Department should comment on the length of the interior streets. Brookview Court (700 ft) in Block 2 exceeds the 600-ft limitation on street length. ***City Fire has approved the length of this street due to its 64 foot width.***

O. The platting binder indicates that an additional party has an ownership interest in the site. This party needs to be added as part of the owner's signature block.

P. The dimensions on the north and south lines of Lot 27, Block 1, do not match the dimension on the north line of Lot 28, Block 1.

Q. The triangular piece of land north of Lot 1, Block 2, needs to be labeled as a Reserve.

R. 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.

S. 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.

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 316-729-0102) 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 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.

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

BB. 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 Friday, 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 L.L.C. & R Realty, L.L.C., C/O Jay Russell, 12602 W. 13th Street, Wichita, KS 67235
Kevin Mullen, R & R Realty, LLC, 8100 E. 22nd Street North, Bldg. 1000, 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. 2-5
December 16, 1999

STAFF REPORT
(Final Plat 12/2/99; Overall Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-62 -- RIDGE PORT NORTH 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: South side of 37th St. North, East of Ridge Road

SITE SIZE: 97.93 Acres

NUMBER OF LOTS

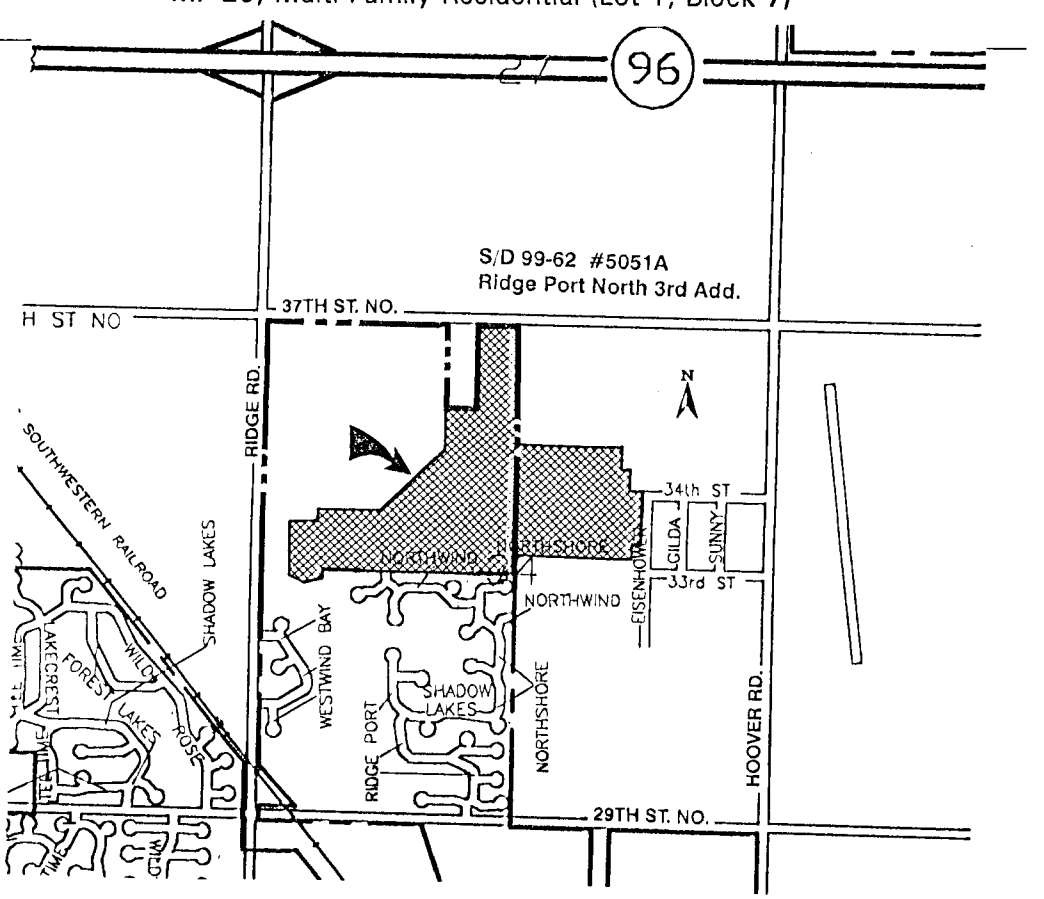
Residential:	181
Office:	
Commercial:	
Industrial:	
Total:	181

MINIMUM LOT AREA: 6,669 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential
SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential
TF-3, Two-Family Residential (Lot 6-23, Block 2)
MF-29, Multi-Family Residential (Lot 1, Block 7)

VICINITY MAP



Note: An overall preliminary plat was approved for this site on October 21, 1999, which included additional property to the south. This northern portion of that preliminary plat includes 181 of the total 207 lots. This final portion is consistent with the preliminary plat in regards to the lot configuration and street layout.

A zone change (Z-3344) has been approved to MF-29, Multi-Family Residential for Lot 1, Block 7 and to TF-3, Two-Family Residential (Z-3343) for Lot 6-23, Block 2 subject to platting. The eastern portion of this site - located in the County - is currently zoned SF-20, Single-Family Residential and an annexation request will be required to be submitted. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the zone change have been submitted and approved.

B. As the eastern portion of this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.

C. 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. 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. ***The Applicant shall provide a guarantee for paving of the west half of Eisenhower.***

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

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

F. 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.

G. For those reserves being platted for sidewalks 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 sidewalks 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.

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