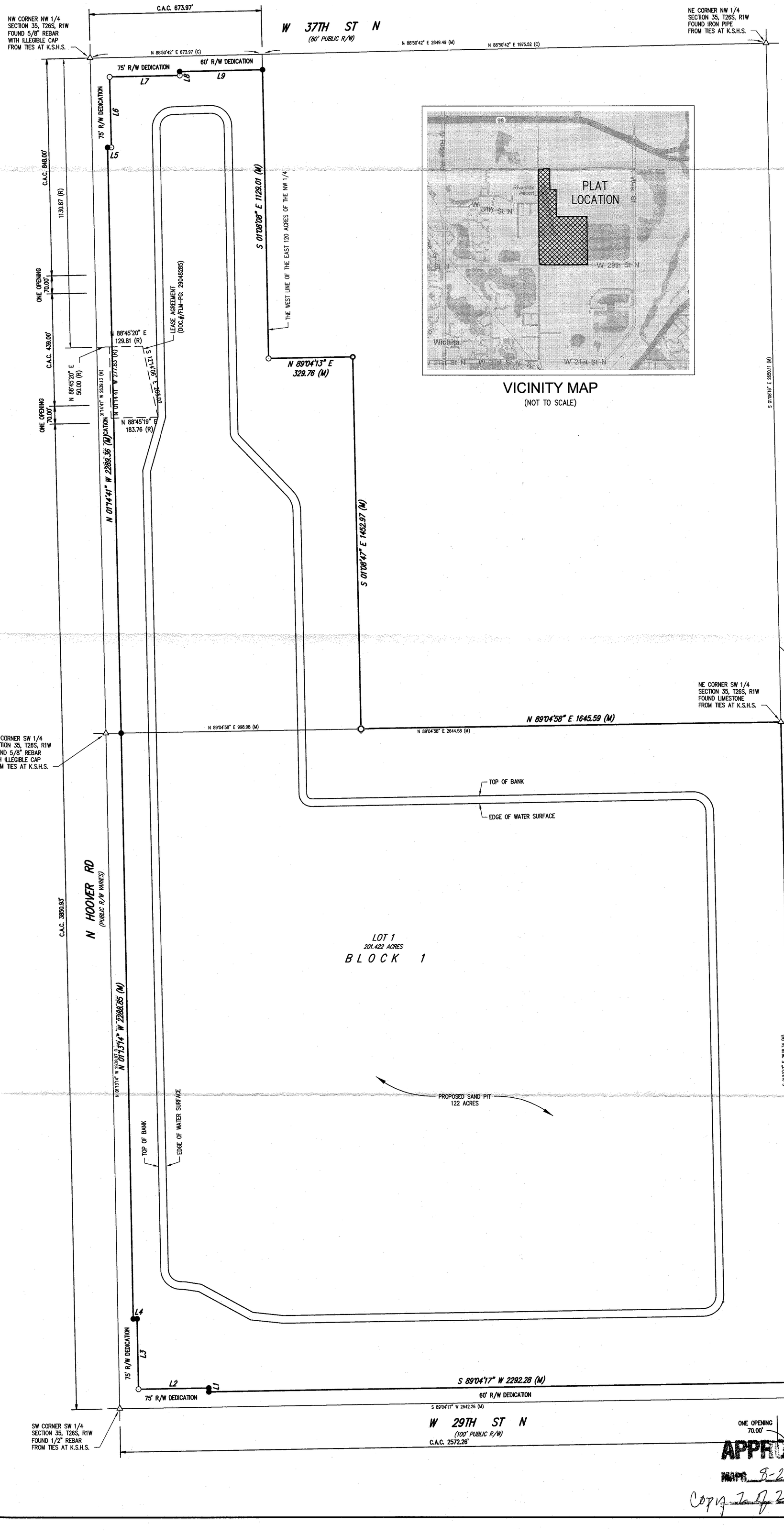
PLANNED UNIT DEVELOPMENT (PUD #35)

RIVERSIDE AIRPORT

BOUNDARY LINE TABLE	
LINE #	DIRECTION / DISTANCE
L1	N 01°13'15" W 15.00 (M)
L2	S 89°03'14" W 275.0 (R) 274.98 (M)
L3	N 01°13'56" W 275.0 (R) 275.08 (M)
L4	S 89°04'52" W 15.00 (M)
L5	N 88°43'50" E 15.00 (M)
L6	N 01°16'31" W 275.0 (R) 274.99 (M)
L7	N 88°50'42" E 275.0 (R) 275.14 (M)
L8	N 01°12'20" W 15.00 (M)
L9	N 88°50'42" E 323.86 (M)

GENERAL NOTES:

1. THIS PROPERTY CONTAINS 201.422 ACRES.
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
4. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
5. THE PROPERTY DEVELOPMENT STANDARDS FOR LOT 1 SHALL BE THE SAME AS SF-20.
5. THE SAND PIT SHOWN ON THE PUD IN LOT 1 IS CONCEPTUAL. THE FINAL DEVELOPMENT PLANS INCLUDING PIT CONFIGURATION AND PLATTED LOT WILL BE DETERMINED AT A PHASE WHEN THE SAND PIT HAS BEEN COMPLETED AND THE FINAL PLAT IS REQUIRED AND SHALL BE SUBJECT TO ALL CONDITIONS OF THE UNIFIED ZONING CODE ARTICLE III -D.6.GG.
6. MINING TO PROCEED WITH THE APPROVAL OF THE PRELIMINARY PLAT AND THE FINAL PLAT WILL BE COMPLETED AND RECORDED ONCE MINING IS COMPLETE.
7. LANDSCAPING BERMS TO BE CONSTRUCTED ALONG THE ARTERIAL FRONTAGES WITH THE OVERBURDEN OF THE SAND MINING OPERATION TO PROVIDE SCREENING DURING THE MINING OPERATIONS.
8. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.



LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01°13'14" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 2638.87 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01°14'41" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 2639.13 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88°50'42" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 673.97 FEET TO THE WEST LINE OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°08'08" EAST ALONG THE WEST LINE OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER 1189.01 FEET TO THE SOUTH 11 ACRES OF THE WEST 20 ACRES OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER; THENCE NORTH 89°04'13" EAST ALONG THE NORTH LINE OF THE SOUTH 11 ACRES OF THE WEST 20 ACRES OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER 329.76 FEET TO THE EAST LINE OF THE WEST 20 ACRES OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°08'47" EAST ALONG THE EAST LINE OF THE WEST 20 ACRES OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER 1455.97 FEET TO THE SOUTHWEST CORNER OF THE EAST 120 ACRES OF SAID NORTHWEST QUARTER; THENCE NORTH 89°04'58" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1645.59 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°10'13" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 2638.34 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°04'17" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 2642.26 FEET TO THE POINT OF BEGINNING, CONTAINING 211.826 ACRES, SUBJECT TO ANY RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PROJECT DESCRIPTION:

THE INTENT OF THIS PLANNED UNIT DEVELOPMENT (PUD) IS TO PERMIT THE EXTRACTION OF SAND AND GRAVEL.

CASE HISTORY:

ORIGINAL CASE NUMBER PUD2010-00006, APPROVED FEBRUARY 23, 2011, AND PUD2011-00003, APPROVED SEPTEMBER 29, 2011.

LEGEND

△	SECTION SUBDIVISION CORNER FOUND
◎	FOUND 1/2" REBAR UNKNOWN ORIGIN
○	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GARBER"
◈	FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "BAUGHMAN"
●	SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184"
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
°	DEGREES
'	FEET OR MINUTES
"	INCHES OR SECONDS
SQ.	SQUARE
FT.	FEET
PG.	PAGE
C.	CALCULATED
R.	RECORD
M.	MEASURED
R/W	RIGHT OF WAY

BASIS OF BEARINGS IS NAD83 GRID
KANSAS SOUTH ZONE

As per BZA 2021-00039 KL

APPROVED PUD
MAPC 8-2-2021 Glenn Vaughn
Copy 1 of 2

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SURVEY DATE: 06/04/2021	PLOT DATE: 07/07/2021
DRAWN BY: RDB	PROJ. NO.: 210039P
CHECKED BY: LPD	SHEET 2 OF 2