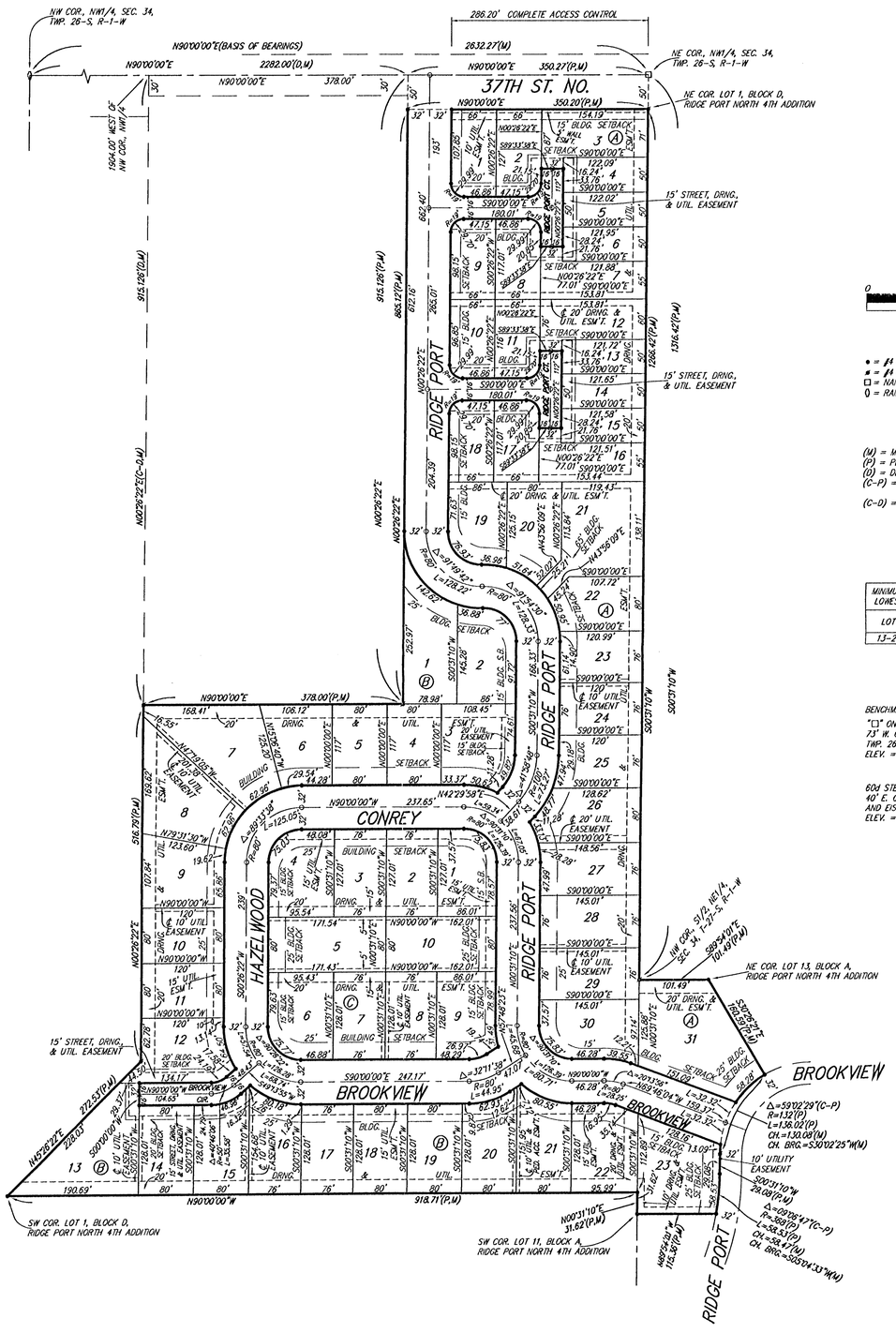
final treas
received 10-7-02

RIDGE PORT NORTH 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
■ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = NAIL IN 1/2" IRON (FOUND)
() = RAILROAD 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			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
13-23	B	141.0	132.8.4

BENCHMARK:
"□" ON HUBGUARD OF R.C.B.C., 73' W. OF SE COR., SE1/4, SEC. 28, TWP. 26-S, R-1-W
ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

60d STEP BENCH IN HLP, 15' N. & 40' E. OF THE INTERSECTION OF 34TH ST. N. AND EISENHOWER
ELEV. = 144.00 CITY DATUM (1331.40 M.S.L.)

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.

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 5TH 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 Lot 1, Block D, and all of Lots 11, 12, and 13, Block A, all as platted in Ridge Port North 4th Addition, Wichita, Sedgwick County, Kansas.

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.

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

Baughman Company, P.A.

Michael D. Conrey 8-7-02, Surveyor
Michael D. 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, and Streets, to be known as "RIDGE PORT NORTH 5TH 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 street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The utility and pedestrian access easement is hereby granted as indicated for the construction and maintenance of all public utilites and for pedestrian access to or from Reserve "A", Ridge Port North 4th Addition. 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. 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 of
Ritchie Associates, Inc.

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24TH day of September, 2002, by Jay W. Russell, Manager of Ridge Port Group, LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-1-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-1-2005

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 12th day of September, 2002, 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 limited liability company.

DIANE M. STALBAUM
State of Kansas
My Appt. Exp. 2/18/2003

Diane M. Stalbaum, Notary Public
DIANE M. STALBAUM

My App't. Exp. 2/18/2003

This plat of "RIDGE PORT NORTH 5TH 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_____, 2002.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Acting Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2002.

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_____, 2002.

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

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

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_____, 2002 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RIDGE PORT NORTH 5TH ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

_____, S.V.P.
GARY D. SCHMITT (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 21th day of September, 2002, by Gary D. Schmitt, S.V.P. (Title) of INTRUST Bank, N.A., on behalf of the bank.

SUSAN K. COOK
Notary Public - State of Kansas
My Appt. Expires 11/3/04

Susan K Cook, Notary Public
Susan K Cook

My App't. Exp. 11/3/04

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\RIDGE PORT NORTH 5TH ADD\DWG\RDGPRTN5F.DWG-MDC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2002

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

RE: SUB 2002-53 -- One-Step Final Plat of Ridge Port North Fifth Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 2002, 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 June 28, 2002.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 28, 2002

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

RE: SUB 2002-53 -- One-Step Final Plat of Ridge Port North Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 27, 2002, 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted, including a water supply line along the frontage of 37th St. . City Engineering needs to comment on the need for other guarantees or easements. The required 15-ft street drainage and utility easements abutting the 32-ft streets need to be labeled.

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. 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. ***County Engineering has requested a drainage plan for review.***

E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

F. It is recommended that adjacent Reserves to the south be connected with the streets in this Addition by access easements between the lots to increase their accessibility and usefulness for all homeowners in this Addition.

G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

H. City Fire Department needs to comment on the turnarounds platted for the 32-ft streets. ***The turnarounds are approved.***

I. City Fire Department/GIS needs to comment on the street names. ***36th St. N. needs to be renamed. Brookview Ct shall be renamed as Brookview Cir.***

J. 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.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

L. 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.

M. Lot 21, Block A does not conform with the 50-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.

N. 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.

O. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

P. 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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

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

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

X. 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.***

Y. 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, July 11, 2002, at 1:30 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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-4
AUGUST 8, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 6/27/02)

CASE NUMBER: SUB 2002-53 -- RIDGE PORT NORTH FIFTH ADDITION

OWNER/APPLICANT: Ridge Port Group, LLC, Attn: Rob Ramseyer, 8100 E. 22ND Street No., Bldg. 1000, Wichita, KS 67226; Jay W. Russell, 12602 W. 13th Street, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

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

LOCATION: South side of 37th Street North, East of Ridge Road

SITE SIZE: 20.22 Acres

NUMBER OF LOTS

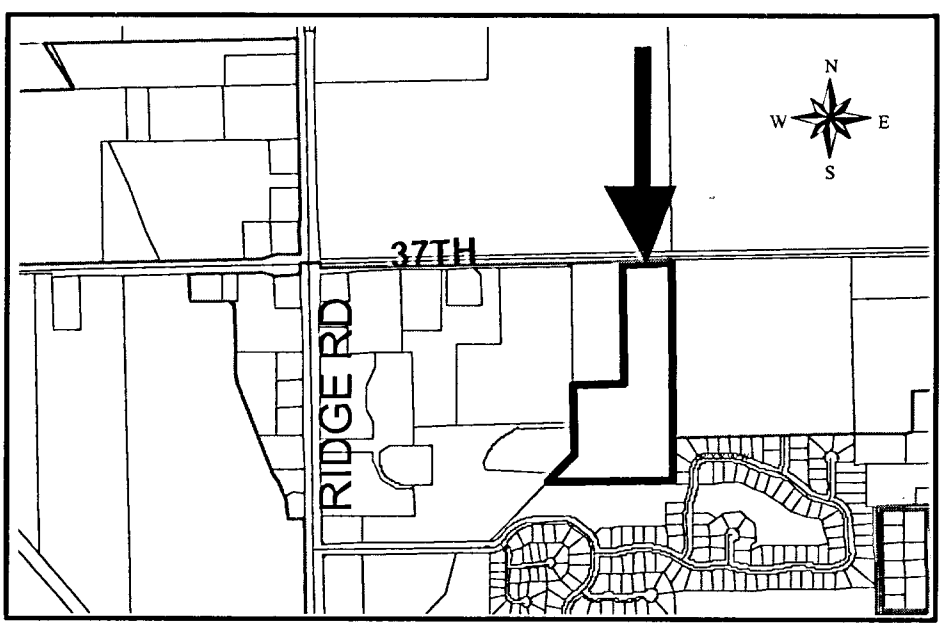
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	**64**

MINIMUM LOT AREA: 6,000 Sq., Ft.

CURRENT ZONING: SF-5, Single-Family Residential; GO, General Office

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Ridgeport North Fourth Addition. The applicant will be requesting a zone change from GO, General Office to SF-5, Single-Family Residential.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted, including a water supply line along the frontage of 37th St. **City Engineering** needs to comment on the need for other guarantees or easements. The required 15-ft street drainage and utility easements abutting the 32-ft streets need to be labeled.

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. 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. ***County Engineering has requested a drainage plan for review.***

E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

F. It is recommended that adjacent Reserves to the south be connected with the streets in this Addition by access easements between the lots to increase their accessibility and usefulness for all homeowners in this Addition.

G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

H. **City Fire Department** needs to comment on the turnarounds platted for the 32-ft streets. ***The turnarounds are approved.***

I. **City Fire Department/GIS** needs to comment on the street names. ***36th St. N. needs to be renamed. Brookview Ct shall be renamed as Brookview Cir.***

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K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

L. 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.

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Q. 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.)

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

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