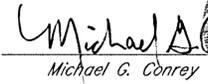


# WEST RIDGE ESTATES

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A. Surveyors in  
Sedgwick County) the above described property, do hereby certify that we have surveyed and  
platted "WEST RIDGE ESTATES", an Addition to Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as follows: All of Government Lot 5,  
together with Government Lot 4, except the north 684.00 feet thereof,  
all in the NW1/4 of Sec. 6, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick  
County, Kansas.

Existing public easements and dedications vacated  
by virtue of K.S.A. 12-512(b). Baughman Company, P.A.

  
Michael G. Conrey  


We the undersigned, holders of mortgages on  
the above described property, do hereby consent to this plat of "WEST  
RIDGE ESTATES", an Addition to Wichita, Sedgwick County, Kansas.

State Bank of Colwich

  
SCOTT BRYAN-KENT (Title)

This plat of "WEST RIDGE ESTATES", an Addition to  
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  
William M. Johnson

\_\_\_\_\_, Secretary  
Marvin S. Krout

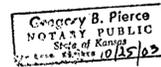
This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

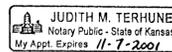
State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 11th day of April, 2000, by Scotty Bryan-Kent,  
AVP of the State Bank of Colwich, on behalf of the bank.  
(Title)

  
Gregory B. Pierce, Notary Public  
My App't. Exp. 10/25/03



Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 5th day of APRIL, 2000, by Paul E. Kelsey, President of  
Kelsey Investments, Inc., on behalf of the corporation.



  
Judith M. Terhune, Notary Public  
My App't. Exp. 11-7-2001

\_\_\_\_\_,  
Tricia L. Robello, LS #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2000.

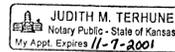
\_\_\_\_\_, County Clerk  
James Alford

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 a Reserve to be known as  
"WEST RIDGE ESTATES", an Addition to Wichita, Sedgwick County, Kansas.  
The utility easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. The drainage easements are hereby  
granted as indicated for drainage purposes. The drainage and utility  
easements are hereby granted as indicated for drainage purposes and  
for the construction and maintenance of all public utilities. 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. Reserve "A" is hereby  
reserved for landscaping, open space, berms, lakes, drainage purposes,  
and utilities as confined to easements. Access controls shall be as  
depicted on the face of the plat. The Minimum Building Pad Elevations  
for the lowest opening to the structures shall be as indicated on the  
face of the plat.

Kelsey Investments, Inc.

  
Paul E. Kelsey, President

State of Kansas) SS The foregoing instrument acknowledged before me,  
Sedgwick County) this 17th day of APRIL, 2000, by John E. Dugan and Marilyn K.  
Dugan, husband and wife.

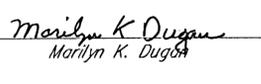


  
Judith M. Terhune, Notary Public  
My App't. Exp. 11-7-2001

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 \_\_\_\_\_, 2000, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly  
recorded.

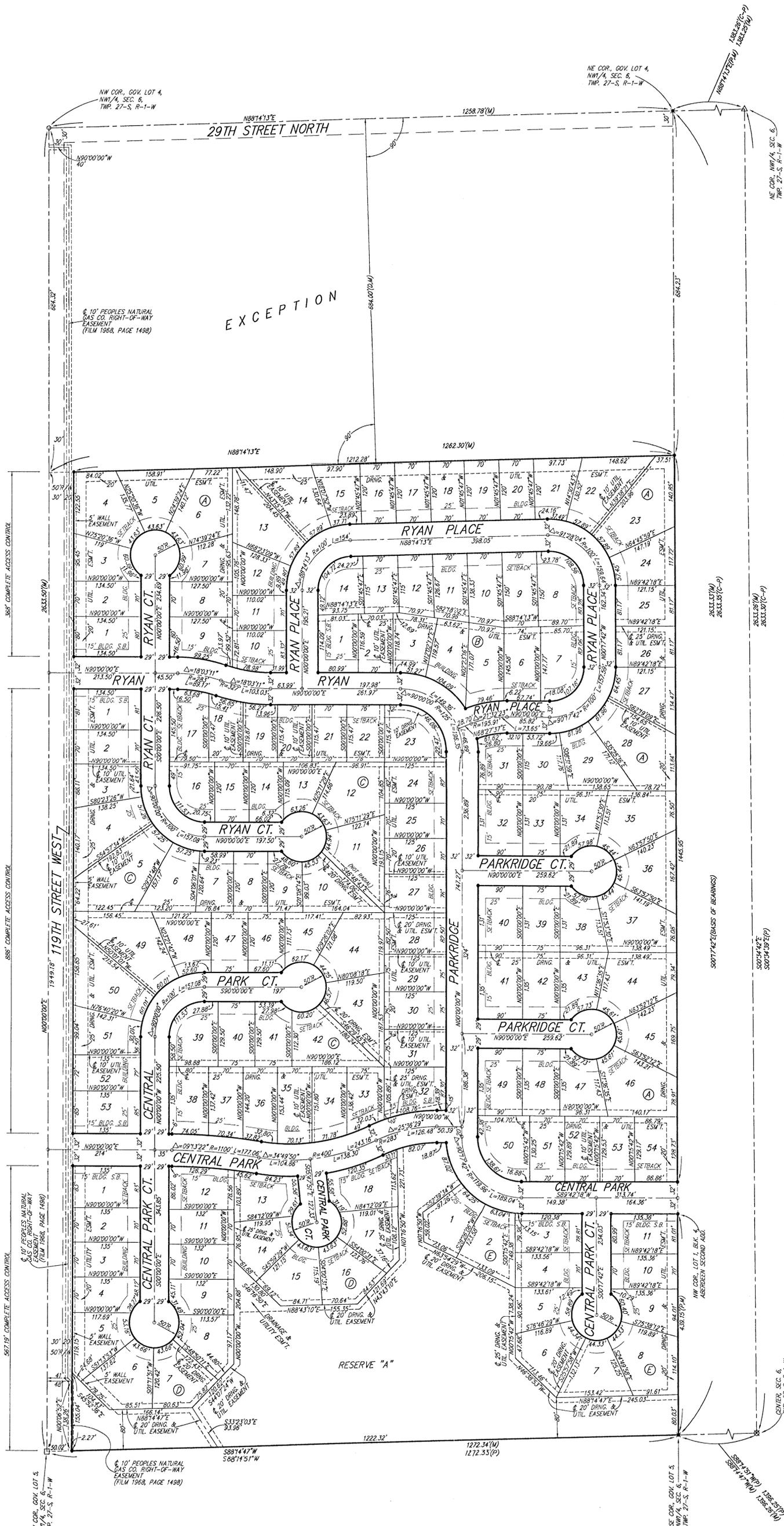
\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

  
John E. Dugan  
  
Marilyn K. Dugan

# WEST RIDGE ESTATES

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 1" IRON (FOUND)
- ⊕ = #3 REBAR W/ "FOE" CAP (FOUND)
- △ = STONE (FOUND)
- = 3/8" IRON (FOUND)
- = 1/2" IRON (FOUND)

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

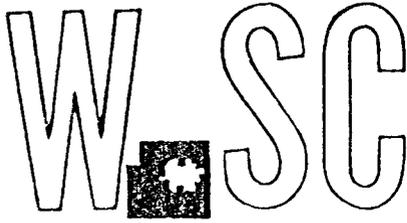
**NOTE:**  
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

**NOTE:**  
 AGREEMENT FOR DRAINAGE PURPOSES (MISC. BOOK 238, PAGE 365) OVER THE W/2 OF THE NW/4 OF SEC. 6, TWP. 27-S, R-1-W.

LOTS	BLOCK	ELEVATION (CITY DATUM)
5-10	D	171.0
14-18	D	171.0
1, 2	E	171.0
4-8	E	171.0

**BENCHMARK:**  
 119TH ST. W. & 29TH ST. N. - CITY OF WICHITA BENCHMARK DISC. AT NW CORNER OF INTERSECTION 43.82 FEET NW OF SECTION COR. IRON 5.10 FEET WEST OF FACE OF POWER POLE, 48.70 FEET SOUTH OF STEEL FENCE POST. ELEV. = 173.53 CITY DATUM

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

July 15, 1999

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

RE: S/D 98-17— One-Step Final Plat of WESTRIDGE ADDITION

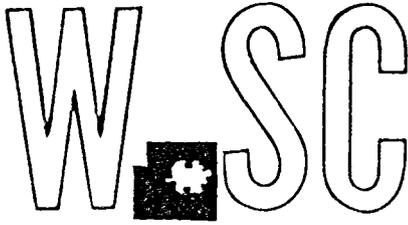
At the regular meeting of the Metropolitan Area Planning Commission on July 15, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 9, 1999.

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 and 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



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

August 31, 1999

**REVISED**

Baughman Company, P.A.  
C/O Phil Meyer  
315 Ellis  
Wichita, KS 67211

RE: S/D 99-55-- One-Step Final Plat of WESTRIDGE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed, to allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water. **City Engineering** needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **City Engineering has approved the drainage plan. A guarantee is required. County Engineering requests a copy of the drainage plan.**
- E. The plat proposes two points of access from 119<sup>th</sup> St. West.
- G. **Traffic Engineering** shall comment on the need for additional right-of-way for 119<sup>th</sup> St. West. **No additional right-of-way is required.**
- H. **Traffic Engineering** shall comment on the need for improvements to 119<sup>th</sup> St. West. **The Applicant shall provide a guarantee for left turn lanes at both accesses onto 119<sup>th</sup> Street.**

- I. The applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on one side of the continuous through streets – Ryan, Parkridge and Central Park.
- J. 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.
- K. 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.
- L. City Fire shall comment on the acceptability of the street names. *City Fire has requested that the loop street extending off of Ryan shall be renamed "Ryan Place".*
- M. If the pipeline easement indicated in the platting binder is encumbering the plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Otherwise, verification must be provided that the easement is off-site or has been released.
- N. The final plat tracing shall reference a tie point to a section corner.
- O. 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.
- P. The platting 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 316-729-0102) 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. **Southwestern Bell and KGE have requested 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 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.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: John E. Dugan, 2416 Morning Dew, Wichita, KS 67205  
Kelsey Investments, Inc., Attn: Paul E. Kelsey (Contract Purchaser), 716 N. 119<sup>th</sup> Street  
West, Wichita, KS 67212  
Mike Lindebak, City Engineer  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Works, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
**(One-Step Final Plat Approved 7/8/99)**

**CASE NUMBER:** S/D 98-17 – WESTRIDGE ADDITION

**OWNER/APPLICANT:** John E. Dugan, 2416 Morning Dew, Wichita, KS 67205; Kelsey Investments, Inc., Attn: Paul E. Kelsey (Contract Purchaser), 716 N. 119<sup>th</sup> St. West, Wichita, KS 67212

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

**LOCATION:** East side of 119<sup>th</sup> St. West, South of 29<sup>th</sup> St. North

**SITE SIZE:** 55.3 acres

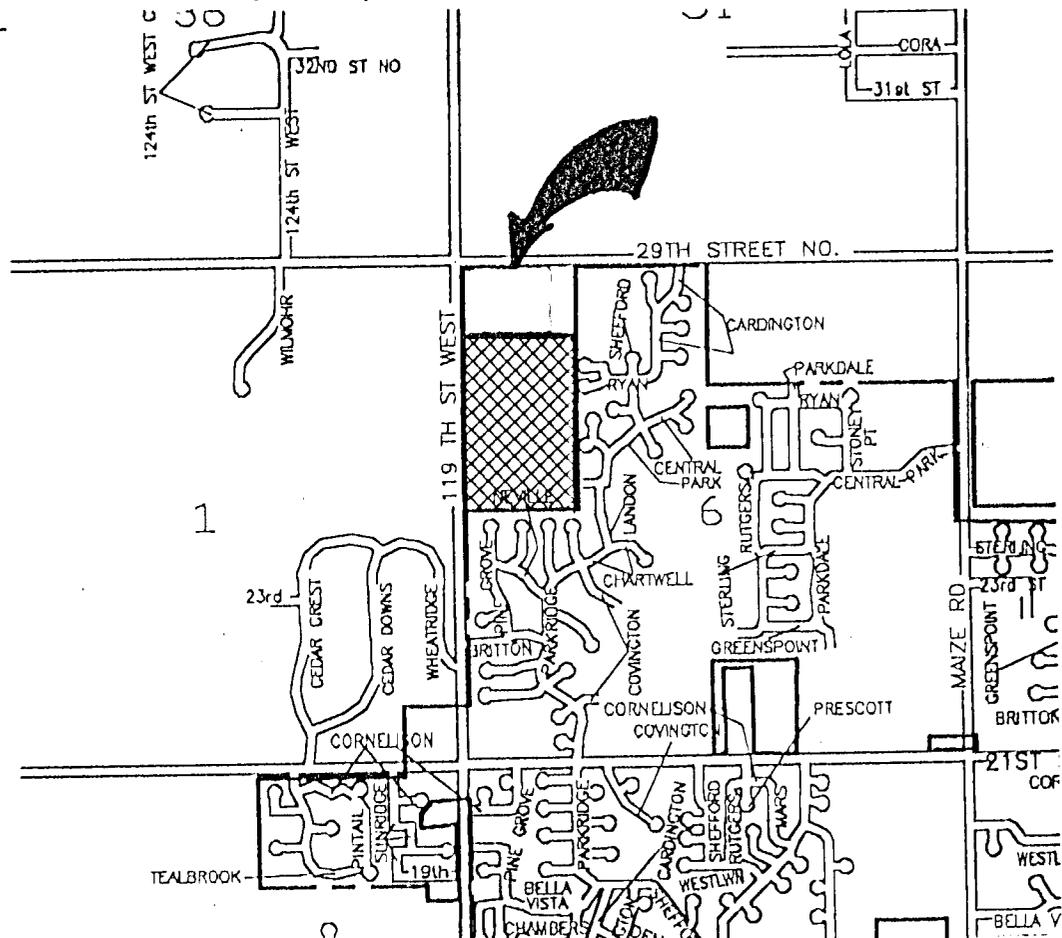
<b>NUMBER OF LOTS</b>	
Residential:	150
Office:	
Commercial:	
Industrial:	
Total:	<b>150</b>

**MINIMUM LOT AREA:** 7,700 sq. ft.

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

**PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



Note: This site is located in the County adjoining Wichita's city limits and an annexation request will be required. Upon annexation, the property will be zoned SF-6, Single-Family residential and thereby permit the lot sizes being proposed. The plat adjoins the Aberdeen 2<sup>nd</sup> Addition to the east and a street connection has been platted.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed, to allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water. **City Engineering** needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **City Engineering has approved the drainage plan. A guarantee is required. County Engineering requests a copy of the drainage plan.**
- E. The plat proposes two points of access from 119<sup>th</sup> St. West.
- G. **Traffic Engineering** shall comment on the need for additional right-of-way for 119<sup>th</sup> St. West. **No additional right-of-way is required.**
- H. **Traffic Engineering** shall comment on the need for improvements to 119<sup>th</sup> St. West. **The Applicant shall provide a guarantee for left turn lanes at both accesses onto 119<sup>th</sup> Street.**
- I. The applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on one side of the continuous through streets – Ryan, Parkridge and Central Park.
- J. 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.
- K. 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.

- L. **City Fire** shall comment on the acceptability of the street names. **City Fire has requested that the loop street extending off of Ryan shall be renamed "Ryan Place"**.
- M. if the pipeline easement indicated in the platting binder is encumbering the plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Otherwise, verification must be provided that the easement is off-site or has been released.
- N. The final plat tracing shall reference a tie point to a section corner.
- O. 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.
- P. The plat'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 316-729-0102) 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.

S/D 98-17 – One-Step Final Plat of WESTRIDGE ADDITION  
July 15, 1999 - Page 4

- 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. **Southwestern Bell and KGE have requested 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.