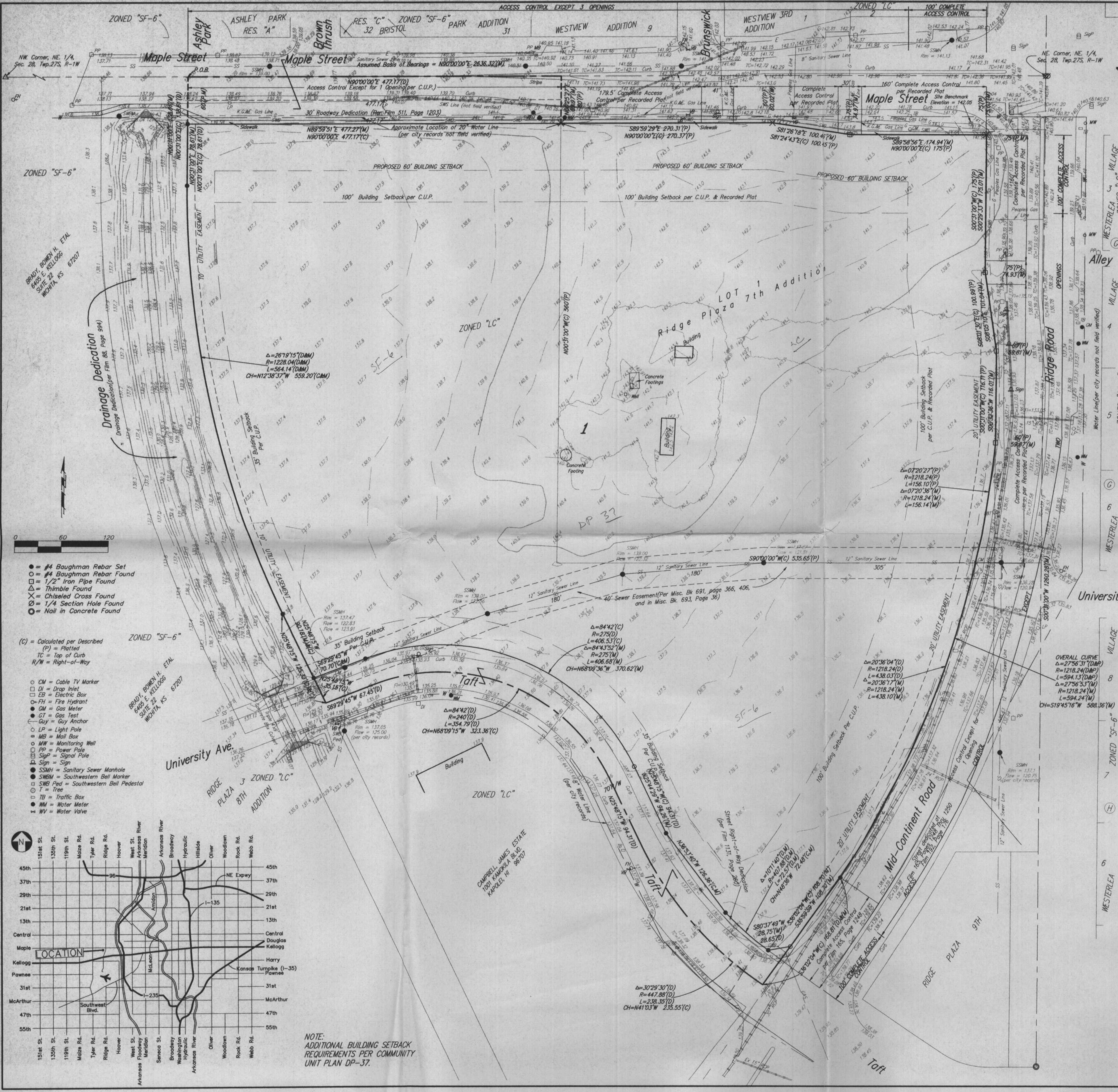
ONE-STEP FINAL PLAT

LOWE'S ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE


ACCESS CONTROL EXCEPT 3 OPENINGS
ZONED "SF-6"
ASHLEY PARK RES. "A"
Ashley Park
Brown Thrush
RES. "C" ZONED "SF-6" 32 BRISTOL PARK ADDITION 31
WESTVIEW ADDITION 9
Brunswick
WESTVIEW 3RD ADDITION 1
ZONED "LC" 2
100' COMPLETE ACCESS CONTROL
NW. Corner, NE. 1/4, Sec. 28, Twp.27S, R-1W
NE. Corner, NE. 1/4, Sec. 28, Twp.27S, R-1W
Maple Street
P.O.B.
Assumed Basis of Bearings = N90°00'00"E 2636.32'(M)
Access Control Except for 1 Opening(per C.U.P.)
30' Roadway Dedication (Per Film 511, Page 1203)
179.5' Complete Access Control per Recorded Plat
Complete Access Control per Recorded Plat
160' Complete Access Control per Recorded Plat
Site Benchmark Elevation = 142.05
K.G.&E. Gas Line
Sidewalk
Approximate Location of 20" Water Line (per city records not field verified)
PROPOSED 60' BUILDING SETBACK
100' Building Setback per C.U.P.
100' Building Setback per C.U.P. & Recorded Plat
10' UTILITY EASEMENT
Ridge Plaza LOT 1 7th Addition
ZONED "LC"
Building
Concrete Footings
Concrete Footing
1
DP 37
SF-6
LC
Alley
Ridge Road
VILLAGE
WESTERLEA
ZONED "LC"
ZONED "SF-6"
Water Line(per city records not field verified)
University
Drainage Dedication
Drainage Dedication(per Film 88, Page 994)
35' Building Setback Per C.U.P.
BRADY, BOWEN H. ETAL 6405 E. KELLOGG SUITE 22 WICHITA, KS 67207
12" Sanitary Sewer Line
40' Sewer Easement(Per Misc. Bk 691, page 366, 406, and in Misc. Bk. 693, Page 36)
OVERALL CURVE Δ=27°56'31"(D&P) R=1218.24(D&P) L=594.13'(D&P) Δ=27°56'53"(M) R=1218.24'(M) L=594.24'(M) CH=S19°45'16"W 588.36'(M)
Δ=26°19'15"(D&M) R=1228.04(D&M) L=564.14'(D&M) CH=N12°38'37"W 559.20'(C&M)
Δ=84°42'(C) R=275'(D) L=406.53'(C) Δ=84°43'52"(M) R=275'(M) L=406.68'(M) CH=N68°09'36"W 370.62'(M)
Δ=84°42'(D) R=240'(D) L=354.79'(D) CH=N68°09'15"W 323.36'(C)
Δ=30°29'30"(D) R=447.88'(D) L=238.35'(D) CH=N41°03'W 235.55'(C)
Taft
University Ave.
RIDGE PLAZA 3 ZONED "LC" 8TH ADDITION
ZONED "LC"
CAMPBELL JAMES ESTATE 1001 KAMOKILA BLVD. KAPOLEI, HI 96707
Mid-Continent Road
20' UTILITY EASEMENT
100' Building Setback Per C.U.P.
Complete Access Control Except for 1 Opening
RIDGE PLAZA 9TH
Street Right-of-Way Dedication
0 60 120
LOCATION

- ● = #4 Baughman Rebar Set
- ○ = #4 Baughman Rebar Found
- ☐ = 1/2" Iron Pipe Found
- △ = Thimble Found
- X = Chiseled Cross Found
- Ø = 1/4 Section Hole Found
- ◎ = Nail in Concrete Found

(C) = Calculated per Described
(P) = Platted
TC = Top of Curb
R/W = Right-of-Way

- ○ CM = Cable TV Marker
- ☐ DI = Drop Inlet
- ☐ EB = Electric Box
- FH = Fire Hydrant
- ● GM = Gas Meter
- ● GT = Gas Test
- Guy = Guy Anchor
- LP = Light Pole
- MB = Mail Box
- ○ MW = Monitoring Well
- PP = Power Pole
- SigP = Signal Pole
- Sign = Sign
- ● SSMH = Sanitary Sewer Manhole
- ● SWBM = Southwestern Bell Marker
- ☐ SWB Ped = Southwestern Bell Pedestal
- T = Tree
- ☐ TB = Traffic Box
- ● WM = Water Meter
- WV = Water Valve

NOTE:
ADDITIONAL BUILDING SETBACK
REQUIREMENTS PER COMMUNITY
UNIT PLAN DP-37.

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 "LOWE'S ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, Ridge Plaza 7th Addition TOGETHER WITH a tract in the Northeast Quarter of Section 28, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at a point on the North line of said Northeast Quarter, 1097 feet West of the Northeast corner of said Northeast Quarter; thence Southerly, along the East line of the Drainage Dedication recorded on film 88, page 994 and parallel with the East line of said Northeast Quarter, 138.61 feet to the point of curvature of a curve to the left having a radius of 1228.04 feet and a central angle of 26 degrees, 19 minutes, 15 seconds; thence Southeasterly along said curve 564.14 feet to the point of tangency of said curve; thence Southeasterly, tangent to said curve, 125.33 feet; thence Easterly, with a deflection angle to the left of 84 degrees, 42 minutes, 67.45 feet to the point of curvature of a curve to the right having a radius of 240 feet and a central angle of 84 degrees, 42 minutes; thence Southeasterly, along said curve 354.79 feet to the point of tangency of said curve; thence Southeasterly, tangent to said curve, 94.31 feet to the point of curvature of a curve to the left having a radius of 447.88 feet and a central angle of 30 degrees, 29 minutes, 30 seconds; thence Southeasterly, along said curve, 238.35 feet to the West line of Ridge Road as dedicated on film 165, page 1248; thence Northeasterly, along said West line of said Ridge Road, with a deflection angle to the left from the tangent of said curve 87 degrees, 40 minutes, 11 seconds, 168.81 feet; thence continuing along said West line of said Ridge Road on a curve to the left having a radius of 1218.24 feet and a central angle of 20 degrees, 36 minutes, 04 seconds, 438.03 feet to the Southwest corner of said Ridge Plaza 7th Addition; thence Westerly, along said South line of said Ridge Plaza 7th Addition to the Southwest corner of said Ridge Plaza 7th Addition; thence Northerly, along the West line of said Ridge Plaza 7th Addition to a point on the North line of said Northeast Quarter, 619.83 feet West of the Northeast corner of said Northeast Quarter; thence West, along said North line, 477.17 feet to the point of beginning.

GROSS AREA: 825068.419 Square Feet (18.941± Acres)
NET AREA: 767927.029 Square Feet (17.629± Acres)

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

Baughman Company, P.A.

_____________________________, 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 a Lot to be known as "LOWE'S ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple Street, Ridge Road, Mid–Continent Road, and Taft shall be as indicated on the face of the plat.

Estate of James Campbell, deceased

_____________________________, Trustee

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this________day of______________, 1997, by________________, Trustee of the Estate of James Campbell, deceased, on behalf of the estate.

_________________________ Notary Public

My App't. Exp.__________

This plat of "LOWE'S 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 __________________, 1997.
Wichita–Sedgwick County Metropolitan Area Planning Commission

_____________________________, Chairman
John C. Frye

_____________________________, Secretary
Marvin S. Krout

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-10-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-11-97

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of __________________, 1997.

_____________________________, Mayor
Bob Knight

_____________________________, City Clerk
Pat Burnett

Entered on transfer record this ______ day of ______________, 1997.

_____________________________, 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 ____________, 1997, at ____ o'clock ___M; and is duly recorded.

_____________________________, Register of Deeds
Larry Consolver

_____________________________, Deputy
Michael D. Hurtt

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316–262–7271 • 315 ELLIS • WICHITA, KANSAS 67211
PROJECT NO. 97–04–P736
F:\PLAT\LOWESP3.DWG–mgc

WICHITA – SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

July 21, 1997

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-47 -- Final Plat of LOWE'S ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1997, 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 11, 1997.

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 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.

Please call if you have any questions.

Sincerely,
Keith Gooch
Keith Gooch
Current Plans Division

KG:lfb
cc: LOWES COMPANY, INC, ATTN: DONALD E WINN, P O BOX 1111 N WILKESBORO, NC 28656-0001
Mike Lindebak, City Engineer

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

FILE COPY

July 11, 1997

BAUGHMAN COMPANY PA
315 ELLIS
WICHITA KS 67211

Re: S/D 97-47 - ONE-STEP PRELIMINARY-FINAL PLAT OF LOWE'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being served. City Engineering requests a temporary easement for sanitary sewer until such time sanitary sewer is relocated. The applicant shall guarantee the relocation of the existing sanitary sewer.

B. The applicant shall guarantee the extension of water service to serve the lot being served.

C. City Engineering needs to comment on the need, if any, for improvements to Maple Street and/or Mid Continent. City Engineering is requesting the extension of the deceleration lane to serve the access point to this location. The applicant shall also adjust this site's access along Mid-Continent to go along with median crossing.

D. City Engineering needs to comment on the access controls proposed. (They appear to match the access controls established by DP-37. Distances should be shown for all segments of access control.)

E. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. Drainage is approved. The applicant should also show minimum pad elevation on the plat.

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

G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive noise covenant on this property.

H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

I. 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.

J. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

K. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

M. Perimeter closure computations should be submitted with the final plat tracing.

N. Recording of the plat within 30 days after approval by the City Council.

O. Building setback lines were established with the Community Unit Plan and the previous plat. This plat proposed to reduce the northern building setback line along Maple from 100 feet to 60 feet. If this reduction is granted with the approved of this plat, an adjustment to the DP-37 will be approved.

P. The applicant shall provide proof of payment of second half of the year taxes.

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.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG\lfb

Enclosure

cc: LOWES COMPANY, INC, ATTN: DONALD E WINN, P O BOX 1111 N WILKESBORO, NC 28656-0001
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

July 10, 1997

STAFF REPORT
(One-Step Preliminary-Final Plat)

CASE NUMBER: S/D 97-47 LOWE'S ADDITION

OWNER/APPLICANT: Lowes Company, Inc., Attn: Donald E. Winn
P.O. Box 1111 N. Wilkesboro, NC 28656-0001
910-658-4267

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

LOCATION: Southwest Corner of Maple and Ridge Road

SITE SIZE: 17.6 Acres

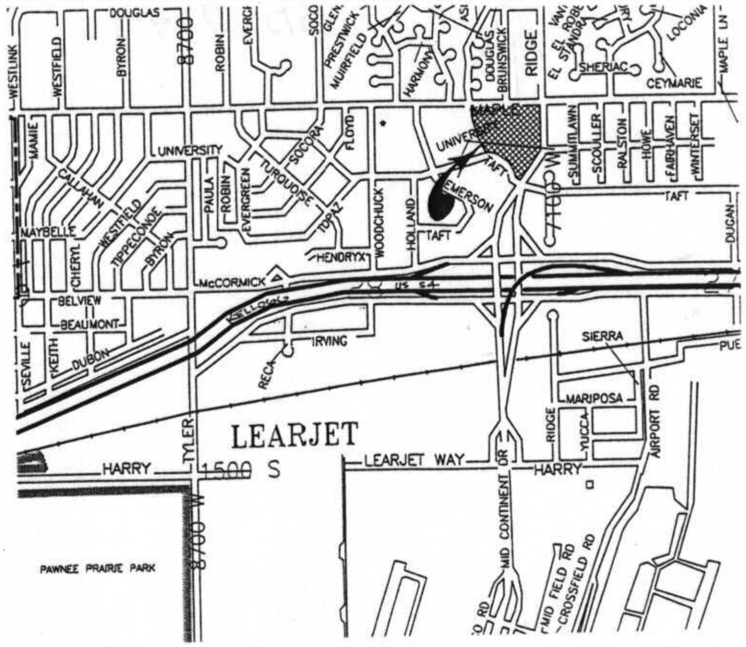
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial: __
Total: 1

MINIMUM LOT AREA: 17.6 Acres

CURRENT ZONING: LC, Limited Commercial and SF-6, Single-Family

PROPOSED ZONING: LC, Limited Commercial, Z-1192 / DP-37

VICINITY MAP:


DOUGLAS
WESTLINK
WESTFIELD
BYRON
8700
ROBIN
SOCO
GLEN
PRESTWICK
MUIRFIELD
HARMONY
DOUGLAS
BRUNSWICK
RIDGE
EL
SHERIAC
CEYMARIE
LOCONIA
MAPLE LN
MAPLE
UNIVERSITY
MAMIE
CALLAHAN
SOCORA
FLOYD
TURQUOISE
PAULA
ROBIN
EVERGREEN
TOPAZ
WOODCHUCK
HOLLAND
EMERSON
TAFT
SUMMITLAWN
SCOULLER
RALSTON
HOWE
FAIRHAVEN
WINTERSET
7100 W
TAFT
DUGAN
MAYBELLE
WESTFIELD
TIPPECONOE
BYRON
CHERYL
HENDRYX
McCORMICK
US 54
KELLOGG
BELVIEW
BEAUMONT
SEVILLE
KEITH
DUBON
IRVING
RECA
SIERRA
PUE
MARIPOSA
RIDGE
YUCCA
AIRPORT RD
LEARJET
TYLER
HARRY
1500 S
LEARJET WAY
MID CONTINENT DR
HARRY
8700 W
PAWNEE PRAIRIE PARK
MID FIELD RD
CROSSFIELD RD

Note: With this plat, "Ridge Plaza 7th Addition" Lot 1 is replated into Lowe's Addition. This site has split zoning. Ridge Plaza 7th is zoned LC. The rest of the proposed plat is zoned SF-6, but has been approved for LC zoning with an unlimited plating time limit to activate the LC zoning. This plat is subject to DP-37.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being served.

B. The applicant shall guarantee the extension of water service to serve the lot being served.

C. City Engineering needs to comment on the need, if any, for improvements to Maple Street and/or Mid Continent.

D. City Engineering needs to comment on the access controls proposed. (They appear to match the access controls established by DP-37. Distances should be shown for all segments of access control.)

E. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

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

G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive noise covenant on this property.

H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

I. 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.

J. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

K. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)

L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

M. Perimeter closure computations should be submitted with the final plat tracing.

N. Recording of the plat within 30 days after approval by the City Council.

O. Building setback lines were established with the Community Unit Plan and the previous plat. This plat proposed to reduce the northern building setback line along Maple from 100 feet to 60 feet. If this reduction is granted with the approved of this plat, an adjustment to the DP-37 will be approved.

P. The applicant shall provide proof of payment of second half of the year taxes.