

signatures on this plat, to be printed beneath the notary's signature.

- R. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

May 7, 1992

STAFF REPORT

(Final Plat Approved 4/30/92, Preliminary Plat Approved 3/19/92)

CASE NUMBER:

S/D 92-10 - LAKE RIDGE ADDITION

OWNER/APPLICANT:

Lake Ridge Investors, 800 Market Ctr., 155 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER:

Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION:

North of 21st Street North and east of Ridge Road.

SITE SIZE:

11.1 Acres

NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA:

9,600 sq. ft.

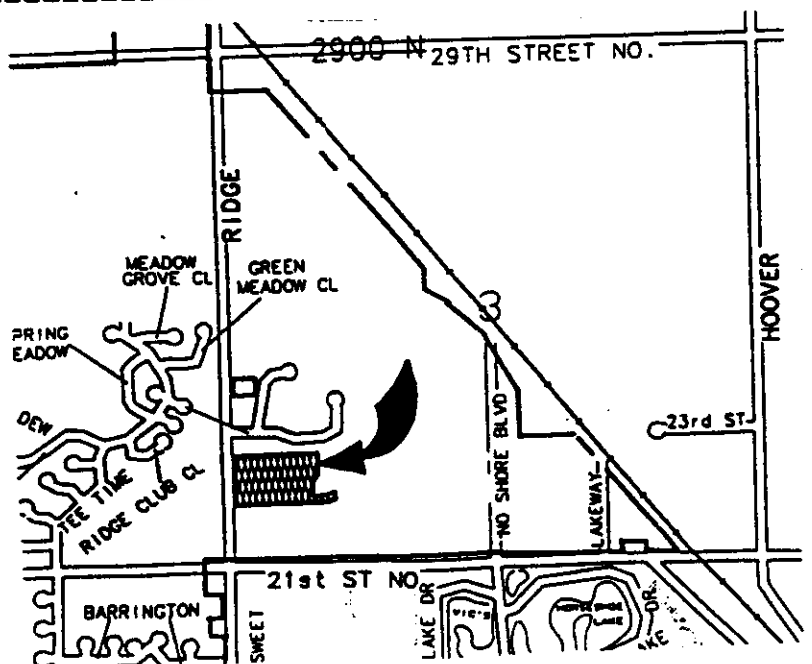
CURRENT ZONING:

"E" Light Industrial

PROPOSED ZONING:

"A" Two Family Dwelling
(Z-3050)(DP-206)

VICINITY MAP:



117 COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the CUPs for this site, the following traffic improvement shall be guaranteed: A deceleration lane for north-bound Ridge Road traffic at the main entrance into the development (Garden Ridge St.).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Based upon discussions noted in the minutes for the zone change and CUP's, the wall easement indicated along the north line of this plat is intended to allow property owners in the adjoining addition to have access to this site to install and/or maintain the screening intended to be placed within this easement. Since wall easements in general, and this situation in particular, are not for a public need or concern, such easement shall be created by separate instrument, indicating the purpose of the easement and the rights of the various parties involved. This private easement should then be recorded and shown on the plat with the recording information. A copy of the easement shall be submitted for the plat file. The applicant shall verify that property owners to the north of this plat have had an opportunity to review the terms of this easement.
- I. 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. This covenant shall also provide for the maintenance of the parking area between Reserve A and the paved surface of Ridge Road.
- J. 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 a method similar to special

assessments.

- K. As indicated by the drainage plan, off-site easements shall be obtained for this plat. They shall be submitted to Engineering for approval, then to Planning for recording with the plat.
- L. As was noted from the overall preliminary plat, the applicant is proposing to relocate the ARKLA pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement adjacent to a portion of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- M. If any portion of the relocated or existing ARKLA easement effects this plat, the final plat shall indicate the recording information for the existing and/or relocated pipeline easement. A copy of the easement agreement(s) shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat, unless a portion still exists in the plat.

If the applicant desires to use this plat as part of the means to establish the new pipeline easement and also to continue to show the old pipeline easement on the final plat tracing, clearance from the City's Law Department is required.

- N. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the relocated pipeline easement is sufficient and that if applicable, that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. If setbacks are involved, such setbacks shall be shown on the plat and appropriately labeled.
- 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 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.
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the

cc: Mr. Ralph Vautravers, 7006 W. Clearmeadows Circle, Wichita,
KS 67205

Mr. Les Eck, 2558 W. Ridge Road, Wichita, KS 67205

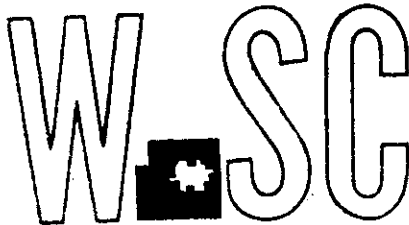
Dr. Tony Wilbeck, 455 S. Ridge Road, Wichita, KS 67209

Bruce & Marjorie Walton, 23000 W. MacArthur, Wichita, KS
67052

Mr. Robert Kaplan, 430 N. Market, Wichita, KS 67202

Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS
67220

Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

May 15, 1992

Mr. Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-10 LAKE RIDGE ADDITION

Dear Mr. Severns:

At the regular meeting of the Metropolitan Area Planning Commission on May 7, 1992, 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 May 4, 1992.

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 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 developers.

Please call if you have any questions.

Sincerely,

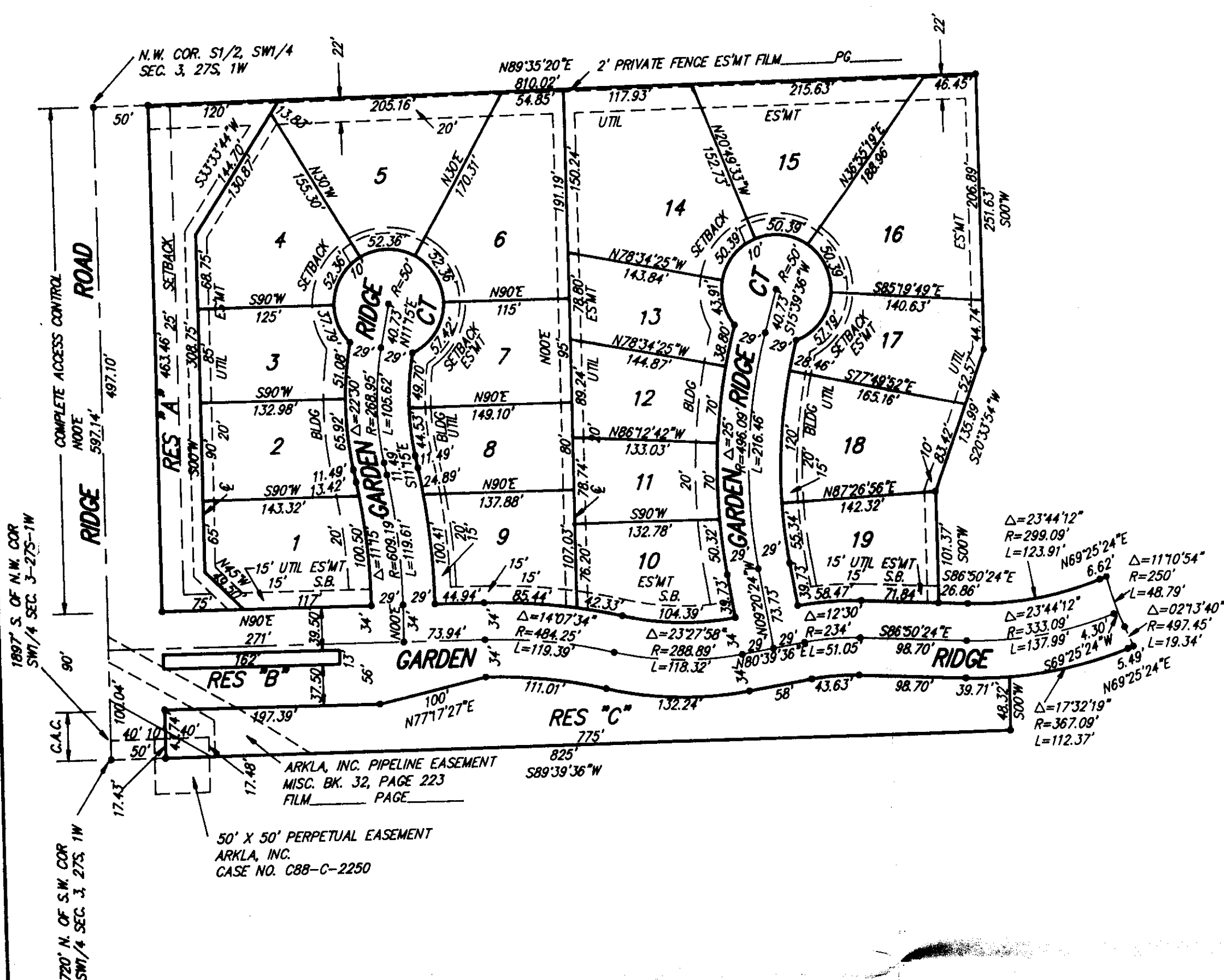
Don Losew
Senior Planner

DL:sm

FILE COPY

LAKE RIDGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "LAKE RIDGE 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 _____ 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Christopher J. Gobel

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 _____ 1992.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

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 _____ 1992, at _____ o'clock _____ M; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "LAKE RIDGE ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: That part of the S1/2 of
the SW1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas, described as commencing at the S.W. Corner of said
SW1/4; thence N 00° E, along the west line of said SW1/4, 720
feet for a place of beginning; thence N 00° E, along the west line
of said SW1/4, 597.14 feet to the N.W. Corner of the S1/2 of said
SW1/4; thence N 89°35'20" E, along the north line of the S1/2 of
said SW1/4, 810.02 feet; thence S 00° W, 251.63 feet; thence
S 20°33'54" W, 135.99 feet; thence S 00° W, 101.37 feet; thence
S 86°50'24" E, 26.86 feet to the P.C. of a curve to the left, having
a radius of 299.09 feet and a central angle of 23°44'12"; thence
northeasterly, along said curve, an arc distance of 123.91 feet (having
a chord bearing N 81°17'30" E, 123.02 feet to the P.T. of said curve;
thence N 69°25'24" E, 6.62 feet to a point on a curve, having a
radius of 250 feet; thence southeasterly, along said curve to the
left, through a central angle of 11°10'54", an arc distance of 40.79
feet, (having a chord bearing S 18°21'04" E, 48.71 feet) to the P.R.C.
of a curve to the right, having a radius of 497.45 feet; thence
southeasterly, along said curve and through a central angle of 02°13'40",
an arc distance of 19.34 feet, (having a chord bearing S 22°49'41" E,
19.34 feet; thence S 69°25'24" W, 5.49 feet to the P.C. of a curve
to the right, having a radius of 367.09 feet; thence westerly, along
said curve and through a central angle of 17°32'19", an arc distance
of 112.37 feet, (having a chord bearing S 78°11'34" W, 111.93 feet;
thence S 00° W, 48.32 feet to a point 720 feet north of the south
line of said SW1/4; thence S 89°39'36" W, 825 feet to the place of
beginning.

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

Baughman Company, P.A.

Date _____ Surveyor

Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots, Reserves and streets to be known as "LAKE
RIDGE ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A"
and "C" are hereby reserved for earthberms, landscaping, sidewalks,
bike trails, lighting, irrigation, drainage, signage, gazebos, entry mon-
uments, and utilities confined to easements. Reserve "B" is hereby
reserved for entry monuments, landscaping, irrigation and as street
and utility easement. The reserves shall be owned and maintained
by the homeowners association for the addition. The utility ease-
ments are hereby granted as indicated for the construction and main-
tenance 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 Ridge Road over and across the west line of Reserves "A" and
"C" are hereby granted to the City of Wichita, Kansas.

Lakeridge Investors, L.C., a Kansas Limited Liability Company

President
Santo M. Catanese

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Santo M.
Catanesse, President of Lakeridge Investors, L.C., a Kansas Limited
Liability Company, on behalf of the corporation.

Notary Public

My App't. Exp. _____

Entered on transfer record this _____ day
of _____ 1992.

County Clerk
Don Wright

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

State Bank of Colwich

Vice-President
Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Chris A.
Anderson, Vice-President of State Bank of Colwich, on behalf of the
corporation.

Notary Public

My App't. Exp. _____