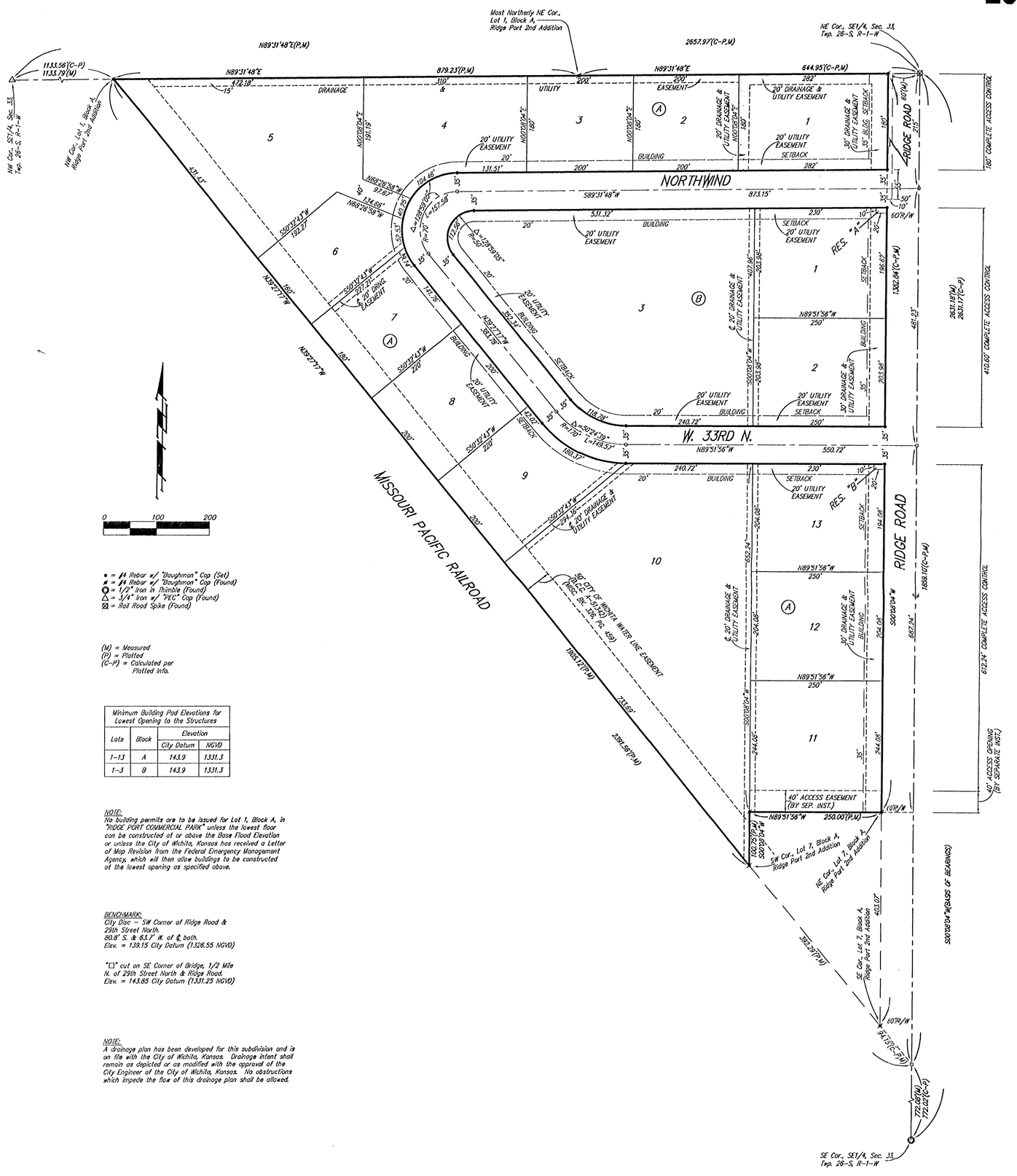
find tracing

received 5/16/02

RIDGE PORT COMMERCIAL PARK
WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 Rebar w/ "Baughman" Cap (Set)
x = #4 Rebar w/ "Baughman" Cap (Found)
O = 1/2" Iron in Thimble (Found)
△ = 3/4" Iron w/ "PEC" Cap (Found)
⊠ = Rail Road Spike (Found)

(M) = Measured
(P) = Platted
(C-P) = Calculated per Platted Info.

Minimum Building Pad Elevations for Lowest Opening to the Structures			
Lots	Block	Elevation	
		City Datum	NGVD
1-13	A	143.9	1331.3
1-3	B	143.9	1331.3

NOTE:
No building permits are to be issued for Lot 1, Block A, in "RIDGE PORT COMMERCIAL PARK" unless the lowest floor can be constructed at or above the Base Flood Elevation or unless the City of Wichita, Kansas has received a Letter of Map Revision from the Federal Emergency Management Agency, which will then allow buildings to be constructed at the lowest opening as specified above.

BENCHMARK:
City Disc — SW Corner of Ridge Road & 29th Street North.
80.8' S. & 83.7' W. of ℄ both.
Elev. = 139.15 City Datum (1326.55 NGVD)

"□" cut on SE Corner of Bridge, 1/2 Mile N. of 29th Street North & Ridge Road.
Elev. = 143.85 City Datum (1331.25 NGVD)

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted 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 plan 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 COMMERCIAL PARK", 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 Lots 1, 2, 3, 4, 5, and 6, inclusive, Block A, Ridge Port 2nd Addition, Wichita, Sedgwick County, Kansas, TOGETHER with that part of the SE1/4 of Sec. 33, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas lying northerly and northeasterly of Ridge Port 2nd Addition, Wichita, Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael C. Conrey — Surveyor — 4-25-2002
MICHAEL C. CONREY — REGISTERED — LS-971 — KANSAS — LAND SURVEYOR

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 Reserves to be known as "RIDGE PORT COMMERCIAL PARK", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is 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 streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for signs, open space, streets, landscaping, drainage purposes, and utilities. Reserves "A" and "B" shall be owned and maintained by the lot owners association for the addition. Access controls shall be as depicted on the face of the plat and are hereby granted to the city of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on all Lots shall be 143.9 City Datum, (1331..3 NGVD).

RRGNL, L.L.C.

Jay W. Russell, Member

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 30TH day of APRIL, 2002, by Jay W. Russell, Member of RRGNL, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

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

Conway Bank f/k/a The First National Bank

Chris A. Anderson, EXEC VP (Title)
CHRIS A. ANDERSON

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 6TH day of MAY, 2002, by CHRIS A. ANDERSON, EXEC. V.P. (Title) of Conway Bank f/k/a The First National Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M TERHUNE

My App't. Exp. 11-7-2005

This plat of "RIDGE PORT COMMERCIAL PARK", 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

_____, 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 _____, 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

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

F:\PLAT\RIDGE PORT COMM PARK\DWG\RDGPRTCOMP.DWG-MCC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 21, 2002

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

RE: SUB 2002-08-- One-Step Final Plat of Ridge Port Commercial Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 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 February 15, 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, 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

February 15, 2002

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

RE: SUB 2002-08-- One-Step Final Plat of Ridge Port Commercial Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 2002, the above captioned plat was considered. The action of the Committee was to approve the 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. ***The easement for the sewer main will be recorded upon the determination of its location.***

B. City Engineering needs to comment on the need for additional guarantees or easements. ***A drainage guarantee is required.***

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. ***The drainage plan is approved.***

E. 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.

F. City Fire/GIS needs to comment on the street names. ***GIS has requested that Westwind Bay be replaced with Cora St or W 33rd N.***

G. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.

H. **Traffic Engineering** needs to comment on the access controls. The plat proposes a loop street in addition to an access opening to the south. ***The access controls are approved.***

I. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

J. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.

K. 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.

L. 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.

M. The MAPC signature block needs to reference "J.D. Michaelis, Chair".

N. The legal description should be revised to correct the spelling of the word "northerly".

O. 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.

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. (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.)

Q. 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.

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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S. 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.

T. 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.

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

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

W. 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.***

X. 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, February 21, 2002, at 1:00 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

NES:ch

Enclosure: Marked Copy of Plat

Copies to: RRGNL, L.L.C, C/O Jay Russell, 12602 W, 13th Street, Wichita, KS 67235
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

Copy to Mike Sudlebak

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
FEBRUARY 21, 2002

STAFF REPORT
(One-Step Final Plat Approved 2/14/02)

CASE NUMBER: SUB 2002-08 -- RIDGE PORT COMMERCIAL PARK ADDITION

OWNER/APPLICANT: RRGNL, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: North of 29th St. North, West side of Ridge Road

SITE SIZE: 28.57 Acres

NUMBER OF LOTS

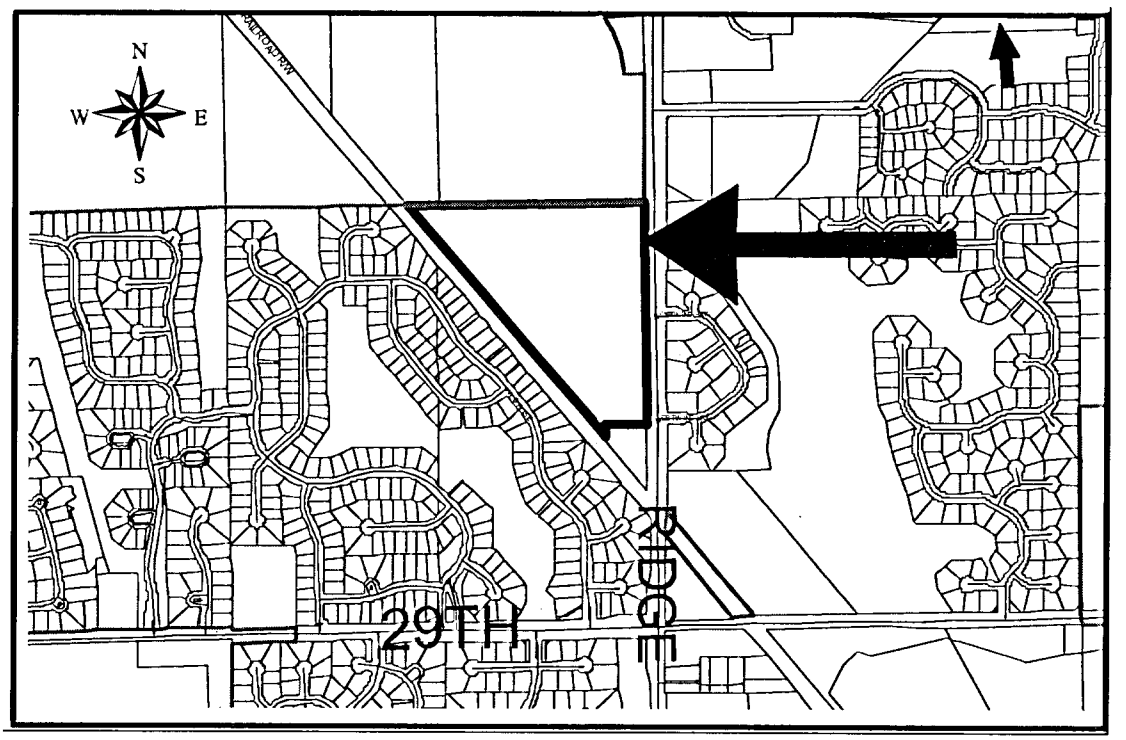
Residential:	
Office:	
Commercial:	
Industrial:	15
Total:	**15**

MINIMUM LOT AREA: 1.18 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Ridge Port 2nd Addition in addition to unplatted property to the north. This plat includes a loop street and eight additional lots.

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. ***The easement for the sewer main will be recorded upon the determination of its location.***

B. **City Engineering** needs to comment on the need for additional guarantees or easements. ***A drainage guarantee is required.***

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. ***The drainage plan is approved.***

E. 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.

F. **City Fire/GIS** needs to comment on the street names. ***GIS has requested that Westwind Bay be replaced with Cora St or W 33rd N.***

G. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.

H. **Traffic Engineering** needs to comment on the access controls. The plat proposes a loop street in addition to an access opening to the south. ***The access controls are approved.***

I. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

J. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.

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L. 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.

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