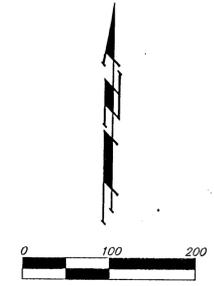


# NORTHRIDGE PLAZA ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



ADDITIONAL BUILDING SETBACKS PER COMMUNITY UNIT PLAN DP-250.

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

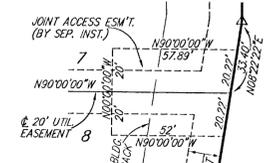
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- △ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "MACON" CAP (FOUND)
- ⊗ = RAILROAD SPIKE (FOUND)
- ⊕ = CHISELED CROSS (FOUND)
- ⊙ = 1" IRON (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ⊕ = #5 REBAR (FOUND)
- ⊙ = #4 REBAR (FOUND)

LOT(S)	BLOCK	ELEVATION	
		CITY DATUM	NGVD
1, 3-11	A	145.6	1333.0
2	A	146.1	1333.5

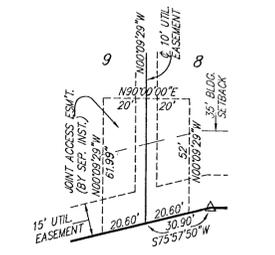
BENCHMARK:  
 "1" ON HUBQUARD OF R.C.B.C.,  
 73' W. OF SE COR., SE1/4, SEC. 28,  
 TWP. 26-S, R-1-W  
 ELEV. = 1331.52 M.S.L. (144.12 CITY DATUM)

NOTE:  
 NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN "NORTHRIDGE PLAZA ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE ELEVATION SHOWN ABOVE, OR UNLESS A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THAT REMOVES THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ABOVE.

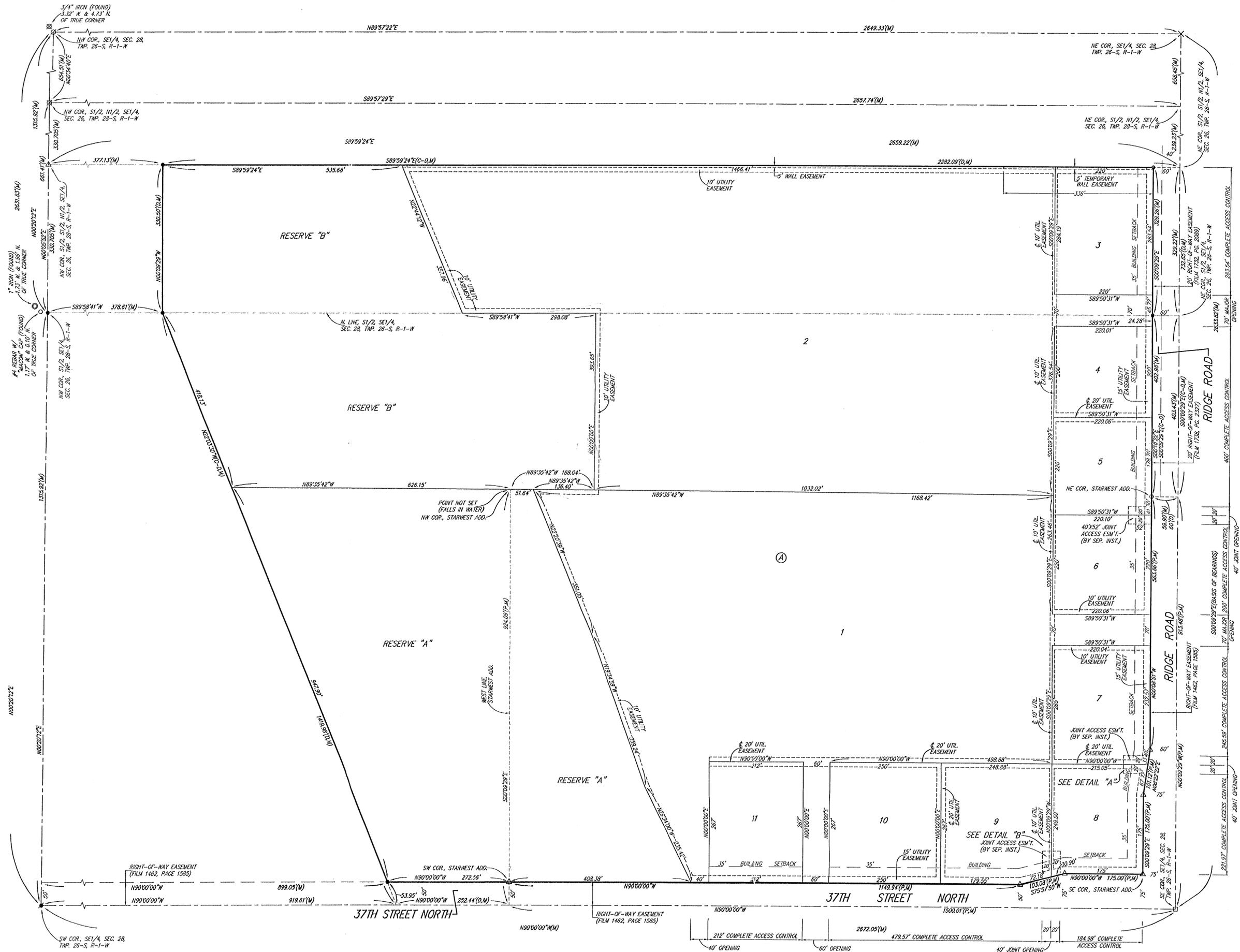
NOTE:  
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



DETAIL "A"  
 (NO SCALE)



DETAIL "B"  
 (NO SCALE)



# NORTHRIDGE PLAZA ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) do hereby certify that we have surveyed and  
platted "NORTHRIDGE PLAZA ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as follows: A replat of Lots 1, 2, 3, 4,  
and 5, and Reserve "A", Starwest Addition, Wichita, Sedgwick County,  
Kansas, TOGETHER with that part of the SE1/4 of Sec. 28, Twp. 26-S,  
R-1-W of the 6th P.M., Sedgwick County, Kansas described as follows:  
Beginning at the NE corner of Lot 2 in said Starwest Addition; thence  
N89°35'42"W along the north line of said Starwest Addition, 1440.17 feet  
to the NW corner of Reserve "A" in said Starwest Addition; thence  
S00°09'29"E along the west line of said Starwest Addition, and as  
extended south, 924.09 feet to a point on the south line of said SE1/4;  
thence N90°00'00"W along the south line of said SE1/4, 252.44 feet;  
thence N22°03'30"W, 1419.98 feet to a point on the north line of the  
S1/2 of said SE1/4, said point being 378.61 feet east of the NW corner  
of the S1/2 of said SE1/4; thence N00°09'29"W parallel with the  
east line of said SE1/4, 330.50 feet to a point on the north line of  
the S1/2 of the S1/2 of the N1/2 of said SE1/4; thence easterly  
along the north line of the S1/2 of the S1/2 of the N1/2 of said  
SE1/4, 2282.09 feet to the NE corner of the S1/2 of the S1/2 of  
the N1/2 of said SE1/4; thence southerly along the east line of said  
SE1/4, 732.65 feet to the intersection with the north line of said  
Starwest Addition, as extended easterly; thence N89°35'42"W along  
said extended north line, 59.90 feet to the point of beginning, all  
being subject to road rights-of-way of record.

All being situated in the SE1/4 of Sec. 28, 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 G. Conrey, Surveyor  


Know all men by these presents that we, the  
undersigned, have caused the land in the surveyor's certificate to be  
platted into Lots, a Block, a Street, and a Reserve, to be known as  
"NORTHRIDGE PLAZA ADDITION", Wichita, Sedgwick County, Kansas. The  
utility easements are hereby granted as indicated for the construction  
and maintenance of all public utilities. The wall easement is 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 this easement. The temporary wall easement is 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  
this easement. The temporary wall easement shall be automatically  
vacated upon the rezoning of the property to the north to a non-  
residential district. Reserves "A" and "B" are hereby reserved for floodway,  
drainage purposes, and open space and no buildings or other obstructions  
shall be constructed or placed on or within said Reserves "A" and "B",  
nor shall any fill, change of grade, creation of channel, or any other  
work be carried on without the permission of the City Engineer of the  
City of Wichita, Kansas. Reserve "A" shall be owned and maintained  
by the owner of Lot 1, Block A. Reserve "B" shall be owned and  
maintained by the owner of Lot 2, Block A. All abutters rights of  
access 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 Elevations for the lowest opening to the  
structures shall be as indicated on the face of the plat.

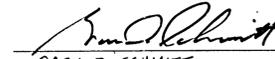
Ritchie Investment Company, Inc.

  
Rob Ramsey, Vice-President

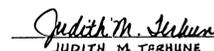
*Final tracing*  
*received*  
*5-1-02*

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

INTRUST Bank, N.A.

  
GARY D. SCHMITT, SR. V.P.  
(Title)

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this 1st day of MAY, 2002, by GARY D. SCHMITT,  
SR. V.P. of INTRUST Bank, N.A., on behalf of the bank.  
(Title)

  
  
JUDITH M. TERHUNE, Notary Public  
My App't. Exp. 11-7-2005

This plat of "NORTHRIDGE PLAZA 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 \_\_\_\_\_,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Acting Chairman  
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

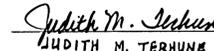
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2002.

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) 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 \_\_\_\_\_, 2002, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

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

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

  
  
JUDITH M. TERHUNE, Notary Public  
My App't. Exp. 11-7-2005



## Wichita-Sedgwick County Metropolitan Area Planning Department

July 19, 2001

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

RE: SUB 2001-67 -- One-Step Final Plat of Northridge Plaza Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 19, 2001, 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 July 13, 2001.

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.

A handwritten signature in cursive script that reads '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](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2001

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

RE: SUB 2001-67 -- One-Step Final Plat of Northridge Plaza Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 12, 2001, 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 submit guarantees for the extension of City water and sanitary sewer.
- B. As the northern portion of this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- 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. A drainage guarantee is required. Minimum building pads need to be denoted for additional lots.*
- E. **City Engineering** has recommended that the plat boundary be extended to the west to include the abutting floodway reserve. An administrative adjustment will also be needed.
- F. In accordance with the approved CUP, the plat proposes four openings along Ridge Road and three openings along 37th St. North. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of 37th St. North and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.

- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. This guarantee will be provided with the guarantee for the street improvements along 37th St. North.
- H. The joint access openings along Ridge Road and 37th St. North 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.
- I. The 10-ft utility easement along the north property line shall be platted separately from the wall easement which is required by the CUP.
- J. In accordance with the CUP approval, a cross-lot circulation agreement is required to assure internal vehicular movement between the lots.
- K. A restrictive covenant will be submitted consenting to cross-circulation access between this site and the property to the north.
- L. Although currently zoned SF-20, Single-Family Residential, the property to the north has been approved for a zone change to NR, Neighborhood Retail per SCZ-0769 subject to platting. Due to this potential zone change, the east 336 feet of this subject plat may abut non-residential property, and a wall easement would subsequently not be required at this location. Therefore, it is recommended that a temporary wall easement shall be platted for the east 336 feet which is to be automatically vacated upon the rezoning to a non-residential district of the property to the north.
- M. Transportation improvements (including decel lanes, storage lanes, signalization) are required as approved per the CUP.
- N. The Applicant shall provide a guarantee for its portion of the paving of 37<sup>th</sup> St. North.
- O. 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.
- P. 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.
- Q. 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.

- R. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Community Unit Plan and its special conditions for development on this property.
- S. 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.
- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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. *KGE requests additional easements.*
- CC. 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.

SUB 2001-67 -- One-Step Final Plat of Northridge Plaza Addition

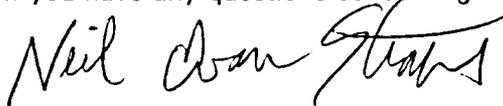
July 13, 2001

Page 4

This case will be forwarded to the Planning Commission on Thursday, July 19, 2001, 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.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, written over a white background.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ramseyer, Ritchie Associates, Inc., and Ritchie Investment Company, Inc., 8100 E.  
22<sup>nd</sup> Street No., Bldg 1000, Wichita, KS 67226  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 7/12/01)

**CASE NUMBER:** SUB 2001-67 -- NORTHRIDGE PLAZA ADDITION

**OWNER/APPLICANT:** Ritchie Associates, Inc., Attn: R. Ramseyer and Ritchie Investment Company, Inc., 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

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

**LOCATION:** Northwest corner of 37th St. North and Ridge Road

**SITE SIZE:** 55.46 Acres

**NUMBER OF LOTS**

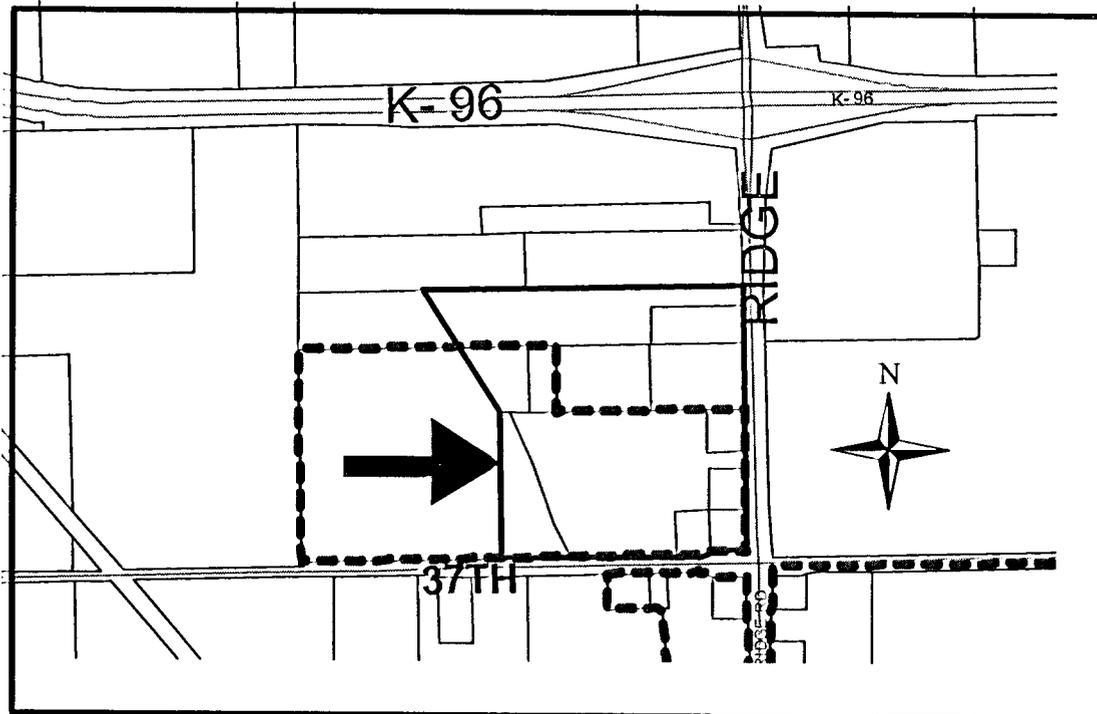
Residential:	
Office:	
Commercial:	11
Industrial:	
Total:	11

**MINIMUM LOT AREA:** 4.14 Acres

**CURRENT ZONING:** LC, Limited Commercial; SF- 5, Single-Family Residential, SF- 20, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**NOTE:** This is a replat of the Starwest Addition (located in the City of Wichita) in addition to unplatted property to the north (located in the County). The site has been approved for a zone change (ZON 2001-19) from SF-5 Single-Family Residential and SF-20, Single-Family Residential to GC, General Commercial. The site is also subject to the Northridge Plaza Community Unit Plan (CUP 2001-13, DP-250). The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. The Applicant shall submit guarantees for the extension of City water and sanitary sewer.
- B. As the northern portion of this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- 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. A drainage guarantee is required. Minimum building pads need to be denoted for additional lots.*
- E. City Engineering has recommended that the plat boundary be extended to the west to include the abutting floodway reserve. An administrative adjustment will also be needed.
- F. In accordance with the approved CUP, the plat proposes four openings along Ridge Road and three openings along 37th St. North. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of 37th St. North and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. This guarantee will be provided with the guarantee for the street improvements along 37th St. North.
- H. The joint access openings along Ridge Road and 37th St. North 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.
- I. The 10-ft utility easement along the north property line shall be platted separately from the wall easement which is required by the CUP.
- J. In accordance with the CUP approval, a cross-lot circulation agreement is required to assure internal vehicular movement between the lots.
- K. A restrictive covenant will be submitted consenting to cross-circulation access between this site and the property to the north.
- L. Although currently zoned SF-20, Single-Family Residential, the property to the north has been approved for a zone change to NR, Neighborhood Retail per SCZ-0769 subject to platting. Due

**SUB 2001-67 -- One-Step Final Plat of NORTHRIDGE PLAZA ADDITION**  
**July 19, 2001 - Page 3**

to this potential zone change, the east 336 feet of this subject plat may abut non-residential property, and a wall easement would subsequently not be required at this location. Therefore, it is recommended that a temporary wall easement shall be platted for the east 336 feet which is to be automatically vacated upon the rezoning to a non-residential district of the property to the north.

- M. Transportation improvements (including decel lanes, storage lanes, signalization) are required as approved per the CUP.
- N. The Applicant shall provide a guarantee for its portion of the paving of 37<sup>th</sup> St. North.
- O. 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.
- P. 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.
- Q. 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.
- R. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Community Unit Plan and its special conditions for development on this property.
- S. 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.
- T. 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.
- U. 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.)
- V. 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.

**SUB 2001-67 -- One-Step Final Plat of NORTHRIDGE PLAZA ADDITION**  
**July 19, 2001 - Page 4**

- W. 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.
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