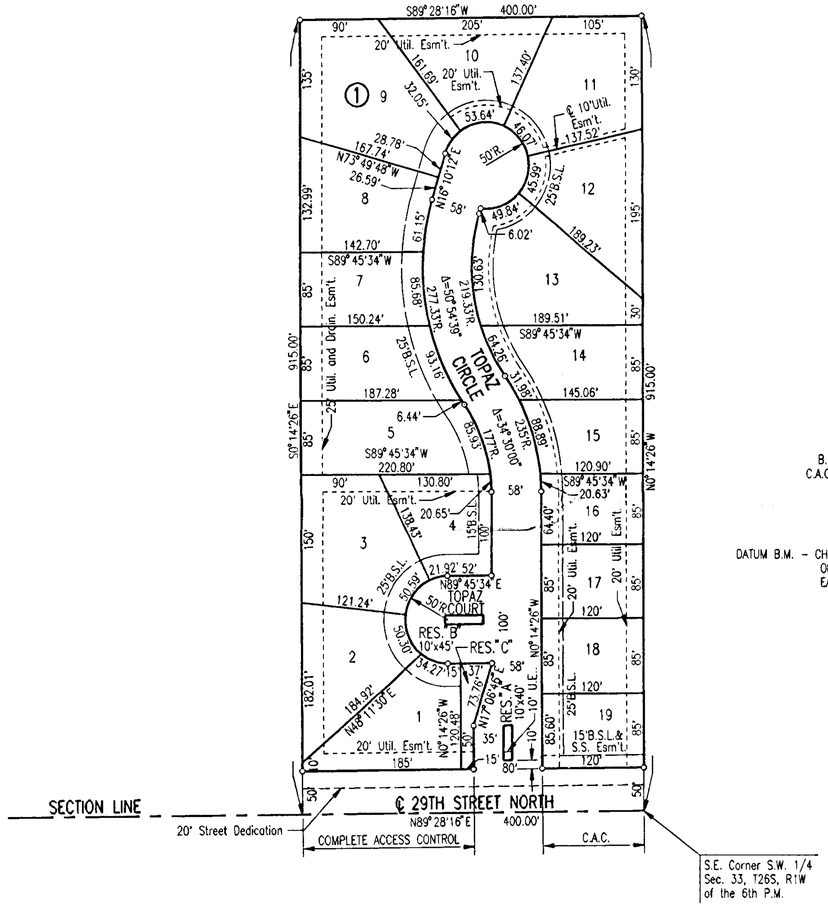
OAK RIDGE ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from
Tracing 11/15/95



SCALE: 1"=100'

B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL
S.S. = SANITARY SEWER

o = IRON SET

DATUM B.M. – CHISELED "□" ON N.E. CORNER OF EAST HEADWALL OF RCB UNDER RIDGE ROAD AT 200'± NORTH OF EAST 1/4 CORNER, SEC. 4, T27S, R1W.
ELEV.=138.46 CITY DATUM
ELEV.=1325.64 M.S.L.

MICHAEL W. BERRY REGISTERED Michael W. Berry LS-946 KANSAS LAND SURVEYOR
11.2.95

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 2ND DAY OF NOVEMBER, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED OAK RIDGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS AND RESERVES THE SAME BEING A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 915.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 400.00 FEET; THENCE SOUTH PARALLEL TO AND 400.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER, 915.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 400.00 FEET TO THE POINT OF BEGINNING.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSE THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS, AND RESERVES THE SAME TO BE KNOWN AS OAK RIDGE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "B", AND "C" ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, LIGHTNING AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A", "B", AND "C" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION TO BE FORMED WITHIN OAK RIDGE ADDITION.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 29TH STREET NORTH, OVER AND ACROSS THE SOUTHLINE OF BLOCK 1, AND RESERVE "C" AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNERS:

John Voyle Van Allen
JOHN VOYLE VAN ALLEN

Karen Van Allen
KAREN VAN ALLEN

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 8th DAY OF November, 1995, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOHN VOYLE VAN ALLEN AND KAREN VAN ALLEN, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC
GARY L. WILEY

GARY L. WILL NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-15-97

MY COMMISSION EXPIRES Jan 15, 1997

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 12th DAY OF October, 1995.

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ M., ON THIS ____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

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

October 13, 1995

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67201

Re: S/D 95-64 - OAK RIDGE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1995, 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 October 9, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: J. V. Van Allen, R. R. 2, Box 108, Belle Plaine, Ks 67013
Mike Lindebak, City Engineer

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

October 9, 1995

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67201

Re: S/D 95-64 - OAK RIDGE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This site is presently in the County under R-1 zoning. However based on the indicated lot sizes and use of Wichita facilities, annexation of this site to Wichita will be required and needs to be completed prior to the plat being scheduled for City Council review.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
This guarantee will if needed provide for any off-site extension of sewer and if off-site easements are also required, such easement(s) shall be obtained by the applicant and submitted to Planning for processing with the plat.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for any needed extensions along 29th Street North.

D. The applicant shall guarantee the paving of the proposed interior streets. In addition, the applicant shall provide appropriate petitions for the paving of 29th Street North adjacent to this site; i.e., two lanes to the site's entrance on 29th Street North, from the existing section of paving for 29th Street North.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

G. 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 Homeowners' Association to maintain the "Parking strip" along the south line of the plat and between the driving surface of 29th Street North.

H. 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.

I. 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.)

J. 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.

K. 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.

L. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

M. The applicant is advised that no parking will be required in the area of this site's street entrance off of 29th Street North; i.e., from the eyebrow of the cul-de-sac, south to 29th Street North. The length of this cul-de-saced street is just beyond the preferred 600 foot maximum for a 58-foot street, and sufficient access needs to be assured for this site.

N. The final plat tracing shall indicate an easement along Lots 11 and 12's common lot line rather than Lots 13 and 14.

O. Along the south line of Lot 19, a 15-foot building setback and sanitary sewer easement is apparently indicated. However, it is not clear as to the meaning of the arrow shown at that location. That is, while this arrow means to highlight the length of the eastern line of the plat as being from the CL of 29th Street North, its position seems to imply something

involving a sewer easement. That is, the final plat tracing needs to more clearly depict the information shown at this location.

P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

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, October 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: J. V. Van Allen, R. R. 2, Box 108, Belle Plaine, Ks 67013
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-2

METROPOLITAN AREA PLANNING COMMISSION

October 12, 1995

STAFF REPORT

(Final Plat Approved 10/5/95, Preliminary Plat Approved 9/7/95)

CASE NUMBER: S/D 95-64 OAK RIDGE ADDITION

OWNER/APPLICANT: J. V. Van Allen, R. R. 2, Box 108, Belle Plaine, Ks 67013

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67201

LOCATION: North of 29th Street North and east of Tyler

SITE SIZE: 8.4 ± Acres

NUMBER OF LOTS

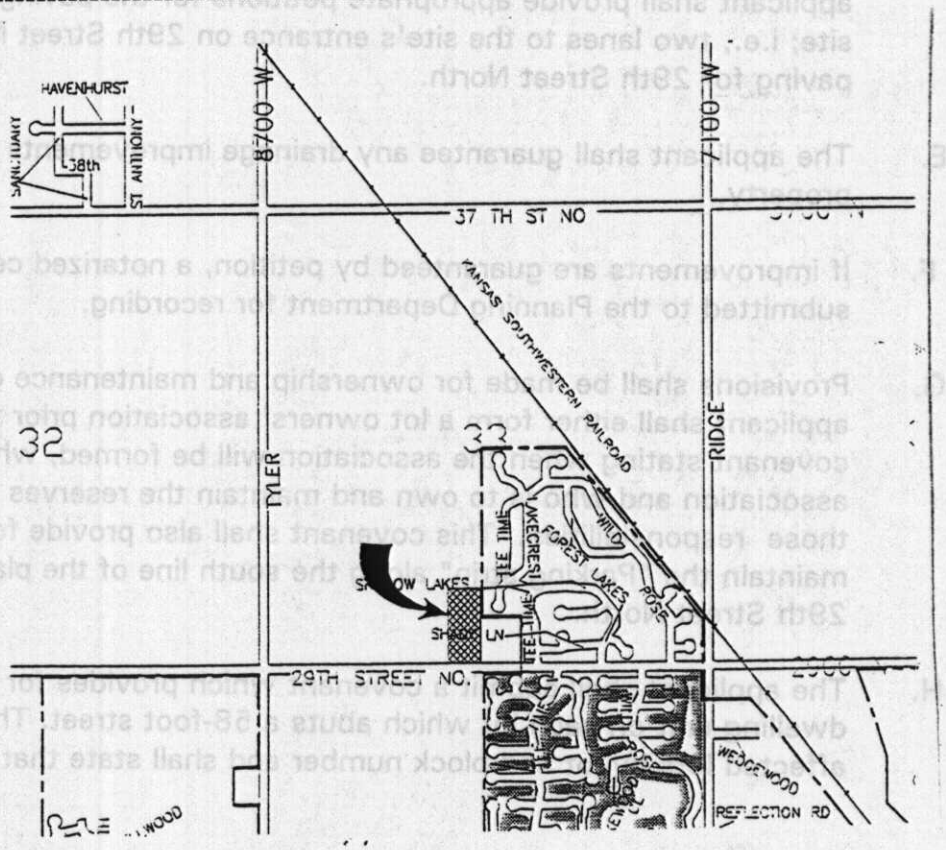
Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 10,200 sq. ft.

CURRENT ZONING: R-1 County

PROPOSED ZONING: "AA" (Upon annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Immediately adjacent to the west line of this site is a narrow strip of property (approximately 183 ft. wide) potentially restricted in its possible development by the presence of a Substation being located along this strip's other side. While a street extension from this plat has been suggested as a possible means of allowing this strip to be developed in a reasonable manner, the applicant's agent has submitted a possible development layout with a street coming down from the north, along the west edge of this strip, or along the east side of the Substation. With a standard 58-foot street, basically standard depth lots could still be accommodated in this area. While lots would only basically be possible on one side of this street, the street's location does itself provide somewhat of a buffer to the Substation. It should be noted that the Substation site is itself not developed at this time.

A. This site is presently in the County under R-1 zoning. However based on the indicated lot sizes and use of Wichita facilities, annexation of this site to Wichita will be required and needs to be completed prior to the plat being scheduled for City Council review.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will if needed provide for any off-site extension of sewer and if off-site easements are also required, such easement(s) shall be obtained by the applicant and submitted to Planning for processing with the plat.

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