



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 8, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 88-38 - BARRINGTON CORNER

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 7, 1988, 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 1, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

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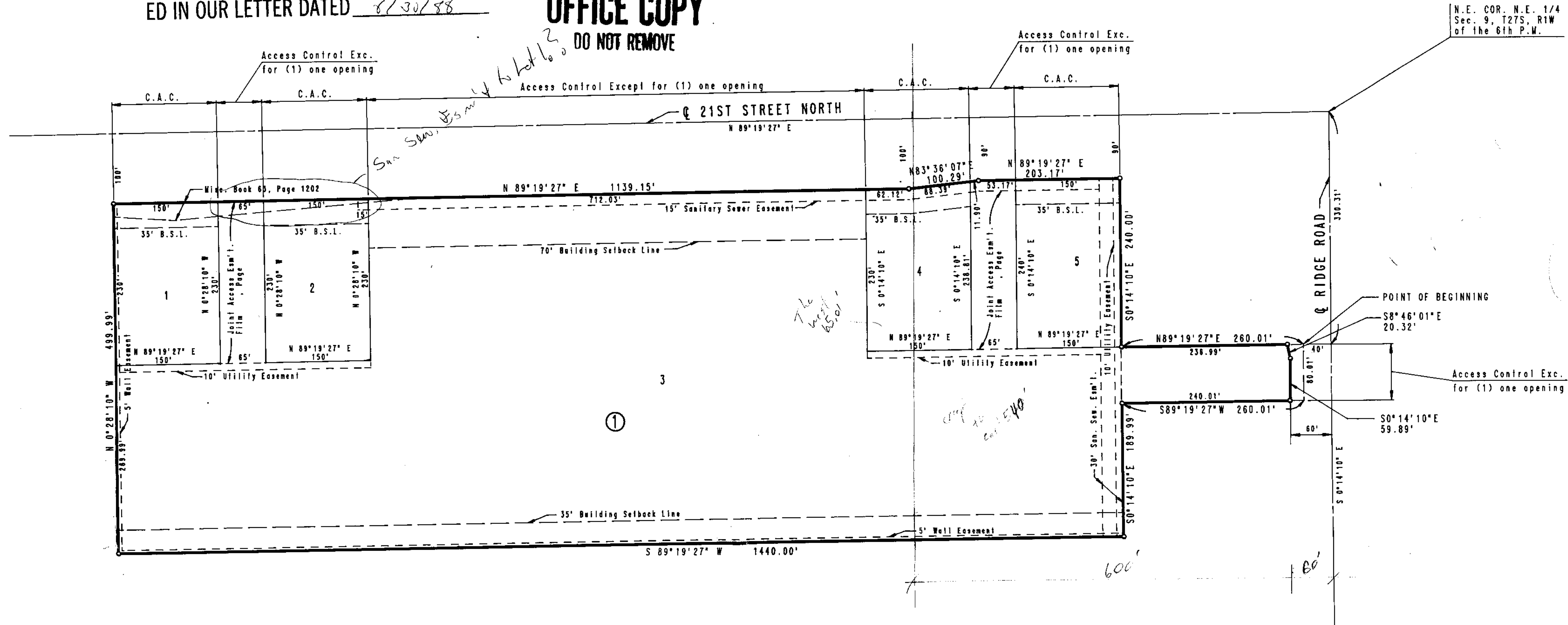
FINAL PLAT

FINAL PLAT

BARRINGTON CORNER

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/30/88 ~~SUBJECT~~ ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/30/88

OFFICE COPY
DO NOT REMOVE



o = IRON SET
B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL
B.M. - RR SPIKE IN S.W. SIDE POWER POLE
75' NORTH AND 58' EAST OF INTERSECTION
OF CENTERLINE RIDGE ROAD AND
21ST STREET NORTH
ELEV. = 143.30 CITY DATUM
ELEV. = 1330.70 M.S.L.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 30 DAY OF JUNE, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF BARRINGTON CORNER AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK, BEING A TRACT OF LAND IN THE NE 1/4 OF SECTION 9, T27S, R1W OF THE 6TH P.M. DESCRIBED AS:
COMMENCING AT THE NE CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH PM; THENCE BEARING S0°14'10"E ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 330.31 FEET; THENCE BEARING S89°45'50"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S0°14'10"E PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 80.01 FEET; THENCE BEARING S89°19'27"W A DISTANCE OF 260.01 FEET; THENCE BEARING S0°14'10"E A DISTANCE OF 189.99 FEET; THENCE BEARING S89°19'27"W A DISTANCE OF 1440.00 FEET; THENCE BEARING N0°28'10"W A DISTANCE OF 499.99 FEET; THENCE BEARING N89°19'27"E PARALLEL TO AND 100.00 FEET SOUTH OF THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 1139.15 FEET; THENCE BEARING N83°36'07"E A DISTANCE OF 100.29 FEET; THENCE BEARING N89°19'27"E A DISTANCE OF 203.17 FEET; THENCE BEARING S0°14'10"E A DISTANCE OF 240.00 FEET; THENCE BEARING N89°19'27"E A DISTANCE OF 260.01 FEET TO THE POINT OF BEGINNING. CONTAINING 17.066 ACRES MORE OR LESS.

R.W. LINN, P.E., LIC. NO. 3684, R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS A BLOCK AND A STREET THE SAME TO BE KNOWN AS BARRINGTON CORNER AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

A FIVE-FOOT WALL EASEMENT AS SHOWN ALONG THE WEST LINE OF LOTS 1 AND 3 AND THE SOUTH LINE OF LOT 3 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT. THAT PORTION OF 21ST STREET NORTH AS DESCRIBED IN MISC. BOOK 63, PAGE 1202 WITHIN THE ABOVE DESCRIBED PLAT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND RIDGE ROAD OVER AND ACROSS THE NORTH LINE OF LOTS 1 THROUGH 5, AND OVER AND ACROSS THE EAST LINE OF LOT 3 ALL IN BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 3 SHALL HAVE ACCESS TO 21ST STREET AT THREE (3) LOCATIONS, ONE (1) BETWEEN LOTS 1 AND 2, ONE (1) BETWEEN LOTS 2 AND 4, AND ONE (1) BETWEEN LOTS 4 AND 5 AND ACCESS TO RIDGE ROAD AT ONE (1) LOCATION AS DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

OWNER: RITCHIE ASSOCIATES, INC.

BY JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 30 DAY OF JUNE, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE ASSOCIATES, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, ALBAN F. BORN AND JANICE L. BORN HUSBAND AND WIFE; JOHN H. BORN AND MARY JOLENE BORN HUSBAND AND WIFE; AND ARTHUR W. BORST AND AGATHA P.W. BORST HUSBAND AND WIFE; HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BARRINGTON CORNER AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALBAN F. BORN	JANICE L. BORN
JOHN H. BORN	MARY JOLENE BORN
ARTHUR W. BORST	AGATHA P.W. BORST

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 30 DAY OF JUNE, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ALBAN F. BORN AND JANICE L. BORN, HUSBAND AND WIFE; JOHN H. BORN AND MARY JOLENE BORN, HUSBAND AND WIFE; ARTHUR W. BORST AND AGATHA P.W. BORST, 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

ELTON PARSONS	CHAIRMAN
MARVIN S. KROUT	SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

SHELDON KAMEN	MAYOR
DALE E. REA	DEPUTY CITY CLERK
ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.	
DON WRIGHT	COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, W., ON THIS _____ DAY OF _____, 1988.

PAT KETTLER	REGISTER OF DEEDS
ED RESA	DEPUTY

- J. Since Lots 1, 2, 4 and 5 only have street access by means of crossing Lot 3, two joint access easements will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easements, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- K. On the final plat tracing, the platlor's text shall be amended to reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction." Further, if it is anticipated that utilities will need to cross the wall easement, the platlor's text should also note that "utilities may cross the wall easement".
- L. The applicant is advised that provision #13 of the associated Community Unit Plan, requires the designation of fire lanes. These fire lanes will be designated during building permit review.
- M. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2911) and Community Unit Plan (DP-181).
- N. 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.
- O. 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.
- 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.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also indicate if sufficient easement is being provided for the extension of sewer to Lot 1.
- S. The representative from Traffic Engineering should be prepared to comment on the need for an off-site street dedication for a decel lane to serve the Ridge Road entrance to Lot 3.

JUNE 30, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 5/19/88)

CASE NUMBER: S/D 88-38 - BARRINGTON CORNER

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500,
Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: South of 21st Street North, in an area west of Ridge
Road.

SITE SIZE: 17.1 Acres

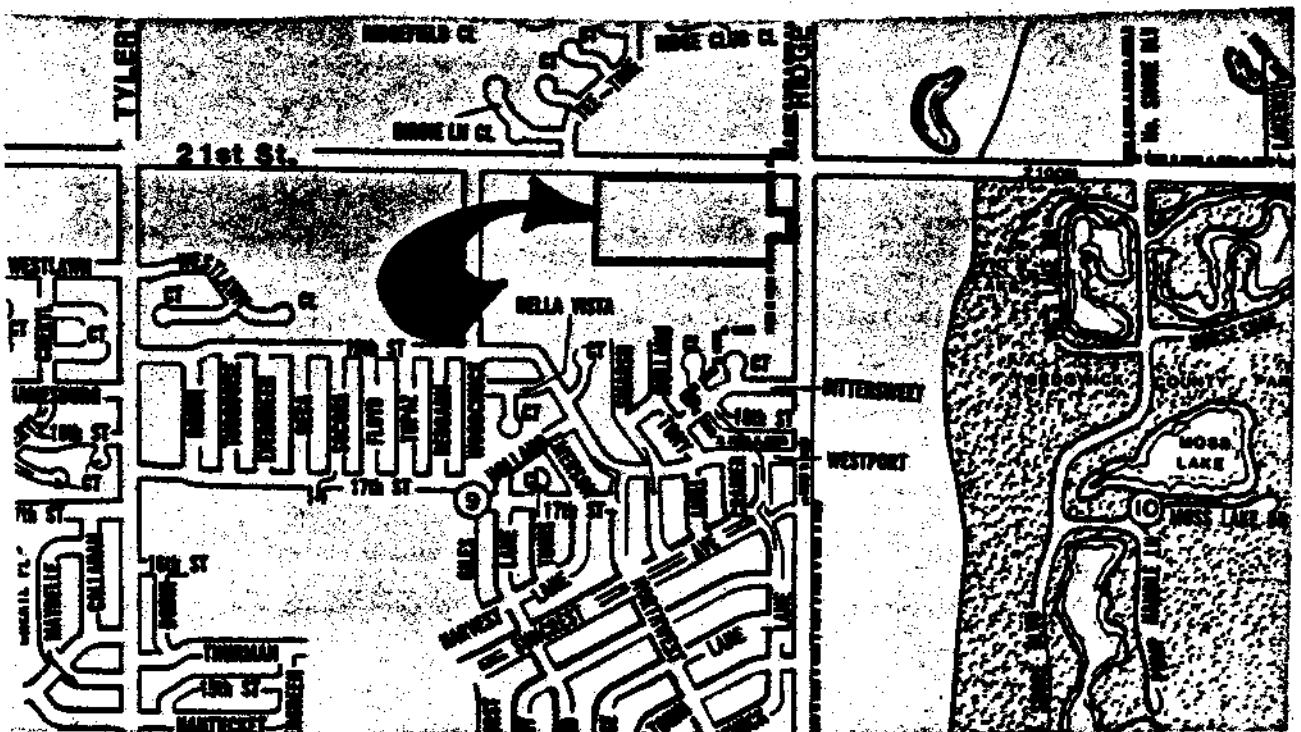
NUMBER OF LOTS:
Residential:
Office:
Commercial: 5
Industrial:
Total: 5

MINIMUM LOT AREA: 34,500 Sq. Ft.

CURRENT ZONING: "AA" and "LC" (Z-2909)

PROPOSED ZONING: "LC" with DP-181

VICINITY MAP:



STAFF COMMENTS:

NOTE: Zone Case Z-2911 requesting "LC" (Light Commercial) zoning for the entirety of this site and an associated Barrington Corner Commercial Community Unit Plan (DP-181) have been approved subject to platting.

- A.** The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B.** The applicant shall guarantee construction of the storm sewers required by this plat.
- C.** The applicant shall guarantee any drainage improvements required by the platting of this property.
- D.** In accordance with General Provision #5 of the associated Community Unit Plan, the applicant shall guarantee the following improvements to the perimeter streets:
 - 1.** An eastbound accel/decel lane on 21st Street North to serve the two required major entrances and the one "floating" access point to 21st Street.
 - 2.** A westbound left turn lane on 21st Street North to serve the two required major entrances.
 - 3.** A northbound left turn lane on Ridge Road to serve Lot 3's access point to this major street.
 - 4.** A southbound decel lane on Ridge Road to serve Lot 3's access point to this major street.
- E.** The guarantee for a decel lane on 21st Street shall also provide for the cost of constructing those portions of the two major entrances that are within public street right-of-way.
- 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 the square footage information needed for properly respreading existing special assessments for 21st Street improvement projects.
- H.** If an off-site street dedication is needed to construct the decel lane to serve the Ridge Road entrance to Lot 3, the applicant shall attempt to obtain the off-site dedication. If this dedication cannot be obtained, it is recommended that the costs for condemning the needed right-of-way be included in the decel lane petition.
- I.** The final plat shall depict the dedication of a small portion of additional right-of-way for Ridge Road. This small portion of right-of-way is needed for this subdivision's share of the Ridge Road/21st Street North major street intersection right-of-way.