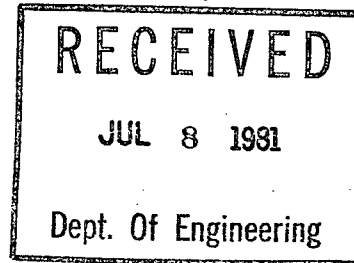
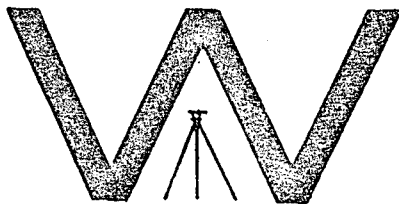


9 JULY 1981

THE CITY OF WICHITA



Dept. of Housing & Economic Housing
CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

July 7, 1981

Gary Snyder
1725 E. Douglas
Wichita, Kansas 67211

Dear Mr. Snyder:

Re: Central & Ridge Community Unit Plan DP-39
Major Shopping Center Approaches

It has been brought to my attention that the major shopping center approaches installed on Central and Ridge Roads, when the Davids' Store was developed, do not meet the minimum requirements. Specifically, the 7 inch curb extending the same depth as the median has not been installed (see attached drawing).

The curbs are necessary to maintain a safe and orderly flow of traffic. Now that parcels adjoining these approaches are being developed it is important that they meet the minimum requirements.

Additional building permits will not be issued until the required curbs are installed.

Sincerely,

James H. Jorgensen
Plans Examiner

JHJ:bg

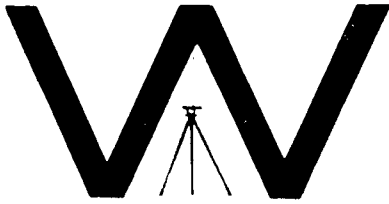
cc: Paul Graves - Chief Engineer ✓

SUPERINTENDENT OF CENTRAL INSPECTION268-4460
BUILDING CODE ENGINEER268-4468
PLAN EXAMINATION268-4477

HOUSING268-4481
ZONING268-4479
SIGNS268-4475

BUILDING & CONSTRUCTION 268-4461
PLUMBING & MECHANICAL268-4476
ELECTRICAL & ELEVATOR268-4471

THE CITY OF WICHITA



Dept. of Housing & Economic Development
CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

June 16, 1981

Phillip Ruffin
356 N. Rock Rd.
Wichita, Kansas 67206

Dear Mr. Ruffin:

Re: Central & Ridge Community Unit Plan - DP 39
Major Shopping Center Approaches

It has been brought to my attention that the major shopping center approaches installed on Central and Ridge Roads, when the Davids' Store was developed, do not meet the minimum requirements. Specifically, the 7 inch curb extending the same depth as the median has not been installed (see attached drawing).

The curbs are necessary to maintain a safe and orderly flow of traffic. Now that parcels adjoining these approaches are being developed it is important that they meet the minimum requirements.

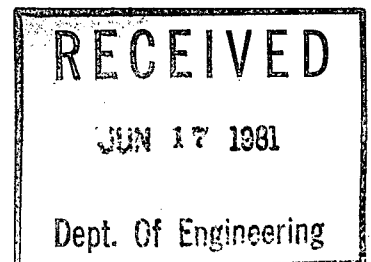
Additional building permits will not be issued until the required curbs are installed.

Sincerely,

James H Jorgensen
Plans Examiner

JHJ:bg

cc: Paul Graves - Chief Engineer



SUPERINTENDENT OF CENTRAL INSPECTION268-4460
BUILDING CODE ENGINEER268-4468
PLAN EXAMINATION268-4477

HOUSING268-4481
ZONING268-4479
SIGNS268-4475

BUILDING & CONSTRUCTION268-4461
PLUMBING & MECHANICAL268-4476
ELECTRICAL & ELEVATOR268-4471

RWB
3/3/81

March 2, 1981

Mr. Ken Everett
Stannard Construction Company, Inc.
6015 North Broadway
Wichita, Kansas 67219

Subject: West Branch YMCA Site
(Central Ridge Addition)

Dear Mr. Everett:

The "Revised Drainage Plan West Branch YMCA Site" dated February 23, 1981 which has been submitted to this office is hereby approved.

I have been advised by the Department of Operations and Maintenance that the YMCA has provided a maintenance covenant for the drainage easement on the West Branch YMCA site. It is, therefore, not necessary that an agreement be prepared for seeding and mulching of this site.

Please call me at 268-4266 if you have any questions regarding this matter.

Yours truly,



R. W. Bruggeman, P. E.
Director of Engineering

RWB:gr

cc: Robert A. Lakin, Director of Planning

THE CITY OF WICHITA

OFFICE OF The Director
Dept. of Operations & Maintenance

DATE March 2, 1981

TO R. W. Bruggeman, Director of Engineering

FROM David Stowe, Director/Dept. of Operations & Maintenance

SUBJECT West Branch YMCA Site

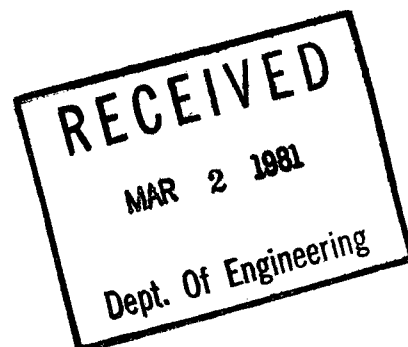
With regard to your memorandum of February 26, 1981 concerning the captioned subject, please review the attached memorandum from Paul Johnston, Flood Control and Landfill Director.



David Stowe, Director
Dept. of Operations & Maintenance

DS:jb

Attachment



THE CITY OF WICHITA

OFFICE OF FLOOD CONTROL & LANDFILL

DATE February 27, 1981

TO David Stowe, Director of Operations & Maintenance

FROM Paul Johnston, Flood Control & Landfill Director

**SUBJECT Central Ridge Addition -
West Branch YMCA**

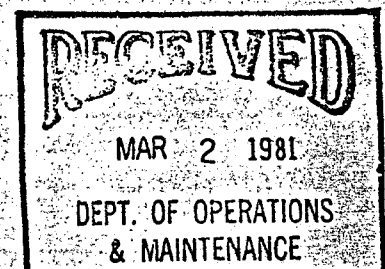
Upon review of subject drainage plan, the following comments and/or suggestions are offered.

1. YMCA has provided a maintenance covenant for the drainage easement on subject site, thus assuming the responsibility for same. At some point in time should it be necessary for Flood Control to maintain or repair the channel, difficulty might be experienced. With the available drainage easement, the depth of the channel on the west side and the proposed levee on the south side, access would be inadequate.
2. The proposed rip-rap should be placed to grade in both the channel bed and side slope area as to not hinder the flow or the maintenance operation.
3. Due to the flume location and the fall involved just upstream of the existing CMP at Wayside Lane, it would be advisable to grout the rip-rap to prevent its movement which could eventually block or obstruct the outfall.
4. The drainage plan has indicated that storm sewer outfalls and runoff from adjacent areas will also tie into the proposed channel. By not replacing the existing CMP at Wayside or installing additional tubes, the channel may serve as a detention facility causing backup both within the channel and possibly on to the eastern portion of the site.

Should questions remain, please advise accordingly.


Paul Johnston,
Flood Control & Landfill Director

PJ:lw



THE CITY OF WICHITA
Director of
OFFICE OF Engineering

DATE February 26, 1981

TO David Stowe, Director of Operations and Maintenance
FROM R. W. Bruggeman, Director of Engineering

SUBJECT West Branch YMCA Site

Attached is a memo and a revised drainage plan for the West Branch YMCA Site. This plan will be approved by the Department of Engineering subject to the contractor agreeing to seed and mulch the area included in the drainage easement.

If you have any concerns regarding this revised plan, please contact me prior to Monday, March 2, 1981.



R. W. Bruggeman
Director of Engineering

RWB:gr

Attachments



MEMO

TO: Ken Everett
Stannard Const. Co.

PROJECT NO. _____
PROJECT: West Branch
YMCA

COPIES TO:

ATTN: _____

DATE: 2/24/81

R. W. Bruggeman

FROM: Dick Linn

REFERENCE: Site Grading Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The revised site drainage plan dated Feb. 23, 1981 has been reviewed & checked according to the Flood Hazard Map elevation and the design data used for Central-Ridge Addn. site grading plan & improvements.

The 100 DWS for the Central-Ridge Addn. channel is elev. 125.5. The FEMA 100 DWS east of the site is elev. 126.6. The FEMA elevation may be as much as 1.9' high based on a Drainage Study currently in progress. Based on this information, the plan should be approved.



MEMO

TO: Ken Everett
Standard Const. Co.

PROJECT NO. _____

PROJECT: West Branch
YMCA

COPIES TO:

ATTN: _____

DATE: 2/24/81

R. W. Bruggeman

FROM: Dick Linn

REFERENCE: Site Grading Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The revised site drainage plan dated Feb. 23, 1981 has been reviewed & checked according to the Flood Hazard Map elevation and the design data used for Central-Ridge Addn. site grading plan & improvements.

The Q100 DWS for the Central Ridge Addn. channel is elev. 125.5. The FEMA Q100 DWS east of the site is elev. 126.6. The FEMA elevation may be as much as 1.9' high based on a Drainage Study currently in progress. Based on this information a revised plan should be approved.

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL -- SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

February 8, 1980

Mr. Gary Wiley
Professional Engineering
Consultants
1440 E. English
Wichita, KS 67211

Dear Mr. Wiley:

Re: Drainage Plan; Central-Ridge

We have received the drainage concept plan of the subject plat for review. Although a final drainage plan is not required at the present time of submitting the preliminary plat, in order to approve the drainage concept plan, the feasibility of the proposed private storm water sewer and the drainage channel needs to be shown. This drainage concept shall require considerable amount of fill for all the lots, especially the Y.M.C.A. Lot. The proposed channel along the West Line of Winterset Lane will limit access to the Y.M.C.A. Lot from Winterset Lane. The construction of the channel and the box culvert under Wayside Lane shall be guaranteed by the platter. The maintenance of the drainage channel could pose a problem, which needs to be solved by working with the Flood Control and Landfill Division.

Before the drainage concept can be approved, please submit the following information:

- a. Provide existing flowline of channel where box culvert under Wayside Lane is proposed.
- b. Provide the upstream and downstream flowline elevations of the proposed box culvert and its size, based on approximate capacity.
- c. Provide upstream and downstream flowline elevations of the proposed channel. State how it will be maintained.
- d. Provide flowline elevations of the private storm sewer.
- e. Provide approximate finished elevations of the lots in order for this drainage system to be feasible.

THE CITY OF WICHITA

Mr Wiley
Re: Drainage Plan; Central-Ridge
February 8, 1980
Page 2

It may be suggested that alternative drainage of the lots can be obtained by means of a number of private storm sewer connections to the inlets in Central Avenue. The Y.M.C.A. Lot could drain East and then to the drainage channel along the Eastline of Wayside Lane via a private storm water sewer with inlets. Any change in the drainage plan should be consulted with the Engineering Division.

Please feel free to call me at (316) 268-4235 if you need additional information or wish to discuss the plan further.

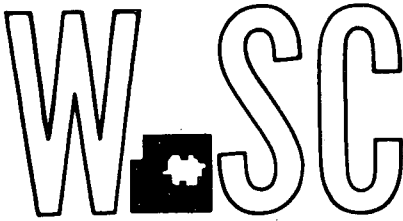
Sincerely,

Yash D. Desai
Drainage Chief Engineer

YDD:gf

cc: Jack Galbraith, Chief Planner
Max Greene, Flood Control and Landfill Director

WICHITA—SEDGWICK COUNTY

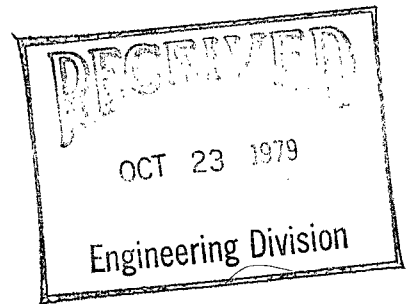


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Professional Engineering Consultants
Attention: Gary Wiley
1440 E. English
Wichita, Ks. 67211

October 19, 1979



Re: S/D 79-125 = Preliminary plat - Central Ridge

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 18, 1979, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following:

- A. The applicant's drainage concept plan has been approved subject to providing a means of getting the storm sewer over to the existing ditch in Farmington Square. Approval of final drainage plans will be necessary prior to scheduling a final plat before the Subdivision Committee.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The joint utility, storm sewer and drainage easements shall be separated on the final plat.
- D. The final plat shall show complete access control to Newell Street and Wayside Lane. Appropriate wording shall be added to the plat's text.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- F. A covenant providing for the maintenance of the fire lane ingress/egress drives common to the Lots 1-7 and 9-14, shall be submitted to the Planning Department for recording.
- G. In accordance with the City's recently adopted sidewalk ordinance, the applicant shall guarantee a sidewalk adjacent to Winterset Lane, Wayside Lane and Newell Street.

P.E.C.
10-19-79
Page 2

- H. Prior to submission of a final plat, the applicant shall contact K.G. and E. regarding easements they need in order to provide service to each lot.
- I. If building setbacks are not to be shown on the final plat, there shall be a note near the face of the plat which states "Building Setbacks Shall Be In Accordance with the Community Unit Plan DP-37."
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

Encl.

cc: Ritchie Bros. Const. Co., P.O. Box 4048, 67204
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

S/D NO. 79-125 Name Central-Ridge
Date Application Rec'd. 10-8-79 Preliminary Approval 10-18-79
Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location Southeast corner of Central and Ridge Road

Owner Ritchie Bros. Const. Company
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, 67211 Phone 262-2691

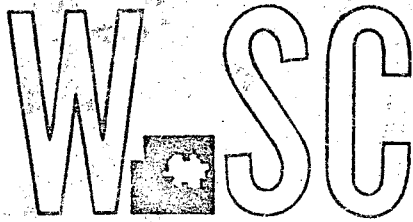
- 1. Gross Acreage of Plat 29
- 2. Number of Lots:
 - Residential _____
 - Commercial 7
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 150 ft.
- 4. Minimum Lot Area 13,910 ft.
- 5. Existing Zoning LC, AA
- 6. Proposed Zoning LC (approved)
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes(Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N/A (Yes-No)
- 12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept plan relative to the changes proposed by this revised preliminary plat.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- D. In accordance with the City's sidewalk ordinance, the applicant shall guarantee a sidewalk adjacent to Winterset Lane, Wayside Lane and Newell Street.
- E. The final plat shall not be submitted for review by the Subdivision Committee until the Community Unit Plan for this property has been approved (D.P.-39).
- F. The lotting shown on this revised preliminary plat is approved subject to approval of parcels and number of buildings on the associated C.U.P. If approved as shown, access to Lots 2,4, and 5, will require an access easement over parts of Lot 1.
- G. On the final plat, all building setbacks shall be in conformance with the setback requirements of the associated C.U.P. If the applicant chooses not to indicate building setbacks on the final plat, there shall be a note near the face of the plat which states: "Building setbacks shall be in accordance with the Community Unit Plan DP-39."
- H. On the final plat, all access controls to surrounding streets shall be in conformance with the access control requirements established by the associated Community Unit Plan (DP-39).

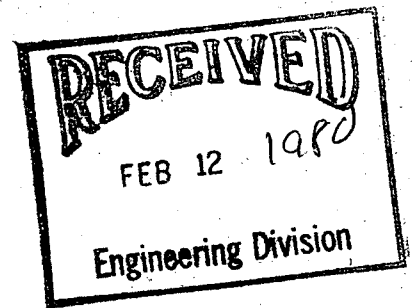
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 11, 1980

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

Re: S/D 79-125 - Preliminary plat of Central-Ridge

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following:

- A. The applicant's drainage concept has been approved. Final drainage plans will need to be submitted prior to or at the time of submission of the final plat.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. A covenant providing for the maintenance of the drainage channel on Lot 7 shall be submitted for recording with the plat.
- D. As requested by the Flood Control Office, access control to Wayside on the northerly 100 feet of Lot 7 shall be labeled on the final plat and referenced in the plat's text.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- F. In accordance with the City's sidewalk ordinance, the applicant shall guarantee a sidewalk adjacent to Winterset Lane and Wayside Lane. The Subdivision Committee recommends that a sidewalk on Newell not be required.
- G. The lotting shown on this revised preliminary plat is approved subject to approval of parcels and number of buildings on the associated C.U.P. If approved, as shown, access to Lots 2, 4, and 5, will require an access easement over parts of Lot 1.

P.E.C., P.A.

2-11-80

Page 2

- H. On the final plat, all building setbacks shall be in conformance with the setback requirements of the associated C.U.P. If the applicant chooses not to indicate building setbacks on the final plat, there shall be a note near the face of the plat which states: "Building setbacks shall be in accordance with the Community Unit Plan DP-39."
- I. On the final plat, all access controls to surrounding streets shall be in conformance with the access control requirements established by the associated Community Unit Plan (DP-39).
- J. A 20-foot utility easement shall be added to the east side of Lot 4, and a 20-foot easement to the west side of Lot 7.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article of of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Ritchie Bros. Const. Co., P.O.Box 4048, 67204
Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-125 Name Central-Ridge
Date Application Rec'd. 10-8-79 Preliminary Approval 2-7-80
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location Southeast corner of Central and Ridge Road

Owner Ritchie Bros. Const. Co.

Surveyor/Engineer Professional Engineering Consultants

Address 1440 E. English, 67211 Phone 262-2691

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>29</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>7</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>7</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>13,910</u> sq. ft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>LC, AA</u> | |
| 6. Proposed Zoning <u>LC (approved)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. A covenant providing for the maintenance of the drainage channel on Lot 7 shall be submitted for recording with the plat.
- D. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- E. The applicant shall guarantee a sidewalk adjacent to Winter-set Lane and Wayside Lane. (Commercial zoning). The Sub-division Committee has recommended that a sidewalk on Newell not be required since complete access control to this street is being granted.
- F. The lotting shown on this final plat is subject to approval of parcels and number of buildings on the associated Community Unit Plan (DP-39).
- G. All building setbacks shown on this final plat are subject to approval of the setback requirements of the associated C.U.P.
- H. All access controls shown on this final plat are subject to approval of the access control requirements of the associated C.U.P.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners

Central Ridge

1. Need information on run off quantity
FE of channel, outlet structure &
FE elevation before final plat can
be approved. Also, submit calculation

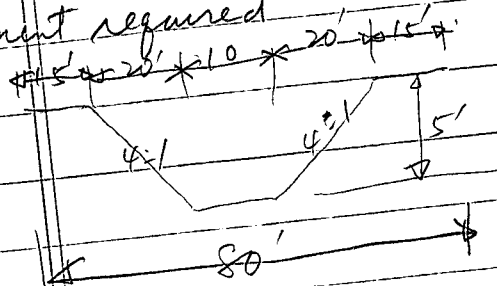
to show the existing ditch has sufficient
capacity to carry the depress runoff
due to the development of this plat.

2. Area = 26 Ac Assume $C = .7$ $I_{100} = 8.98$

$$Q_{100} = 26 \times .7 \times 8.98 = 163 \text{ cfs}$$

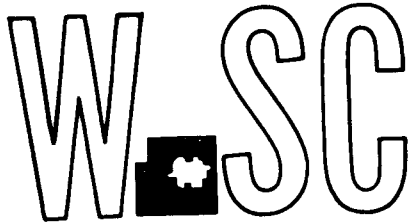
* Channel capacity (assume water depth = 4',
slope = 0.1%) = 294 cfs

Easement required



85' easement O.K

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR

455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-4561

Professional Engineering Consultants
1440 E. English
Wichita, Ks. 67211

Re: S/D 79-125 - Final plat of Central Ridge

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The utility easement on the east side of Lots 4 and 5 shall be extended south to Newell.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. A covenant providing for the maintenance of the drainage channel on Lot 7 shall be submitted for recording with the plat.
- D. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- E. The applicant shall guarantee a sidewalk adjacent to Winter-set Lane and Wayside Lane. (Commercial zoning). The Sub-division Committee has recommended that a sidewalk on Newell not be required since complete access control to this street is being granted.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

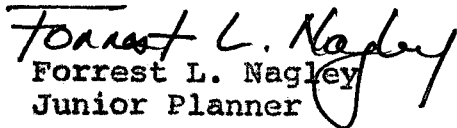
P.E.C.
3-8-80
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are 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 March 13, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Ritchie Bros. Const. Co., P.O. Box 4048, 67204
✓ Dean Sellers, Acting City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-125 Name Central - Ridge
Date Application Rec'd. 10-8-79 Preliminary Approval _____
Scheduled S/D Meeting 10-18-79

DESCRIPTION

General Location Southeast corner of Central and Ridge Road.

Owner Ritchie Bros. Construction Company
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, 67211 Phone 262-2691

- 1. Gross Acreage of Plat 29 AC
- 2. Number of Lots:
 - Residential _____
 - Commercial 14
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 150 ft.
- 4. Minimum Lot Area 42,875 ft.
- 5. Existing Zoning LC, AA
- 6. Proposed Zoning LC (approved)
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL 0-New ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N/A (Yes-No)
- 12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept plan. Approval of final drainage plans will be necessary prior to scheduling of a final plat before the Sub-division Committee.
- B. The final plat shall show complete access control to Newell Street and Wayside Lane. Appropriate wording shall be added to the plat's text.
- C. The applicant's associated zone case (Z-2142) "AA" and "LC" to "LC" has been approved subject to replatting.
- D. The applicant shall guarantee any drainage improvements required by this plat.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve all lots being platted.
- F. ~~The applicant shall guarantee the construction of two major entrances to Central Avenue and one major entrance to Ridge Road, including the accel-decel lanes into and out of the major entrances.~~
- G. A covenant providing for the maintenance of the fire lane ingress/egress drives common to the Lots 1-7 and 9-14, shall be submitted to the Planning Department for recording.
- H. In accordance with the City's recently adopted sidewalk ordinance, the applicant shall guarantee a sidewalk adjacent to Winterset Lane, Wayside Lane and Newell Street.

- I. If building setbacks are not to be shown on the final plat, there shall be a note near the face of the plat which states "Building Setbacks Shall Be In Accordance With the Community Unit Plan DP-37."
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

August 26, 1980

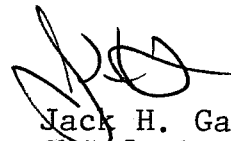
✓
TO Ray Bruggeman, Director of Engineering
Robert B. Feldner, Superintendent of Central Inspection
Paul B. Graves, Chief Engineer

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-39 - Central Ridge C.U.P. Generally located at the
southeast corner of Central Avenue and Ridge Road.

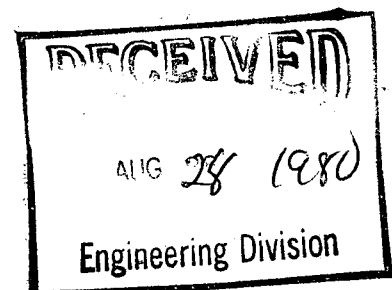
I have attached a copy of a proposed amendment to the above captioned C.U.P. The amendment would allow two points of access to Newell Street from Parcel 3. This is being requested to accommodate proposed development of a YMCA on this parcel. The only other change proposed is to delete the requirement for a fire lane around buildings on Parcel 3.

We have tentatively scheduled this case for the September 25, 1980 MAPC meeting and would appreciate receiving any comments you might have by Tuesday, September 2, 1980. If you have any questions, please call.



Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachment



RMB

Handwritten scribbles and initials in the top right corner.

October 15, 1979

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Attn: John Scott

Subject: Preliminary Plat - Central-Ridge CUP

Dear Mr. Scott:

Reference is made to subject plat submitted to Dean Sellers with a copy to this office for review. Please be advised I have reviewed the plan and comment as follows:

- 1) Will require additional easements to take drainage south or acquire an easement from Farmington Square Landowners Association to drain east.
- 2) Should separate utility from storm and drainage easement.
- 3) Guarantee for all necessary drainage facilities to cross street and get to the Floodway.

If further information or discussion is desired, please advise.

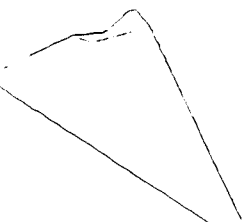
Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Central-Ridge CUP Addn. Plat File
Dean Sellers / Attn: Yash Desai, City Engineer Office

RECEIVED
OCT 16 1979
Engineering Division



THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING

DATE MAY 1, 1979

TO Mike Meek, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Community Unit Plan Comments

CENTRAL RIDGE CUP:

As stated in the text of the CUP, a drainage plan and lot grading plan will be required at the time a preliminary plat is filed.

PEBBLE CREEK CUP:

Parcels 12 and 13 have one common point of access to 21st Street North. The large number of units make this undesirable.

There are still some questions regarding controlled pedestrian/golf cart crossing of a public street.

CHERRY CREEK HILLS CUP:

Cypress Court will drain to the West and North along the West line of the CUP to the drainage easement shown. This will require a drainage system and easements.

CHERRY CREEK SHOPPING CENTER CUP:

It is suggested that accel-decel lanes be guaranteed at entrances on Harry and Rock Road. It is also suggested that a major entrance be provided to Parcel 1 at Rock Road. A drainage concept and lot grading plan will be needed at the time of platting.

Mike Lindebak
Program Development Engineer

ML:ck