

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-13 Name Ridge Plaza 8th Addition
Date Application Rec'd. 2-20-81 Preliminary Approval _____
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location Between Kellogg and University in an area east of Holland

Owner Daniel M. Carney, et al.
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 30.8 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 13
 - Industrial _____
 - Other _____
 - Total Number of Lots 13
- 3. Minimum Lot Frontage 175 ft.
- 4. Minimum Lot Area 30625 sq. ft.
- 5. Existing Zoning LC (DP-37)
- 6. Proposed Zoning LC (DP-37)
- 7. Lineal Feet of New Streets:
 - a. 70 R/W 1650 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1650 ft.
- 8. Sidewalk adjacent to all streets? yes no
Some sidewalk _____
- 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) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- Note: The amended Ridge Plaza C.U.P. indicates numerous parcels in the same configuration as the proposed lots. A wide variety of commercial uses and office uses are permitted including hotels, motels, restaurants, private clubs, medical offices and clinics, financial institutions, theaters, health clubs, service and retail commercial, etc.
- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept. Any drainage improvements required to adequately drain this property shall be guaranteed by the applicant.
 - B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots.
 - C. The applicant shall guarantee the paving of the interior street to commercial street standards.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. The interior street shall be labeled as Emerson or Muirfield on the final plat.
 - 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. All utilities shall be installed underground.
 - H. 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.
 - I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No 81-13 Name Ridge Plaza 8th Addition
Date Application Rec'd. 2-20-81 Preliminary Approval 3-5-81
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location Between Kellogg & University in an area east of Holland

Owner Daniel M. Carney, et. al.
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1. Gross Acreage of Plat <u>30.8 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70</u> R/W <u>1650</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>13</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>13</u> | TOTAL <u>1650</u> ft. |
| 3. Minimum Lot Frontage <u>175</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>30,625 sq. ft.</u> | |
| 5. Existing Zoning <u>LC (DP-37)</u> | |
| 6. Proposed Zoning <u>LC (DP-37)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee extension of City water to serve all lots not already served.
- C. The applicant shall guarantee the paving of Emerson/Taft to commercial street standards.
- D. The City Engineer's representative shall be prepared to comment on the drainage plan and state what drainage improvements will need to be guaranteed. The applicant shall guarantee all necessary drainage improvements.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

OWNERSHIP LIST

lot	Addition	Property Owner
lot 1	Mary Denton Addition	✓ Unified School District No. 259 428 South Broadway 67202
lot 1 except W 75 ft, all of lot 2	Ridge Plaza Addition	X City of Wichita 455 North Main 67202
Beginning at a point 100.6 feet north and 300.03 feet west of the SE corner of the NE $\frac{1}{2}$ of Section 28-27-1W, said point being on the south line of lot 1, Ridge Plaza Addition, 75 feet east of the SW corner of said lot 1; thence west along said south line and south line extended west a distance of 140 feet; thence north with an interior angle of 88°50' a distance of 102.5 feet, more or less, to a point on the north line of said lot 1 extended west; thence east with an interior angle of 90°45'15" along the extended north line and north line of said lot 1 a distance of 140 feet; thence south 191.6 feet, more or less, to the point of beginning,	X City of Wichita 455 North Main 67202	
lot 4 except that portion dedicated to City	Ridge Plaza 2nd Addition	✓ Robert T. Feagins, Robert V. Kirsch, Daniel M. Carney J. A. Mull Jr. 6570 East Central, Suite 203 67206
lot 5 except portion dedicated to City	Ridge Plaza 2nd Addition	✓ Earl E. Leshner, Trustee D. Keith Leshner #9 Drury Lane 67207
Part of lots 1 and 2, Ridge Plaza 3rd Addition described as commencing at the SW corner of said lot 1; thence north 00° east, along the west line of said lot 1, 540 feet; thence north 30° east, 400 feet to the P.C. of a curve to the right having a central angle of 16° and radius of 711.54 feet; thence SEly along said curve, 198.69 feet to the P.T. of said curve; thence south 74° east, on the tangent of said curve, 110 feet to the P.C. of a curve to the left having a radius of 245 feet; thence easterly along said curve and through a central angle of 27°08'59", 116.09 feet to a place of beginning; thence continuing easterly and NEly along said curve and through a central angle of 40°36'03", 173.61 feet; thence south 51°45'02" east, 306.26 feet to the westerly row line of U.S. 54 Highway, thence south 14°50' west, along said row, 308.4 feet; thence south 3°58' west, along said row, 110.45 feet; thence south 82°49'45" west, along said row, 14487 feet; thence south 83°26'46"	✓ E. E. Jabes & Clara M. Jabes 520 South Holland Rt. 1, Derby, Kansas 67037	

(continued)

Tract

Property Owner

A tract in the NE $\frac{1}{4}$ of Section 28-27-1W described as beginning at the NE corner of said NE $\frac{1}{4}$; thence west along the north line of said NE $\frac{1}{4}$, 2236.3 feet more or less to a point 400 feet east of the NW corner thereof; thence south parallel with the west line of said NE $\frac{1}{4}$, 901.2 feet; thence west parallel with the north line of said NE $\frac{1}{4}$, 400 feet; thence south along the west line of said NE $\frac{1}{4}$, 225.17 feet; thence east parallel with the north line of said NE $\frac{1}{4}$, 775 feet to the point of curvature of a curve to the left having a central angle of 20°30' and a radius of 387.1 feet; thence NEly along said curve 138.5 feet to the point of tangency of said curve; thence NEly along the tangent of said curve 815 feet; thence SEly 1293.75 feet to a point 1981.5 feet south and 392 feet west of the NE corner of said NE $\frac{1}{4}$; thence east parallel with and 1981.5 feet south of the north line of said NE $\frac{1}{4}$, 392 feet to the east line of said NE $\frac{1}{4}$; thence north 1981.5 feet to beginning, except the north 30 feet; thence east East 30 feet; the west 40 feet for road and except the south half of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 28 and except that portion platted as Ridge Plaza 5th Addition, Ridge Plaza 7th Addition, Mary Benton Add., and except that portion taken for highway

D Dale F. Becox & Bowen H. Brady
6405 East Kellogg
67207

lot 4 Ridge Plaza 3rd Addition

✓ Dan Taylor, J. A. Mill Jr.
790 Century Plaza Bldg.
67202

lots 12,13,14,15 Ridge Plaza 4th Addition
16 and 17, Blk 1

D Daniel J. Carnoy, J. A. Mill Jr.
Robert W. Haskin
6570 East Central, Suite 203
67206

lot 1, Blk 2 Same
except portion
deeded to City

D Cole & Carnoy, Joint Venture Inc.
6570 East Central
Suite 203 67206

lots 1 thru 8 Ridge Plaza 5th Addition

D Bowen H. Brady & Dale F. Becox
6405 East Kellogg 67207

lot 1 Ridge Plaza 6th Addition

D Robert W. Fougins, Daniel
M. Carnoy, J. A. Mill Jr.
6570 East Central
Suite 203 67206

lot 1 Ridge Plaza 7th Addition

D Bowen H. Brady & Dale F. Becox
6405 East Kellogg 67207

Property Owner

(continued)

west, along said row, 126.03 feet; thence north 00° east, 540 feet; thence north 90° west, 30 feet; thence north 00° east, 196.67 feet to beginning, except highway

Part of lot 1, Ridge Plaza 3rd Addition, described as commencing at the SW corner of said lot 1; thence N 0°00' E, along the west line of said lot, 540 feet for a place of beg., thence N 90°00' E, 100 feet to the P.C. of a curve to the right having a central angle of 11°06'04" and a radius of 711.54 feet; thence along said curve 137.86 feet; thence N 0°00' E, 494.31 feet; thence N 90°00' W, 237 feet; thence S 0°00' E along the west line of said lot, 481 feet to pob. except that portion for highway

X Maxcar, Inc.
9000 E. Lincoln #302
67207

Returned - no other address

Part of lots 1 and 2, Ridge Plaza 3rd Add., described as beginning at the SW corner of said lot 1; thence north 00° east, along the west line of said lot 1, 540 feet; thence north 90° east, 100 feet to the P.C. of a curve to the right having a central angle of 16° and radius of 717.54 feet; thence SEly along said curve, 198.69 feet to the P.T. of said curve; thence south 74° east, to the tangent of said curve, 110 feet to the P.C. of a curve to the left having a radius of 245 feet; thence tangentially along said curve and through a central angle of 27°08'59", 116.09 feet; thence south 00° west, 101.67 feet; thence south 90° east, 30 feet; thence south 00° west, 345 feet to the north row line of U.S. 94 Highway; thence south 83°26'46" West along said row, 35 feet; thence south 83°18'39" west, along said row 316.95 feet to the east line of Lot 1, Block 2, Ridge Plaza 4th Addition; thence north 00° east, along the east line of Lot 1, Block 2, Ridge Plaza 4th Addition, 106.92 feet; thence south 89°27'15" west, 200 feet to beginning, except highway

✓ Cole & Carney Joint Venture Inc
6570 East Central
Suite 203 67206

Lots 1 and 2, Ridge Plaza Third Addition except that portion taken for highway and except last 3 described deeds

✓ Daniel M. Carney
6570 East Central
Suite 203 67206

The south half of the SE½ of the NE½ of the NW¼ of Section 28-27-1W, except highway

✓ Bowen H. Brady & Dale F. Hecox
6405 East Kellogg 67207
(this is correct number.)