

PLAT. NO. S/D 79-125 MAP NO. 5047
NAME CENTRAL-RIDGE

LOCATION: Southeast corner of Central and Ridge Road

ENGINEER Professional Engineering Consultants, P.A. (Gary Wiley)
OWNER Ritchie Bros. Construction Co.

APPLICATION FILED 10-8-79

SKETCH PLAT FILED _____

PRELIMINARY FILED 10-8-79 *Revised filed 1-25-80
Dulm 2-7-80 approve*

S/D ACTION 10-18-79 *approve*

FINAL FILED 2-22-80 *at*

S/D ACTION 3-6-80 *approve*

MAPC ACTION 3-13-80 *approve*

BCC ACTION 4-15-80 *Approved*

RECORDED 4-25-80

REMARKS Associated Cases: Z-2142 & DP-39)

S/D 79-125 - CENTRAL-RIDGE - South-east corner of Central & Ridge Rd. P.E.C., P.A. (Gary Wiley)

*POSTED
10-10-79
[Signature]*

ACTION

	DATE
S/D COMMITTEE (Prelim) approve	10-18-79
<i>SD General Prelim approve</i>	<i>2-7-80</i>
M.A.P.C. <u>approve</u>	<u>3-13-80</u>
B.C.C./B-GO-C. <u>Approved</u>	<u>4-15-80</u>
S/D (final) <u>approve</u>	<u>3-6-80</u>

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-28-80

Case No. DP-39

Request: Approval of Amended C.U.P.

Location: Southeast corner of Central and Ridge

Reason: To revise parcel boundaries

Acres: 29.0

Size: 740' x 1650' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Apartments % undeveloped	"LC"
East	Undeveloped	"A"
South	Single-family (LHA units)	"AA"
West	Shopping Center	"LC"

Adequate street rights-of-way to be secured at time of platting.

Platted: Yes

History: SCZ-0035 "R-1" to "AA"
4-16-59 MAPC approve in part
4-34-59 BCoC approve
DP-39
2-4-74 Withdrawn by applicant
5-24-79 MAPC approve
6-19-79 BCC approve
Z-1257 "AA" & "LC" to "LC"
2-4-74 Withdrawn by applicant
Z-2142 "AA" & "LC" to "LC"
5-24-79 MAPC approve subject to
platting
6-19-79 BCC approve

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact.

In compliance with Section 28.04.190 of the Code of the City of Wichita an application has been submitted proposing an amendment to an approved Commercial Community Unit Plan (C.U.P.) located at the southeast corner of Central and Ridge. The amendment proposes to reduce the number of parcels from 4 to 3; reduce the number of buildings on Parcels 1 and 2 from 13 to 7; add a masonry screening wall along the south property line of Parcel 2, adjacent to Newell Street; and the addition of two access points along Wayside Lane. Proposed uses are to remain as previously approved.

2. The original C.U.P. and associated zone case E-2142, were approved by the ECC in June 1979. The approval was subject to the submission of revised copies reflecting minor wording changes and replatting within one year. A plat was filed with MAPD in October 1979 and approved by the Subdivision Committee. Prior to the submission of the final plat the applicant filed the proposed amended C.U.P. He has also filed a revised preliminary plat, which was approved by the Subdivision Committee this month.
3. Staff feels that the proposed amendment is an improvement over the approved C.U.P. since the number of free standing buildings have been reduced. However, we believe that the three lots facing Ridge Road and the one lot fronting onto Central still represent "strip" development. In addition, the topography of the site and the proposed lot layout make it difficult to provide access to all lots without private access easements. Although the applicant has indicated that the building set back lines for the small lots will be changed and private access agreements provided, we still question the need for three free standing buildings along Ridge Road.
4. Should the Planning Commission determine that the proposed amendments are appropriate, the following are recommended conditions of approval.
 - A. Prior to scheduling for Board of City Commissioners review, ten (10) revised copies reflecting the revised building setback lines and the ingress/egress easements shall be submitted to MAPD.
 - B. Platting of subject property by June 19, 1980 or the application be considered denied and closed.
 - C. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- D. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- E. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

RECEIVED

MAR 2 1981

METROPOLITAN PLANNING
ROUTE 7 LO

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,

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

RWB:gr

cc: Robert A. Lakin, Director of Planning ✓

April 30, 1980

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

✓ Z-2142 - Zone change from "AA" & "LC" TO "LC"; and
S/D 79-125 CENTRAL-RIDGE

At the regular meeting of the Board of City Commissioners on June 19, 1979, the above captioned request for zone change was considered and approved, subject to replatting, and the City Clerk was instructed to withhold publication of the ordinance establishing the zone change until such time as the plat had been recorded. The associated plat was approved by the Board of City Commissioners on April 15, 1980.

This is to advise you that the final plat of Central-Ridge was recorded with the Register of Deeds on April 25, 1980 and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 79-125 Name Central Ridge
Application & Sketch Filed: 10-8-79
Preliminary Plat Filed: 10-8-79; 1-25-80 Approved by S/D: 10-18-79; 2-7-80
Final Plat Filed: 2-22-80 Approved by S/D: 3-6-80
Approved by Metropolitan Area Planning Commission: 3-13-80

DESCRIPTION

General Location: southeast corner of Central and Ridge.

Surveyor or Engineer: Professional Engineering Consultants, BP.A.
Owner: Ritchie Bros. Const. Co., et al.
Address: P.O. Box 4048, 67204

- | | |
|---------------------------------------|--|
| 1. Gross Acreage of Plat <u>29</u> | 6. Access Control |
| 2. Number of Lots | St. Central, Ridge & No. Openings <u>4 ea.</u> |
| Residential _____ | St. Winterset _____ No. Openings <u>2</u> |
| Commercial <u>7</u> | St. Wayside _____ No. Openings <u>0</u> |
| Industrial _____ | St. Newell _____ |
| Other _____ | 7. Req'd Improvements |
| Total Number of Lots: <u>7</u> | St. Paving <u>X</u> Water _____ |
| 3. Minimum Lot Area: <u>.34 acres</u> | Sidewalk <u>X</u> Drainage <u>X</u> |
| 4. Existing Zoning: <u>AA and LC</u> | Sewer <u>X</u> Other _____ |
| 5. Special Problems Discussed: _____ | |

Associated zone case Z-2142 "AA" and "LC" to "LC" has been approved subject to platting. 100% petitions have been submitted for storm sewers, sanitary sewers and for sidewalks on Winterset and Wayside. The applicant requests a waiver (and the Planning Commission supports his request) of the requirement to construct a sidewalk on Newell. The applicant is granting complete access control to Newell from his plat. Water exists to serve all lots. Avigational easements and restrictive noise covenants have been submitted for recording as well as a covenant providing for the maintenance of the drainage easement on Lot 7. Certificates have been submitted confirming the petitions.

Planning Commission Recommendation: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, Gardner seconded and it carried unanimously. Goebel, Jones, Lofton and Shook were absent.

ACTION: Waive the requirement for a sidewalk on Newell. Accept the avigational easements and the petitions and instruct the Director of Law to prepare the necessary resolutions; instruct the City Clerk to file the avigational easements, restrictive noise covenants, drainage maintenance covenant, and certificates with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

COVENANT FOR MAINTENANCE
OF DRAINAGE EASEMENT

The Young Mens Christian Association of Wichita, Inc., the present fee owner of the property hereinafter described, does hereby covenant on behalf of itself, its successors and assigns, that the drainage easement and appurtenances thereto presently located on the following property:

Lot Seven (7), Block One (1), Central-Ridge Addition, City of Wichita, Sedgwick County, Kansas;

will be maintained and kept in good repair by said Young Mens Christian Association of Wichita, Inc., its successors and assigns. This covenant runs with the land and shall be binding upon the successors and assigns.

Executed this 29 day of March, 1980.

YOUNG MENS CHRISTIAN ASSOCIATION
OF WICHITA, INC.

Witness:

By G. A. Stannard
G. A. Stannard, President

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 29th day of March, 1980, by G. A. Stannard, president of YOUNG MENS CHRISTIAN ASSOCIATION OF WICHITA, INC., a Kansas corporation, on behalf of the corporation.

Patricia A. Nelson
Notary Public

My Appointment Expires:

January 28, 1984



CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Young Men's Christian Assoc. of Wichita, Kansas, owner of
(give name of proposed plat, if appropriate) Lot 7, Block 1,
Central - Ridge Addition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Storm Sewers
2. Sidewalks
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Central - Ridge
Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 28th day of March, 1980.

Young Men's Christian Assoc. of Wichita,
Kansas, Inc.

G. A. Stannard
G. A. Stannard, President

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 28th day of March,
1980, before me, a notary public in and for said County and State,
came G. A. Stannard, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Jane E. Mousman
Notary Public

My Commission Expires: 20th July 1984

T9-207



CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Ritchie Brothers Construction Company, owner of
(give name of proposed plat, if appropriate) _____
Part of Central - Ridge Addition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Sanitary Sewers
2. Storm Sewers
3. Sidewalks
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Central - Ridge
_____ Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 27th day of March, 1930.

Ritchie Brothers Construction Company

E. D. Ritchie

E. D. Ritchie

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 27th day of March,
1930, before me, a notary public in and for said County and State,
came Ritchie Brothers Construction Co. By E. D. Ritchie, to me personally
known to be the same person who executed the foregoing instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Frank C. Newman
Notary Public

My Commission Expires:
20th February 1934

T9-207



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Central - Ridge ADDITION

THIS DECLARATION made this 27th day of March, 1980 by
The Town & Country Food Markets, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Part of Lot 1, Block 1, Central - Ridge
Addition to Wichita, Kansas, which property
is located near Wichita Mid-Continent Airport and is accordingly
subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of
the plat of said addition considers it to be in the public interest
to require any buildings constructed on said addition to be designed
and constructed giving proper consideration to noise pollution in
the area:

NOW THEREFORE, Grantor, hereby declares that Central - Ridge
Addition, shall be and the same is subjected to the following
restrictive covenant, to-wit:

Any building constructed on the premises
shall be so designed and constructed as to
minimize noise pollution in any such struc-
ture, giving due consideration to the use
for which such structure is designed and
built. This covenant is for the benefit of
said property and shall run with the land
and shall inure to the benefit of and pass
with said property and shall apply to and
bind the successors in interest and any owner
thereof.

EXECUTED the day and year first above written.

The Town & Country Food Markets, Inc.

Phil Ruffin
Phil Ruffin, Pres.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the
County and State aforesaid The Town & Country Food Markets, Inc.

By Phil Ruffin Pres.

to me personally known to be the same person _____ who executed the
foregoing instrument of writing and said person _____ duly acknowledged
the execution thereof.

Dated at Wichita, Kansas, this 27th day of March, 1980.

Remmie Jager
Notary Public

(My Commission expires Feb. 19, 1982)

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Central - Ridge ADDITION

THIS DECLARATION made this 27th day of March, 1980 by Ritchie Brothers Construction, hereinafter called the Grantor.
Company.

WITNESSETH

WHEREAS, Grantor is owner of Part of Central - Ridge
Addition to Wichita, Kansas, which property
is located near Wichita Mid-Continent Airport and is accordingly
subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of
the plat of said addition considers it to be in the public interest
to require any buildings constructed on said addition to be designed
and constructed giving proper consideration to noise pollution in
the area:

NOW THEREFORE, Grantor, hereby declares that Central - Ridge
Addition, shall be and the same is subjected to the following
restrictive covenant, to-wit:

Any building constructed on the premises
shall be so designed and constructed as to
minimize noise pollution in any such struc-
ture, giving due consideration to the use
for which such structure is designed and
built. This covenant is for the benefit of
said property and shall run with the land
and shall inure to the benefit of and pass
with said property and shall apply to and
bind the successors in interest and any owner
thereof.

EXECUTED the day and year first above written.

Ritchie Brothers Construction Co.

E. D. Ritchie

E. D. Ritchie

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the
County and State aforesaid Ritchie Brothers Construction Company

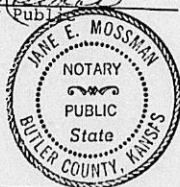
By E. D. RITCHIE

to me personally known to be the same person who executed the
foregoing instrument of writing and said person duly acknowledged
the execution thereof.

Dated at Wichita, Kansas, this 28th day of March, 1980.

Jane E. Mossman
Notary Public

(My Commission expires 20th Feb 1984)



RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Central - Ridge ADDITION

THIS DECLARATION made this 28th day of March by
Young Men's Christian, hereinafter called the Grantor.
Association of Wichita, Kansas, Inc.

WITNESSETH

WHEREAS, Grantor is owner of Lot 7, Block 1, Central - Ridge
Addition to Wichita, Kansas, which property
is located near Wichita Mid-Continent Airport and is accordingly
subject to considerable noise from the operation of aircraft, and

WHEREAS, the City of Wichita in connection with approval of
the plat of said addition considers it to be in the public interest
to require any buildings constructed on said addition to be designed
and constructed giving proper consideration to noise pollution in
the area:

NOW THEREFORE, Grantor, hereby declares that Central - Ridge
Addition, shall be and the same is subjected to the following
restrictive covenant, to-wit:

Any building constructed on the premises
shall be so designed and constructed as to
minimize noise pollution in any such struc-
ture, giving due consideration to the use
for which such structure is designed and
built. This covenant is for the benefit of
said property and shall run with the land
and shall inure to the benefit of and pass
with said property and shall apply to and
bind the successors in interest and any owner
thereof.

EXECUTED the day and year first above written.

Young Men's Christian Association

of Wichita, Kansas, Inc.

G. A. Stannard
G. A. Stannard, President

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the
County and State aforesaid Young Men's Christian Association of Wichita,

Kansas, Inc. By G. A. Stannard

to me personally known to be the same person who executed the
foregoing instrument of writing and said person duly acknowledged
the execution thereof.

Dated at Wichita, Kansas, this 28th day of March, 1980.

Jane E. Mossman
Notary Public

(My Commission expires 20th Feb 1984)



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

RECEIVED

FEB 11 1980

METROPOLITAN PLANNING
ROUTE _____

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

rec. 4-8-80

SCHEDULE A

Number	Effective Date	
286345	March 14, 1980 @ 7:00 A.M.	
1. Owners Policy to be issued:	ALTA Form B - 1970 (Amended 10-17-70)	Amount: Platting Binder
Proposed Insured:		
Metropolitan Area Planning Department		
Loan Policy to be issued:	ALTA Form 1970 (Amended 10-17-70)	Amount:
Proposed Insured:		

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

(See Added Page)

3. The land referred to in this Commitment is described as follows:

(See Added Page)

received 4-8-80

(Schedule A continued)

Policy Number _____ Owners _____

Policy Number _____ Loan _____

Beginning at a point 90.40 feet South and 75 feet East of the Northwest corner of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 44°45'23" E a distance of 21.00 feet to the South Right-of-Way of Central Avenue; thence bearing N 89°56'45" E parallel with the North line of said Section 22 a distance of 159.60 feet; thence bearing N 81°24'54" E a distance of 101.12 feet; thence bearing N 89°56'45" E parallel with the North line of said Section 22 a distance of 1106.17 feet to a point on the Westerly Right-of-Way of Winterset Lane as platted in Country Acres Sixth Addition; thence bearing S 0°03'15" E along said Westerly Right-of-Way a distance of 157.51 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 540.10 feet, through a central angle of 40°20'38" an arc distance of 380.30 feet; thence continuing on said Westerly Right-of-Way bearing S 40°23'53" E a distance of 170.10 feet to the Southeast corner of Lot 10, Block C, said point also being in the Northwesterly Right-of-Way of Wayside Lane as platted in Country Acres Sixth Addition; thence along said Right-of-Way and the Southeasterly line of Lots 10 and 11, Block C, and Lots 1 and 33, Block B in said Country Acres Sixth Addition bearing S 49°36'50" W a distance of 539.85 feet to the Northerly Right-of-Way of Newell Street; thence bearing N 40°23'10" W a distance of 170.19 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 479.53 feet, through a central angle of 51°25'26" an arc distance of 430.39 feet; thence continuing on said Northerly Right-of-Way bearing S 88°11'24" W a distance of 169.19 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 856.96 feet through a central angle of 13°24'35" an arc distance of 200.57 feet; thence bearing S 74°46'49" W a distance of 15.26 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 183.26 feet, through a central angle of 14°48'07" an arc distance of 47.34 feet; thence continuing along the Northerly Right-of-Way of Newell Street bearing S 89°34'56" W a distance of 299.02 feet to a point on the East Right-of-Way line of Ridge Road; thence bearing N 0°26'00" W along said Right-of-Way a distance of 294.68 feet; thence bearing N 5°53'09" E a distance of 45.43 feet; thence bearing N 0°26'00" W a distance of 55 feet; thence bearing N 5°16'38" E a distance of 100.50 feet; thence bearing N 0°26'00" W a distance of 209.60 feet to the point of beginning.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Frank R. [Signature]
Authorized Signatory



SCHEDULE A

Number

Effective Date

286345

March 14, 1980 @ 7:00 A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Platting Binder
(Amended 10-17-70)

Proposed Insured:

Metropolitan Area Planning Department

Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

(See Added Page)

3. The land referred to in this Commitment is described as follows:

Beginning at a point 90.40 feet South and 75 feet East of the Northwest corner of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence bearing N 44°45'23" E a distance of 21.00 feet to the South Right-of-Way of Central Avenue; thence bearing N 89°56'45" E parallel with the North line of said Section 22 a distance of 159.60 feet; thence bearing N 81°24'54" E a distance of 101.12 feet; thence bearing N 89°56'45" E parallel with the North line of said Section 22 a distance of 1106.17 feet to a point on the Westerly Right-of-Way of Winterset Lane as platted in Country Acres Sixth Addition; thence bearing S 0°03'15" E along said Westerly Right-of-Way a distance of 157.51 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 540.10 feet, through a central angle of 16°47'36" an arc distance of 159.77 feet; thence bearing S 89°56'45" W a distance of 795.00 feet; thence bearing S 0°03'15" E a distance of 375.99 feet to the Northerly Right-of-Way line of Newell Street; thence along said Right-of-Way bearing S 88°11'24" W a distance of 55.73 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 856.96 feet through a central angle of 13°24'35" an arc distance of 200.57 feet; thence bearing S 74°46'49" W a distance of 15.26 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 183.26 feet, through a central angle of 14°48'07" an arc distance of 47.34 feet; thence continuing along the Northerly Right-of-Way of Newell Street bearing S 89°34'56" W a distance of 299.02 feet to a point on the East Right-of-Way line of Ridge Road; thence bearing N 0°26'00" W along said Right-of-Way a distance of 294.68 feet; thence bearing N 5°53'09" E a distance of 45.43 feet; thence bearing N 0°26'00" W a distance of 55 feet; thence bearing N 5°16'38" E a distance of 100.50 feet; thence bearing N 0°26'00" W a distance of 209.60 feet to the point of beginning.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1979 Taxes and prior years paid.
9. Easements for the construction and maintenance of all public utilities, building setback lines and access controls as dedicated and established in the recorded plat of Country Acres Sixth Addition.
10. Terms and provisions of the unrecorded lease between Phil G. Ruffin, lessor and David's Incorporated, lessee, dated December 27, 1979, notice of which is given by the instrument filed on Film 411, Page 424, leasing and demising the following described part of the premises in question:
Beginning at a point 456.10 feet East and 60.00 feet South of the N.W. corner of Section 22, Township 27 South, Range 1 West of the 6th P.M.; said point also being on the South right-of-way line of Central Avenue; thence bearing N 89°56'45" E along said right-of-way a distance of 45.00 feet; thence bearing S 0°03'15" E a distance of 285.00 feet; thence bearing N 89°56'45" E a distance of 178.32 feet; thence bearing S 0°03'15" E a distance of 405.99 feet to a point in the North right-of-way line of Newell Street; thence along said North right-of-way line bearing S 88°11'24" W a distance of 55.73 feet to the P.C. of a curve to the left; thence along said curve to the left having a radius of 856.96 feet, through a central angle of 13°24'35" an arc distance of 200.57 feet; thence bearing S 74°46'49" W a distance of 15.26 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 183.26 feet, through a central angle of 14°48'07" an arc distance of 47.34 feet; thence bearing S 89°34'56" W a distance of 164.02 feet; thence bearing

(See Added Page)

(Schedule B continued)

Policy Number _____ Owners _____

Policy Number _____ Loan _____

N 0°26'00" W a distance of 30.04 feet; thence bearing S 89°34'00" W a distance of 135.00 feet to a point on the East right-of-way of Ridge Road; thence bearing N 0°26'00" W along said right-of-way a distance of 24.00 feet; thence bearing N 89°34'00" E a distance of 135.00 feet; thence bearing N 0°26'00" W a distance of 287.83 feet; thence bearing S 89°34'00" W a distance of 130.00 feet to a point on the East right-of-way line of Ridge Road; thence bearing N 0°26'00" W along said right-of-way a distance of 50.00 feet; thence bearing N 89°34'00" E a distance of 130.00 feet; thence bearing N 0°26'00" W a distance of 146.70 feet; thence bearing N 89°34'00" E a distance of 112.50 feet; thence bearing N 0°03'15" W a distance of 44.25 feet; thence bearing N 89°56'45" E a distance of 146.91 feet; thence bearing N 0°03'15" W a distance of 150.00 feet to the point of beginning.

11. Mortgage dated March 12, 1980, executed by The Town & Country Food Markets, Inc., to The Fourth National Bank and Trust Company, Wichita, filed March 12, 1980, on Film 411, Page 397, which states that it secures a debt in the principal sum of \$1,400,000.00.

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured hereon acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

March 14, 1980

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

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

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 13, 1980, 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 March 7, 1980.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3-28⁺ 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 plattor.
- 3-28 ✓ 3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Ritchie Bros. Const. Co., P.O. Box 4048, 67204

March 7, 1980

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:

- petition*
- 3-31*
- petition*
- petition*
- E. Agreement
with
City of
Wichita*
- 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. *Storm sewer petitions. Make to said drainage channel on lot 7 to be built as part of building plans.*
 - 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. *NO EXTENSION NECESSARY ACCORDING TO BILL CITYEN 4-2-80*
 - E.* The applicant shall guarantee a sidewalk adjacent to Winter-set Lane and Wayside Lane. (Commercial zoning). The Subdivision 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:bbh

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

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 29
2. Number of Lots:
 - Residential _____
 - Commercial 7
 - Industrial _____
 - Other _____
 - Total Number of Lots 7
3. Minimum Lot Frontage 150 ft.
4. Minimum Lot Area 13,910 sq. 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 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.

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

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 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 <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> 7 | 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> 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 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).

79-303

(Over)

- 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).

DATE: 10-18-79

Henry

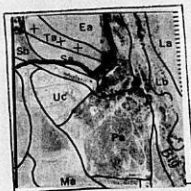
PROPERTY NAME: Central - Ridge

LOCATION: Southeast corner of Central and Ridge Road

MAILED TO: Professional Eng. Consultants
1440 E. English
Wichita, Kansas 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Ma	Ile-1	Milan loam, 1 to 3 percent slopes.	Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and moderately slow.	B
Ea	I-1	Klandoo silt loam.	Deep, nearly level and gently B sloping, well drained soils on bottomlands and terraces. These soils have runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid.	
Ta	IIs-1	Tabler silty clay loam.	Deep, level and nearly level, D moderately well drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow.	

(continued on next page.)

Soils Legend cont'd.....

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
8a	IIIc-3	Shalleberger sandy loam, 1 to 3 percent slopes.	Deep, gently sloping, well drained soil on uplands. This soil has medium runoff and moderate available water capacity. Permeability is moderate.	B
8b	IIIc-8	Shalleberger sandy loam, 3 to 6 percent slopes.	Deep, sloping, well drained soil on uplands. This soil has medium runoff and moderate available water capacity. Permeability is moderate.	B

RECEIVED
OCT 26 1979
METROPOLITAN PLANNING
ROUTE

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ma	Ma-1	Milan loam, 1 to 3 percent slopes.	Dwellings	Moderate	Shrink-swell Low strength
			Local Roads & Streets	Severe	
			Small Commercial Buildings Parks & Playgrounds	Moderate	Shrink-swell Low strength
Ea	I-1	Elanco silt loam.	Dwellings	Severe	Floods
			Local Roads & Streets	Severe	Low strength
			Small Commercial Buildings Parks & Playgrounds	Moderate	Floods Too clayey, Dusty

(continued on next page)

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their aesthetic and erosion-control values.
3. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.

Soil Interpretations cont'd.....

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>USES</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ta	IIc-1	Tabler silty clay loam.	Dwellings Local Roads & Streets Small Commercial Buildings Parks & Playgrounds	Severe Severe Severe Severe	Shrink-Swell Low strength Shrink-Swell Low Strength Peres Slowly
Sa	IIc-3	Shellabarger sandy loam, 1 to 3 percent slopes.	Dwellings Local Roads & Streets Small Commercial Buildings Parks & Playgrounds	Slight Moderate Slight Moderate	Low-strength Slope
Sb	IIIc-8	Shellabarger sandy loam, 3 to 6 percent slopes	Dwellings Local Roads & Streets Small Commercial Buildings Parks & Playgrounds	Slight Moderate Moderate Moderate	Low-strength Slope Slope

RECEIVED
 OCT 2 1973
 METROPOLITAN PLANNING
 ROUTE

October 19, 1979

Professional Engineering Consultants
Attention: Gary Wiley
1440 E. English
Wichita, Ks. 62211

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 Olivares
Senior Planner

LO:bh

Encl.

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

MEMO



TO: Dean Sellers, P. E.

Acting City Engineer
7th Floor - City Hall
455 North Main Street
Wichita, Kansas 67202

PROJECT NO. 30-78241

PROJECT: Central-Ridge

COPIES TO:

ATTN: Yash Desai, P. E.

DATE: October 5, 1979

Paul Johnston

FROM: John E. Scott

Louise Olivarez

REFERENCE: Central-Ridge Drainage Concept

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

Transmitted herewith is the Drainage Concept Plan for Central-Ridge.

The preliminary plat will be filed October 5 and will be heard by the Subcommittee October 18, 1979. If any additional information is required, please contact me as soon as possible.

SUBDIVISION REPORT

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 <u>29 AC</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>14</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>14</u> | TOTAL <u>0</u> New _____ ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>42,875</u> ft. | |
| 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 _____ | |

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.

T9-303

(Over)

- 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).

Map No.: 5047
Section No.: 22
Twp. No.: 27
Range: 1W

S/D No. 79-125

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Central-Ridge

General Location: Southeast corner of Central and Ridge

Name of Property Owner: Ritchie Bros. Construction Co.

Address: P. O. Box 4048 Wichita, Kansas 67204 Phone: 838-9301

Name of Subdivider: Same Attn: Dave Ritchie

Address: Same Phone: Same

Name of Agent/Surveyor: Professional Engineering Consultants, P. A. (Gary Wiley)

Address: 1440 E. English, Wichita, Kansas 67211 Phone: 262-2691

Date of Application: October 5, 1979

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 29 Ac
2. Number of Lots:
 - Residential _____
 - Commercial 14
 - Industrial _____
 - Other _____Total Number of Lots 14
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-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by FLN
Date Oct 8, 1979
Fee Submitted \$89.00

2-2142 - ASSOCIATED ZONE CASE
DP-39 - ASSOCIATED C.U.P.
T9-301B
(2-71)

FORM 29-71

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

Revised Preliminary 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 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 <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> 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> 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 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).

T9-303

(Over)

- 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).