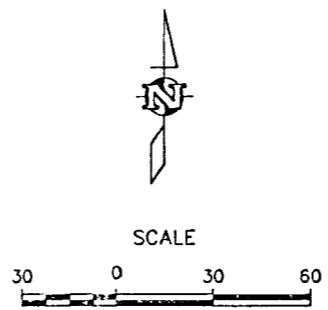
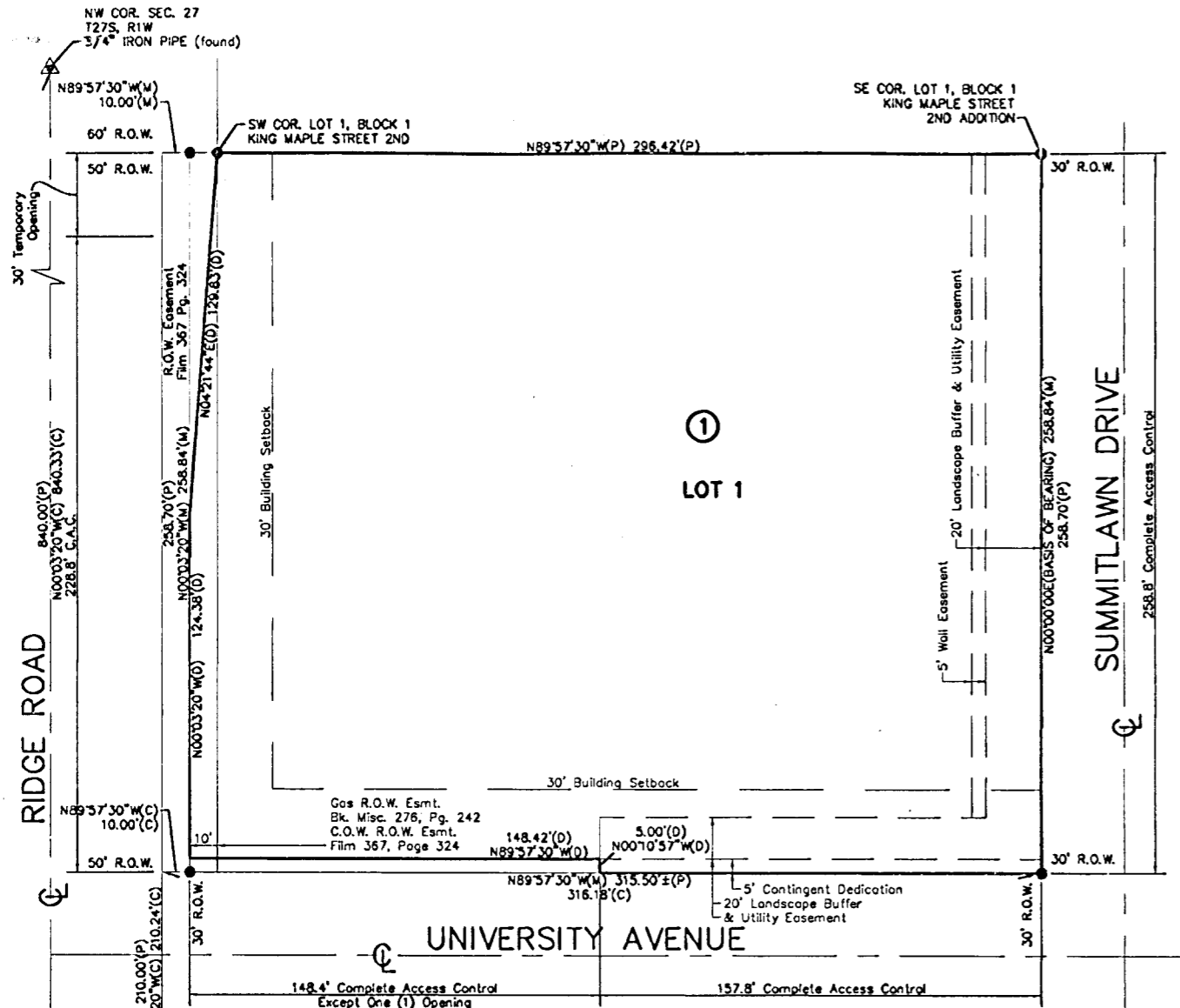


UNIVERSITY & RIDGE ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

- (C) = Calculated
- (M) = Measured
- (P) = Platted
- R.O.W. = Right-of-Way
- = 3/4" Iron Pipe
- = 5/8" Rebar AMINC CLS #104
- ▲ = Section Corner

State of Kansas) ss
Sedgwick County)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, AM Consulting, Inc., have surveyed and platted "UNIVERSITY and RIDGE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 5, 6, 7, and 8, Block G, Westerlea Village Addition, Sedgwick County Kansas.

Existing public dedications, right-of-ways, and easements being vacated by virtue of K.S.A. 12-512(b).

State of Kansas) ss
Sedgwick County)

This plat of "UNIVERSITY and RIDGE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita/Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2003.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chairman
Bernard A. Hentzen

_____, Secretary
Dale E. Miller

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003. At the Direction of the City Council.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

Entered on transfer record this ____ day of _____, 2003.

_____, County Clerk
Don Broce

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds office at ____ o'clock ____ .m., on the ____ day of _____, 2003, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizze

State of Kansas) ss
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2003.

_____, Surveyor
Randall L. Elkins, L.S. # 1294

State of Kansas) ss
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block, to be known as "UNIVERSITY and RIDGE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. The contingent opening is for a joint/shared drive with the adjoining property owner. If a joint drive is constructed, then the 30 foot drive as shown will be closed. Right of Way as shown is hereby dedicated to the public for streets. The 5' contingent street dedication if for future public use should University Avenue be turned into a commercial thoroughfare.

The wall easement is for a screening wall. Utilities may cross under the wall easement. The landscape buffer is for landscape materials when required.

A drainage plan has been developed for the plot. All drainage easements and/or right-of-ways shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Owner _____ Date _____

By _____

Title: _____

State of Kansas) ss
Sedgwick County)

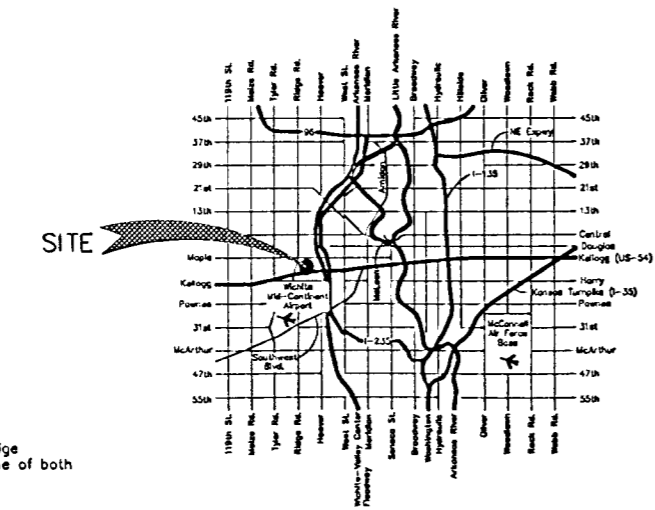
BE IT REMEMBERED that on this ____ day of _____, 2003, before me, the undersigned, a notary public in and for the County and State aforesaid came _____ of InSite Medical Partners, LLC, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public _____

My appointment expires: _____

_____,
Tricia L. Robello, L.S. # 1246
Deputy County Surveyor
Sedgwick County, Kansas



BENCHMARK
City of Wichita Benchmark disc
SW corner of intersection of Maple & Ridge
69 ft. south and 97 ft. west of centerline of both
10.5 ft. north of face of sidewalk
Elev. 142.07 (city datum)

FILENAME: 02130-02-plat

AM CONSULTING
ENGINEERING SERVICES

142 N. Emporia Wichita, KS 67202
316/265-2870 fax: 316/265-2839

E:\projects\021\02130\02130-02-plat.dwg Thu Jul 10 11:34:37 2003 Aaron Earleywine



Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2003

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-05 -- One-Step Final Plat of University and Ridge Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated June 27, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Stanley and Teddi Krehbiel, 353 S. Summitlawn, Wichita, KS 67209
Ernest and Treva Evans, 339 S. Summitlawn, Wichita, KS 67209
Hammit Pinaire, 352 S. Ridge Road, Wichita, KS 67209
Neil Cable, City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2003

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-05 -- One-Step Final Plat of University and Ridge Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 26, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site.
- B. A utility easement needs to be platted for the existing sanitary sewer line and electric line.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan needs revised. A private stormwater extension will be needed at time of site development.**
- E. The plat proposes one access opening along both Ridge Road and University along with a 15-ft contingent opening along the north property line. A cross-lot access easement was approved for the property to the north (King's Maple Third Addition) through a 30-ft opening for the benefit of this property. Distances should be shown for all segments of access control. **One opening along University is approved although no left turns out are permitted. A 30-ft temporary opening along Ridge at the north property line is approved which shall be closed when an adjoining opening to the north is constructed. A cross-lot access agreement with the property to the north shall be provided that grants access rights to the owner of this plat within the west 50 feet of the property to the north.**
- F. **Traffic Engineering** has requested the dedication of 10 feet of additional right-of-way along Ridge Road to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

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- G. **Traffic Engineering** has requested an additional 5 feet of right-of-way along University Avenue. The Subdivision Regulations require a 70-ft half-street right-of-way for a commercial street. **A 5-ft contingent dedication has been platted for a portion of this right-of-way which has been approved.**
- H. **Traffic Engineering** has requested a guarantee to improve University Avenue to commercial street standards.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlays (referenced as P-O # 113 and P-O # 117) and their special conditions for development on this property.
- K. **County Surveying** has requested a precise location for the benchmark.
- L. The legal description needs revised to delete the language "being replatted as...".
- M. The applicant is reminded that in addition to the wall easement platted parallel to the east property line, the Protective Overlay also required a wall constructed parallel to the south property line.
- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 10, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT
(One-Step Final Plat, Deferred 4/17/03)

CASE NUMBER: SUB 2003-05 -- UNIVERSITY AND RIDGE ADDITION

OWNER/APPLICANT: Stanley and Teddi Krehbiel, 353 S. Summitlawn, Wichita, KS 67209;
Ernest and Treva Evans, 339 S. Summitlawn, Wichita, KS 67209;
Hammitt Pinaire, 352 S. Ridge Road, Wichita, KS 67209

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: North of Kellogg, East side of Ridge

SITE SIZE: 1.8 acres

NUMBER OF LOTS

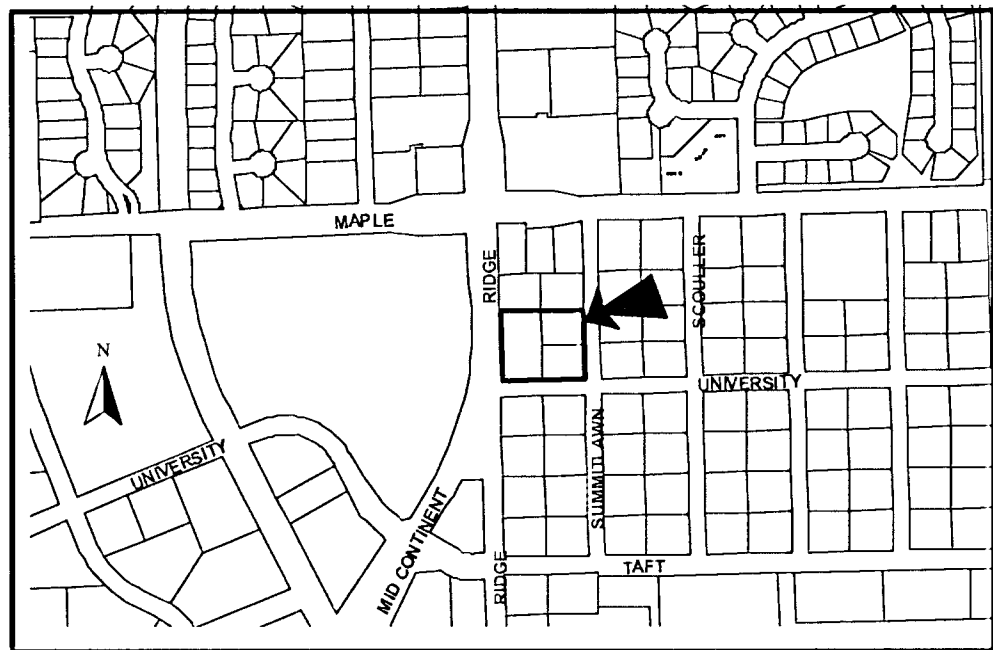
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.8 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2003-05 -- One-Step Final Plat of UNIVERSITY AND RIDGE ADDITION
July 10, 2003 - Page 2

NOTE: This is a replat of the Westerlea Village Addition. The site has been approved for two zone changes (ZON 2002-23 and ZON 2002-56) from SF-5, Single-Family Residential to LC, Limited Commercial subject to the provisions of Protective Overlays #113 and #117 addressing signage, lighting, noise, building height, screening, and permitted uses.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. A utility easement needs to be platted for the existing sanitary sewer line and electric line.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan needs revised. A private stormwater extension will be needed at time of site development.**
- E. The plat proposes one access opening along both Ridge Road and University along with a 15-ft contingent opening along the north property line. A cross-lot access easement was approved for the property to the north (King's Maple Third Addition) through a 30-ft opening for the benefit of this property. Distances should be shown for all segments of access control. **One opening along University is approved although no left turns out are permitted. A 30-ft temporary opening along Ridge at the north property line is approved which shall be closed when an adjoining opening to the north is constructed. A cross-lot access agreement with the property to the north shall be provided that grants access rights to the owner of this plat within the west 50 feet of the property to the north.**
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- G. **Traffic Engineering** has requested an additional 5 feet of right-of-way along University Avenue. The Subdivision Regulations require a 70-ft half-street right-of-way for a commercial street. **A 5-ft contingent dedication has been platted for a portion of this right-of-way which has been approved.**
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- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlays (referenced as P-O # 113 and P-O # 117) and their special conditions for development on this property.
- K. **County Surveying** has requested a precise location for the benchmark.

SUB 2003-05 -- One-Step Final Plat of UNIVERSITY AND RIDGE ADDITION
July 10, 2003 - Page 3

- L. The legal description needs revised to delete the language "being replatted as...".
- M. The applicant is reminded that in addition to the wall easement platted parallel to the east property line, the Protective Overlay also required a wall constructed parallel to the south property line.
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SUB 2003-05 -- One-Step Final Plat of UNIVERSITY AND RIDGE ADDITION
July 10, 2003 - Page 4

- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.