

RIDGE PORT 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "RIDGE PORT 5TH ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as a replat of Lots 1, 2, 3, 4, 5, and 6, Block A,
together with all of Westwind Bay Ct. lying within said Block A, all as
platted and dedicated in Ridge Port 4th Addition, Wichita, Sedgwick County,
Kansas.

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

All being situated in the SW1/4 of Sec. 34, Twp. 26-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey



final tracing
received
8-29-03

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street, to be known as "RIDGE PORT
5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage and utility easements are hereby granted
as indicated for drainage purposes and for the construction and
maintenance of all public utilities. The wall easements are hereby
granted as indicated for the construction and maintenance of a private
screening wall and utility main lines and service lines shall be allowed to
cross this easement. The streets are hereby dedicated to and for the
use of the public. All abutters rights of access to or from Ridge Road
over and across the west line of Lots 1, 6, 7, and 8, Block A, are hereby
granted to the City of Wichita, Kansas.

Ridge Port Development, LLC, a Kansas
limited liability company

Kevin M. Mullen, President
Ritchie Development Corporation

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

Carlos Mayans, Mayor

Pat Graves, City Clerk

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

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of August, 2003, by Kevin M. Mullen, President of
Ritchie Development Corporation, as Member of Ridge Port Development, LLC,
a Kansas limited liability company, on behalf of the company.



Angie M. Holden, Notary Public

My App't. Exp. 7-25-07

This plat of "RIDGE PORT 5TH 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

Bernard A. Hentzen, Chair

Dale Miller, Secretary

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "RIDGE PORT
5TH ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2003, by _____
_____ of Intrust Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

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

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

We the undersigned holders of a mortgage on the
above described property, do hereby consent to this plat of "RIDGE PORT
5TH ADDITION", Wichita, Sedgwick County, Kansas.

Fidelity Bank

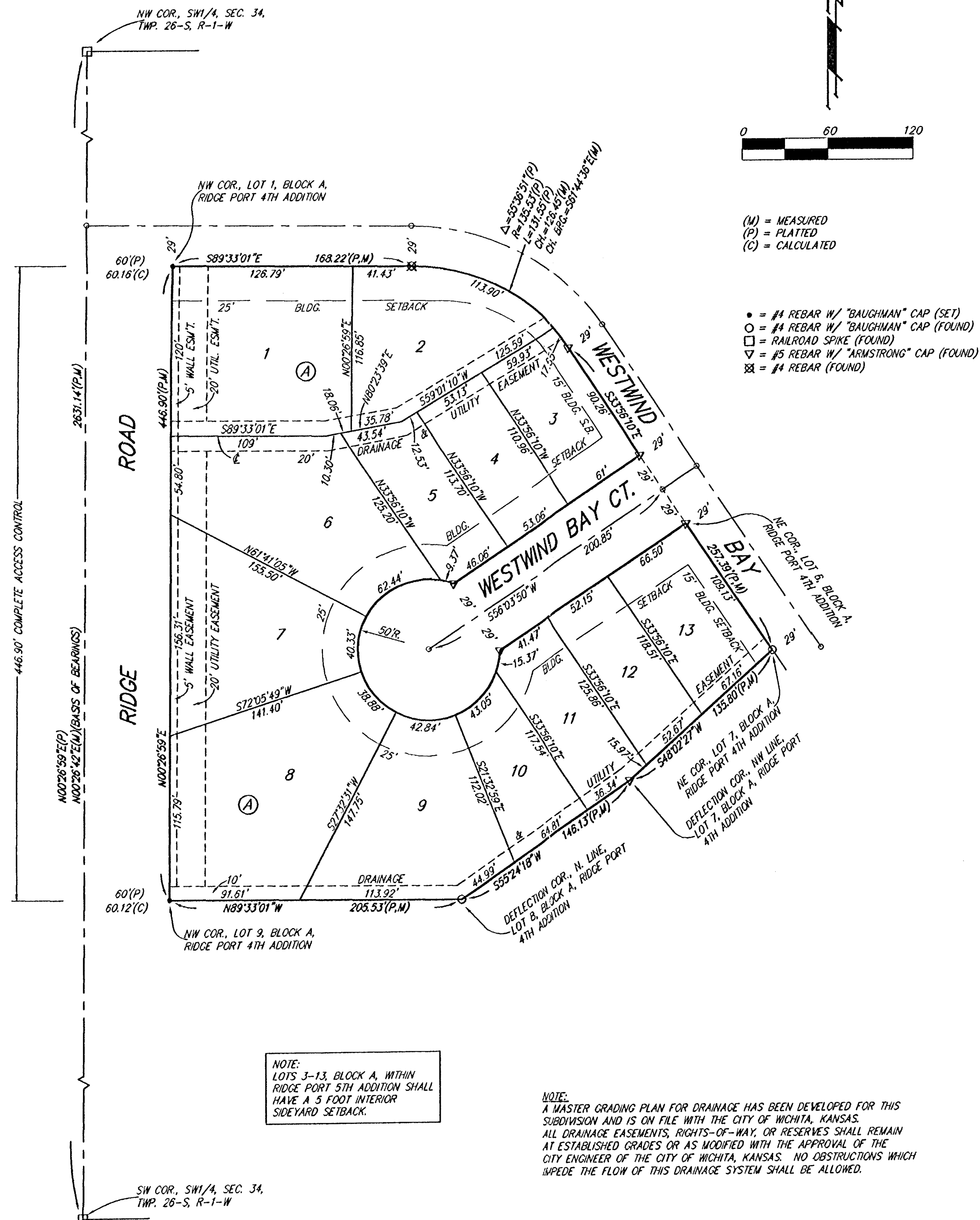
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 2003, by _____
_____ of Intrust Bank, N.A., on behalf of the bank.

_____, Notary Public

My App't. Exp. _____

Bill Meek, Register of Deeds

Linda Kizzire, Deputy





Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-66 -- One-Step Final Plat of Ridge Port Fifth 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: Ridge Port Development, LLC, 8100 E. 22nd Street North, Bldg 1000, Wichita, KS 67226
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

July 10, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-66 -- One-Step Final Plat of Ridge Port Fifth 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. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Ridge Port Addition. *The applicant shall contact Debt Management regarding the need for a respread agreement for special assessments due to the lot reconfiguration.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.

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- H. The platlor'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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

SUB 2003-66 -- One-Step Final Plat of Ridge Port Fifth Addition
June 26, 2003
Page 3

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.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Ridge Port Development, LLC, 8100 E. 22nd Street North, Bldg 1000, Wichita, KS 67226
Neil Cable, City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-66 -- RIDGE PORT FIFTH ADDITION

OWNER/APPLICANT: Ridgeport Development, L.L.C., 8100 E. 22nd St. North, Building 100,
Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Terry Smythe, 315 Ellis, Wichita, KS
67211

LOCATION: East side of Ridge Road, North of 29th St. North

SITE SIZE: 3.35 acres

NUMBER OF LOTS

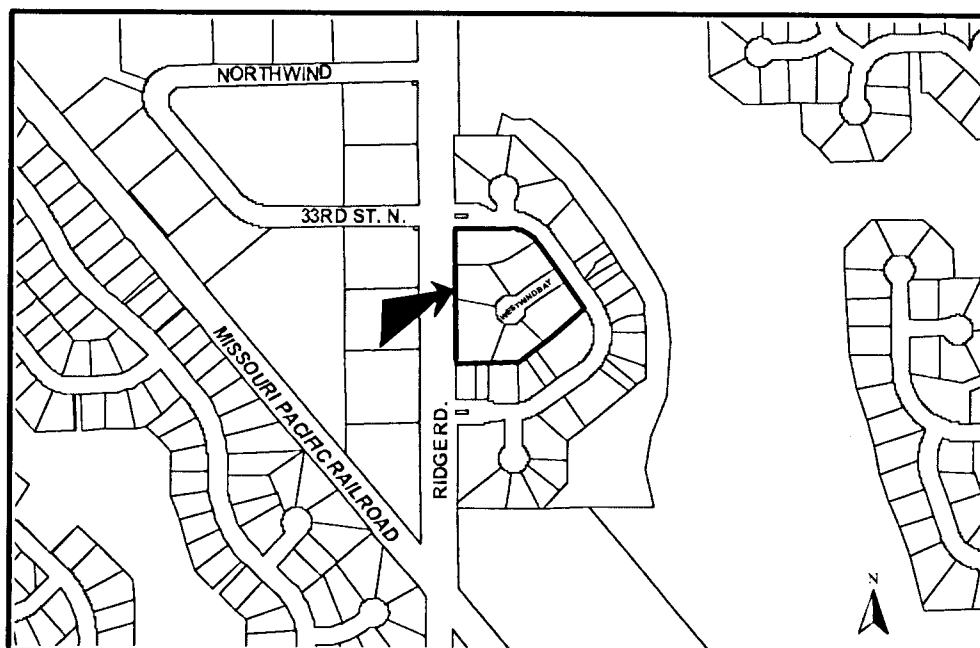
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 6,240 sq. ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-66 -- One-Step Final Plat of RIDGE PORT 5TH ADDITION
July 10, 2003 - Page 2

NOTE: This is a replat of a portion of the Ridge Port Fourth Addition. Lot sizes have been decreased to create seven additional lots. The street layout has remained the same.

STAFF COMMENTS:

- A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Ridge Port Addition. *The applicant shall contact Debt Management regarding the need for a respread agreement for special assessments due to the lot reconfiguration.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. The plat'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.
- I. 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.)
- J. 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.

SUB 2003-66 -- One-Step Final Plat of RIDGE PORT 5TH ADDITION
July 10, 2003 - Page 3

- K. 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.
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