

RIDGE PORT NORTH 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

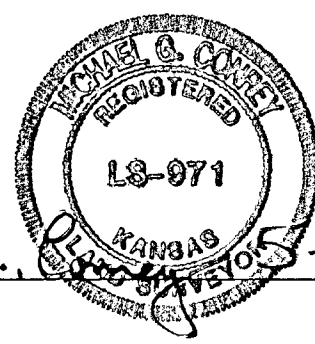
State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "RIDGE PORT NORTH 4TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as A replat of all of Lots 1 through 28,
inclusive, Block A, together with all of Lots 1 through 23, inclusive, Block B,
together with all of Lots 1 through 7, inclusive, Block C, together with
all of Lots 1 through 48, inclusive, Block D, together with all of Lots 1
through 21, inclusive, Block E, together with all of Reserves "B", "C", "F",
"G", and "H", and together with all of Brookview, both Brookview Circles,
both Brookview Courts, Ridge Port, all three Ridge Port Courts, Lakeway,
34th Street North Circle, both 34th Street North Courts, and that part of
34th Street North lying east of the east right-of-way line of Hazelwood,
all as platted or dedicated in Ridge Port North 3rd 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 NW1/4 and NE1/4 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



LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
1-11	A	141.0	1328.4
1,7-10,12-34	C	141.0	1328.4
1	D	141.0	1328.4

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THE COMMERCIAL LOTS
AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE
INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.
NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN
SHALL BE ALLOWED.

A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR
THE RESIDENTIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA,
KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES
SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE
APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.
NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE
SYSTEM SHALL BE ALLOWED.

BENCHMARK:
"C" ON HUBGUARD OF R.C.B.C.,
73' W. OF SE COR., SE1/4, SEC. 28,
TWP. 26-S, R-1-W
ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

604 STEP BENCH IN H.P. 15' N. &
40' E. OF THE INTERSECTION OF 34TH ST. N.
AND EISENHOWER
ELEV. = 144.00 CITY DATUM (1331.40 M.S.L.)

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = NAIL IN 1/2" IRON (FOUND)
- = 5/8" IRON (FOUND)
- = RAILROAD SPIKE (FOUND)
- = #4 REBAR (FOUND)
- △ = #5 REBAR (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (D) = DESCRIBED
- (DEED) = DEED DESCRIPTION
- (C-D) = CALCULATED PER DESCRIBED INFO.

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as "RIDGE
PORT NORTH 4TH 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 drainage
easements are hereby granted as indicated for drainage purposes. The
drainage, utility, and pedestrian access easements are hereby granted as
indicated for drainage purposes, for the construction and maintenance of
all public utilities, and for pedestrian access purposes to or from Reserve "B"
and no fences or other obstructions shall be constructed or placed on
or within these easements. The temporary cul-de-sac easement on
Lakeway shall expire at such time as Lakeway is extended further north or
terminated as a permanent cul-de-sac. The wall easements are hereby
granted as indicated for the construction and maintenance of a private
wall and utility main lines and service lines shall be allowed to cross these
easements. The streets are hereby dedicated to and for the use of the
public. Reserves "A" and "B" are reserved for open space, lakes, drainage,
sidewalks, gazebos, hike and bike trails, landscaping, and utilities as
indicated to easements. Reserves "A" and "B" shall be owned and
maintained by the homeowners association for the addition. All abutters
rights of access to or from 37th Street North over and across the north
line of Lot 1, Block D, are hereby granted to the City of Wichita, Kansas
provided, however, that said Lot 1, Block D, shall have access to 37th
Street North at one location over all of the north line of said Lot 1,
Block D, as shall be determined by the City Engineer of the City of
Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Ridge Port Group, LLC,
a Kansas Limited Liability Company

Jay W. Russell
Manager

Kevin M. Mullen, President
Ritchie Associates, Inc.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this 1st day of MAY, 2001, by Jay W. Russell, Manager of
Ridge Port Group, LLC, a Kansas Limited Liability Company, on behalf of
the company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App'l. Expires 11-7-2001

Judith M. Terhune
Notary Public

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me,
this 14th day of MAY, 2001, by Kevin M. Mullen, President of
Ritchie Associates, Inc., as Manager of Ridge Port Group, LLC, a Kansas
Limited Liability Company, on behalf of the company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App'l. Expires 11-7-2001

Judith M. Terhune
Notary Public

This plat of "RIDGE PORT NORTH 4TH
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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis
Acting Chair

Marvin S. Krout
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2001.

At the direction of the City Council

Chris Cherches
Mayor

Pat Burnett
City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2001.

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

Entered on transfer record this _____ day
of _____, 2001.

Don Brace
County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2001 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek
Register of Deeds

Linda Kizzire
Deputy

WICHITA, SEDGWICK COUNTY, KANSAS

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(C-D) = CALCULATED PER
DESCRIBED INFO.
(C-DEED) = CALCULATED PER
DEED DESCRIPTION

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
1-11	A	141.0	1328.4
1, 7-10, 12-34	C	141.0	1328.4
1	D	141.0	1328.4

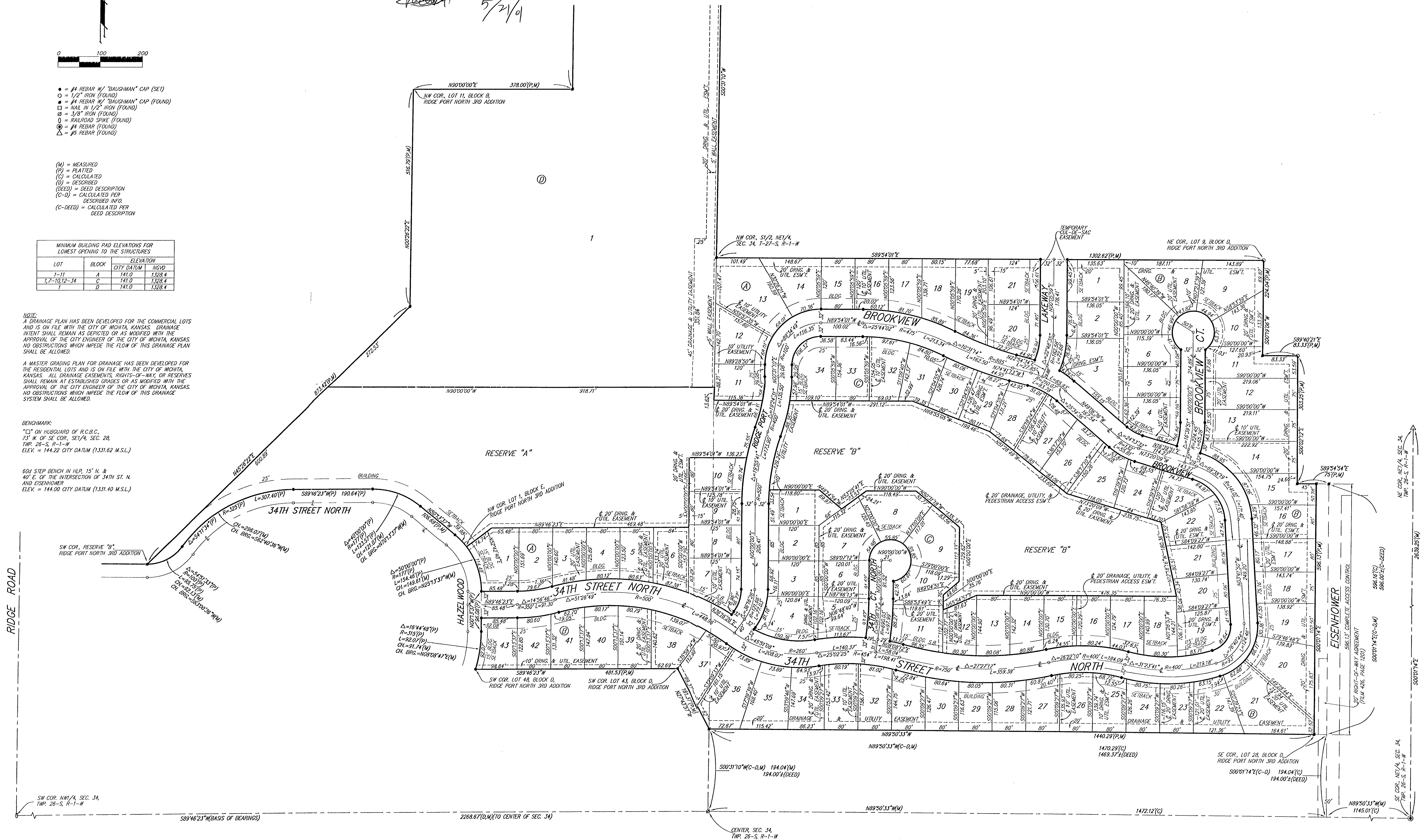
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A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THE RESIDENTIAL LOTS AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

BENCHMARK:

□ ON HUBGUARD OF R.C.B.C.,
73' W. OF SE COR., SE1/4, SEC. 28,
TWP. 26-S, R-1-W
ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

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40' E. OF THE INTERSECTION OF 34TH ST. N.
AND EISENHOWER
ELEV. = 144.00 CITY DATUM (1331.40 M.S.L.)





Wichita-Sedgwick County Metropolitan Area Planning Department

April 19, 2001

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

RE: SUB 2001-20 -- Final Plat of Ridge Port North Fourth Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as as recommended by the Subdivision Committee subject to the conditions stated in our letter dated April 13, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2001

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

RE: SUB 2001-20 -- Final Plat of Ridge Port North Fourth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer.
- B. This plat will be subject to approval of the associated zone change (ZON 2001-05) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- 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 is approved.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for sidewalks or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalks or drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- G. City Fire Department needs to comment on the plat's street names. The street names are approved.
- H. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the installation of a temporary cul-de-sac for Lakeway. The guarantee shall also include sidewalks on one side of the loop street (34th St. North, Lakeway, Brookview and Ridge Port).
- I. County Engineering shall comment on the need for improvements to perimeter streets. The Subdivision Regulations requires paved access of perimeter streets between the nearest paved segment and the entrance to the subdivision. County Engineering has required a guarantee for the paving of 37th Street North to Lot 1, Block D.
- J. 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.
- K. 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.
- L. It is recommended that Reserve B be extended to 34th North Court and the loop street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition. The applicant has platted pedestrian access easements on the final plat between Lots 25 and 26 and between Lots 15 and 16.
- M. The bench mark description needs to be corrected.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- R. 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.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. KGE requests additional easements.
- W. 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 2001, at 1:00 p.m.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(Final Plat Approved 4/12/01; Preliminary Plat Approved 3/1/01)

CASE NUMBER: SUB 2001-20 -- RIDGE PORT NORTH 4TH ADDITION

OWNER/APPLICANT: Ridge Port Group, LLC, Attn: Rob Ramseyer, 8100 E. 22nd St.
North, Bldg. 100, Wichita, KS 67226

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

LOCATION: South side of 37th St. North, East of Ridge Road

SITE SIZE: 67.14 Acres

NUMBER OF LOTS

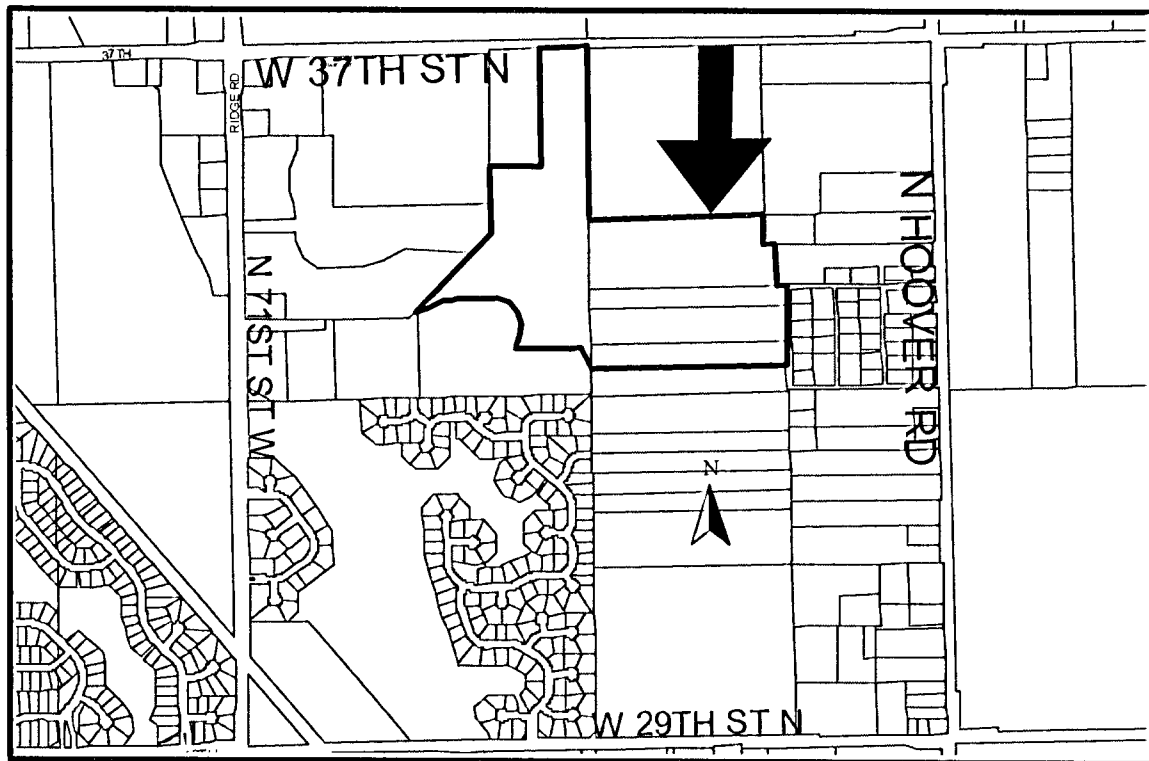
Residential:	98
Office:	1
Commercial:	
Industrial:	
Total:	<u>99</u>

MINIMUM LOT AREA: 9,213 Sq.Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential; GO, General Office

VICINITY MAP



Note: This is a replat of Ridge Port North 3rd Addition. A zone change (ZON 2001-05) has been approved from SF-6, Single-Family Residential to GO, General Office for Lot 1, Block D. 43 residential lots have been replatted as one office lot.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer.
- B. This plat will be subject to approval of the associated zone change (ZON 2001-05) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- 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 is approved.*
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for sidewalks or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalks or drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
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- J. 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.
- K. 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.

- L. It is recommended that Reserve B be extended to 34th North Court and the loop street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition. The applicant has platted pedestrian access easements on the final plat between Lots 25 and 26 and between Lots 15 and 16.
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- O. 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.)
- P. 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.
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