BALTHROP ADDITION
TO SEDGWICK COUNTY, KANSAS

Copied from Tracing 5/7/96

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 1ST DAY OF FEBRUARY, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED BALTHROP ADDITION TO SEDGWICK COUNTY, KANSAS, DESCRIBED AS:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 107 FEET OF THE NORTH 72 FEET THEREOF, AND THE WEST 40 FEET THEREOF FOR ROAD PURPOSES; TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 50 FEET AND THE SOUTH 40 FEET THEREOF, FOR ROAD PURPOSES.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYORS CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES; THE SAME TO BE KNOWN AS BALTHROP ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM GREENWICH ROAD AND CENTRAL ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 14, BLOCK 5, SHALL HAVE ACCESS TO GREENWICH ROAD AT FOUR (4) LOCATIONS; THAT LOT 15, 16 AND 17 SHALL HAVE ACCESS TO GREENWICH ROAD AT (1) ONE LOCATION EACH; THAT LOT 15, BLOCK 5, SHALL HAVE ACCESS TO CENTRAL AT ONE MAJOR OPENING AND LOTS 17, 18 AND 19, BLOCK 5, SHALL HAVE ACCESS TO CENTRAL AT (1) ONE LOCATION EACH AS SHOWN, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

RESERVES "A" THRU "D" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "E" THRU "G" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, WALLS, WALKS, DRAINAGE, DRAINAGE STRUCTURES AND UTILITIES CONFINED TO EASEMENTS. RESERVE "F" SHALL PROVIDE TWO (2) ACCESS OPENINGS TO LOT 14, BLOCK 5 ONLY. SAID LOCATIONS AS DESIGNATED BY THE APPROPRIATE ENGINEER.

RESERVE "H" IS HEREBY PLATTED FOR LANDSCAPING, WALKS, DRAINAGE, DRAINAGE STRUCTURES, LAKES, RECREATIONAL IMPROVEMENTS, CLUBHOUSE, POOL, PLAYGROUND EQUIPMENT AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THRU "H" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE LANDOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BALTHROP ADDITION TO SEDGWICK COUNTY, KANSAS.

THE 5 FOOT WALL EASEMENT ALONG THE WEST LINE OF LOTS 1, 10, 11, 19 AND 20, BLOCK 1, PART OF THE WEST LINE OF LOT 14, BLOCK 5; THE NORTH AND EAST LINES OF LOT 15, BLOCK 5; AND THE EAST LINE OF LOT 19 IN BLOCK 5 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL UTILITIES MAY CROSS THE WALL EASEMENT.

THE TEMPORARY CUL-DE-SAC SHALL EXPIRE AT THE TIME WHEN TIPPERARY IS EXTENDED EAST.

A CONTINGENT DEDICATION OF A 58 FOOT WIDTH STREET THROUGH RESERVE "G" EAST FROM BRISTOL IS HEREBY DEDICATED TO THE PUBLIC, CONTINGENT ON THE FUTURE PLAT OF THE AREA EAST OF RESERVE "G".

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

LOTS 36-63, BLOCK 1 = ELEV. 1362.00 M.S.L.
LOTS 14&15, BLOCK 5 = ELEV. 1362.00 M.S.L.

OWNER:

RITCHIE ASSOCIATES, INC.,

BY: _____
JACK D. RITCHIE, C.E.O.

OWNER: _____
C. EDGAR DUNNE

OWNER: THE CECILIA BALTHROP LIVING TRUST

BY: _____, TRUSTEE
JOHN C. BALTHROP

BY: _____, TRUSTEE
CECILIA BALTHROP

OWNER: THE HOLY CROSS EVANGELICAL LUTHERAN CHURCH OF WICHITA, KANSAS, A KANSAS NONPROFIT CORPORATION

BY: _____, PRESIDENT
LARRY CHADWICK

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 1st DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE ASSOCIATES, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Krista L. Peterson, NOTARY PUBLIC
KRISTA L. PETERSON

MY COMMISSION EXPIRES 3-27-99

KRISTA L. PETERSON
State of Kansas
Appt. Exp. 3-27-99

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 1st DAY OF February, 1996, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME C. EDGAR DUNNE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Krista L. Peterson, NOTARY PUBLIC
KRISTA L. PETERSON

MY COMMISSION EXPIRES 3-27-99

KRISTA L. PETERSON
State of Kansas
Appt. Exp. 3-27-99

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 1st DAY OF February, 1996, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOHN C. BALTHROP AND CECILIA BALTHROP, TRUSTEES OF THE CECILIA BALTHROP LIVING TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Krista L. Peterson, NOTARY PUBLIC
KRISTA L. PETERSON

MY COMMISSION EXPIRES 3-27-99

KRISTA L. PETERSON
State of Kansas
Appt. Exp. 3-27-99

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 1st DAY OF February, 1996, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY CHADWICK, PRESIDENT OF THE HOLY CROSS EVANGELICAL LUTHERAN CHURCH OF WICHITA, KANSAS, A KANSAS NONPROFIT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Krista L. Peterson, NOTARY PUBLIC
KRISTA L. PETERSON

MY COMMISSION EXPIRES 3-27-99

KRISTA L. PETERSON
State of Kansas
Appt. Exp. 3-27-99

WE, EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF ABOVED DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BALTHROP ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____, AVP
EDDIE D. WINKLER, ASSISTANT VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 2nd DAY OF February, 1996, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME EDDIE D. WINKLER, ASSISTANT VICE PRESIDENT, EMPRISE BANK, IN WICHITA, KANSAS TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Barbara S. Brewer, NOTARY PUBLIC
BARBARA S. BREWER

BARA S. BREWER
NOTARY PUB.
STATE OF KANSAS
My Exp. 1-9-2000

MY COMMISSION EXPIRES 1/9/2000

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 25th DAY OF May, 1995.

_____, CHAIRMAN
SUSAN OSBORNE-HOWES

_____, SECRETARY
MARVIN S. KROUT

SEAL

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS ____ DAY OF _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1996.

_____, CHAIRMAN
THOMAS G. WINTERS

_____, CHAIR PRO TEM
MELODY C. MILLER

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
MARK F. SCHROEDER

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ .M., ON THIS ____ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

BALTHROP ADDITION
TO SEDGWICK COUNTY, KANSAS

Copied from tracings 5/7/98

N.W. Corner, S.W. 1/4 Sec. 15, T27S, R2E of the 6th P.M. Fd. 1" I.P.

N.E. Corner, S.W. 1/4 Sec. 15, T27S, R2E of the 6th P.M. Fd. ¾" I.P.

℄ 50' Pipeline Easement Cooperative Refinery Association Misc. Book 239, Page 545

N.W. Corner Lot 20, Block 1

KILLARNEY CIRCLE · KILLARNEY · KILLARNEY CIRCLE · KILLARNEY · KILLARNEY

CREST COURT · CREST · BRISTOL COURT · BRISTOL · BRISTOL COURT · BEDFORD · BEDFORD COURT · RITCHFIELD

TIPPERARY · TIPPERARY COURT · BALTHROP CIRCLE · SHANNON WAY · SHANNON WAT CT

GREENWICH ROAD

LOT 20 · LOT 21

RESERVE "A" 7'x40' · RESERVE "E" · RESERVE "F" · RESERVE "G" · RESERVE "H"

Complete Access Control

Access Control except 4 openings

Street Dedication 314.74'

For Reserve "B" Location See Typical

For Reserve "C" Location See Typical

Temporary Cul-de-sac by Separate Instrument

NOTE: 2 ACCESS ENTRANCES TO LOT 14 THROUGH RESERVE "F" (SEE TEXT).

NOTE: CONTINGENT DEDICATION THROUGH RESERVE "G" (SEE TEXT).

TYPICAL RESERVE FOR 80' ENTRANCE

SCALE: 1"=100'

o = IRON SET

B.S.L. = BUILDING SETBACK LINE

C.A.C. = COMPLETE ACCESS CONTROL

S.S. = SANITARY SEWER

DRAINAGE EASEMENT

B.M. - CHISELED "D" IN CENTER CONCRETE HEADWALL TO R.C.B. 24.5' SOUTH AND 56.7' WEST OF THE INTERSECTION OF THE CENTERLINES OF CENTRAL AND GREENWICH. ELEV. 1388.828 CITY DATUM

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

LOTS 36-63, BLOCK 1 = ELEV. 1362.0 M.S.L.
LOTS 14&15, BLOCK 5 = ELEV. 1362.0 M.S.L.

SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION SEAL KANSAS

BALTHROP ADDITION
TO SEDGWICK COUNTY, KANSAS

Copied from tracing 5/7/96

TIPPERARY COURT
TIPPERARY
TIPPERARY
TIPPERARY
TIPPERARY
GREENWICH ROAD
BRISTOL
CENTRAL AVENUE
RESERVE "F"
RESERVE "G"
RESERVE "H"
RES. "D"
RES. "G"
Drainage Easement
Access Control except 4 openings
Access Control except 1 opening
1-opening
1-opening
C.A.C.
150'
Temporary Cul-de-sac by Separate Instrument
NOTE: 2 ACCESS ENTRANCES TO LOT 14 THROUGH RESERVE "F" (SEE TEXT).
NOTE: CONTINGENT DEDICATION THROUGH RESERVE "G" (SEE TEXT).
For Reserve "B" Location See Typical
For Reserve "C" Location See Typical
Drain. Esm't.
TYPICAL RESERVE FOR 80' ENTRANCE
SCALE: 1"=100'
o = IRON SET
B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL
S.S. = SANITARY SEWER
DRAINAGE EASEMENT
B.M. - CHISELED "D" IN CENTER CONCRETE HEADWALL TO R.C.B. 24.5' SOUTH AND 56.7' WEST OF THE INTERSECTION OF THE CENTERLINES OF CENTRAL AND GREENWICH. ELEV. 1188.828 CITY DATUM
MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:
LOTS 36-63, BLOCK 1 = ELEV. 1362.00 M.S.L.
LOTS 14&15, BLOCK 5 = ELEV. 1362.00 M.S.L.
S.W. Corner Sec. 15, T27S, R2E of the 6th P.M. Fd. ½" I.P. in Thimble
S.E. Corner, S.W. 1/4 Sec. 15, T27S, R2E of the 6th P.M. Fd. #5 rebar w/ P.E.C. Cap
Complete Access Control 180' | 50' 1-Opening | C.A.C. 120' | Access Control except 1 Major opening | 1-Opening | 1-Opening | C.A.C. | C.A.C.
SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION SEAL KANSAS

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 25, 1995

P.E.C.
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-1 BALTHROP ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1995, 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 May 18, 1995.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Ritchie Assoc., Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 18, 1995

P.E.C.
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-1 BALTHROP ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to any final plat being submitted for consideration by the governing body, a voluntary community development plan for the "LC" area was to be submitted to Planning for review. Any final plat tracing for this area will need to reflect all relevant conditions of such a plan (access control, building setbacks, lot/parcel boundaries, etc.). Improvements to serve this area such as sanitary sewer, water, traffic, etc. will be determined at the time of final platting and will also be based upon any requirements noted by the community development (unit) plan.

Compliance with the conditions of such development plan will be submitted with or as appropriate as part of the outside-the-City water agreement(s) to be provided for this area and/or the overall subdivision.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed extensions of water in Greenwich Road (24-inch main) needed to serve this site. Since such water service will be through Wichita water lines, an outside-the-City water agreement shall be submitted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.

D. The applicant shall guarantee the paving of the proposed interior streets. This paving shall be to the urban standard. In addition, sidewalks shall be included in the paving guarantees for one side of Tipperary, Bristol, and the two areas of looped streets. That is, sidewalk shall be provided along one side of all streets, including stubs, not shown as a cul-de-saced street. A temporary turnaround shall also be guaranteed for Tipperary at the east line of the plat.

E. The applicant shall guarantee a left-turn lane in Greenwich Road from Central to this site's entrance at Tipperary.

F. The applicant shall guarantee the portion of the major entrance to Lot 15, Block 5 located in public right-of-way. Such guarantee shall not be by a petition.

G. The applicant shall guarantee any drainage improvements required by the platting of this property.

H. The applicant shall guarantee construction of the storm sewers required by this plat.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be submitted as appropriate.

J. As with previous plats, the design of this plat raises a number of issues both in terms of access situations in general, but emergency access in particular. For example, the area east of Reserve H will for now be limited to one means of access. Further, a sketch plat for this site has also indicated, as noted by Tipperary's extension to the east line of the plat, plans to plat residential lots between this plat and the Northeast Freeway. Ultimately, nearly 150 lots will be served by Tipperary primarily and more restrictedly by Bedford when the property to the north plats.

For access in general, this plat and the sketch plat which included the area to the east is showing no or very limited street access to adjoining properties. In no case are the adjoining, unplatted properties zoned for incompatible uses. The area between Central and this plat, and east of Bristol is under a number of separate ownerships, however, and is somewhat broken up by a number of existing ponds and associated drainage ways. Nonetheless, access between Central and this plat and/or the area further east needs to be considered. That is, a public street other than Bristol needs to be provided both as a means of access for this plat, but also for future development of the large tracts in this area. The applicant's agent has indicated that it is their expectation that none or only very limited development of these areas is expected now or well into the future.

In regard to the issues of access in general but emergency access in particular, the following requirements were made during review of the preliminary and final plat:

1. An acceptable means of emergency access shall be provided to those areas east of Reserve H. The applicant shall obtain any needed such easement and assure the installation of an appropriate driving surface.

2. In order to provide for future development and interconnecting of adjacent properties, a street stub shall be provided from Bristol across Reserve "G" and/or from Tipperary across Reserve "G" to serve the area adjacent to this site and north of the existing residential uses. However, rather than such an outright dedication, a contingent dedication may be provided on this plat.

K. For the buildings in Lots 15, 16 & 17, Block 5 located in the indicated building setbacks, it

is advised that these structures be removed if they are not intended for the planned "LC" uses at those locations. Any future use of these structures will be limited to maintaining the portions in the setbacks and no expansions within the setbacks can be allowed. Once removed for any cause, all reconstruction of any such structures will be required to observe the setbacks as platted or per the community development (unit) plan.

L. For any Reserve indicated as potentially allowing structures (Reserve H) an appropriate building setback shall be platted to adjacent streets.

M. In regard to any Reserve being platted for a swimming pool, clubhouse, and related facilities, while this has only been formally indicated as an allowed activity for Reserves for additions in Wichita, the County Permitting Agency has indicated that if noted on a County plat, such uses will be allowed for County Additions providing no violation of the underlying zoning would occur. As with City plats, a site development plan shall be submitted to Planning for review and approval.

N. 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. This covenant shall also provide for the lot owners' association to maintain the "parking strip" between this plat's perimeter and the driving surfaces for Greenwich and Central.

O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the 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 a method similar to special assessments.

P. 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.

Q. The plattor's text shall note that utilities may cross the wall easements.

R. For easements such as along the rear of Lots 55 through 66, Block 1, additional dimensions shall be provided on the plat so as to accurately describe the easement location.

S. 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.)

T. 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.

U. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

V. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.

W. As indicated by County Engineering, a number of additional drainage easements need to be granted across certain lots in Blocks 1 and 5. Prior to submitting the final plat tracing, the applicant shall contact County Engineering to determine where these easements are required and the final plat tracing shall grant all such easements.

X. The final plat tracing shall appropriately indicate street names for this plat. For example, the segment of street adjacent to Lot 13, Block 5 needs to be labeled either Tipperary or Bristol; the street adjacent to Lots 51-53, Block 1, Bedford or Shannon Way; the cul-de-sac by Lots 16-19, Block 1 Shannon Way Court or Ritchfield Court; and so forth. It is recommended that the applicant contact the City's Office of Central Inspection to discuss these issues. The City and County are in the process of developing a geographic information system which needs a more precise identification of streets.

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. Also, 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Ritchie Assoc., Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

AGENDA ITEM NO 2-4

METROPOLITAN AREA PLANNING COMMISSION

May 25, 1995

STAFF REPORT

(Final Plat Approved 5/18/95, Preliminary Plat Approved 3/16/95)

CASE NUMBER: S/D 95-1 BALTHROP ADDITION

OWNER/APPLICANT: Ritchie Assoc., Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: P.E.C., 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Central and east of Greenwich

SITE SIZE: 118.6 ± Acres

NUMBER OF LOTS

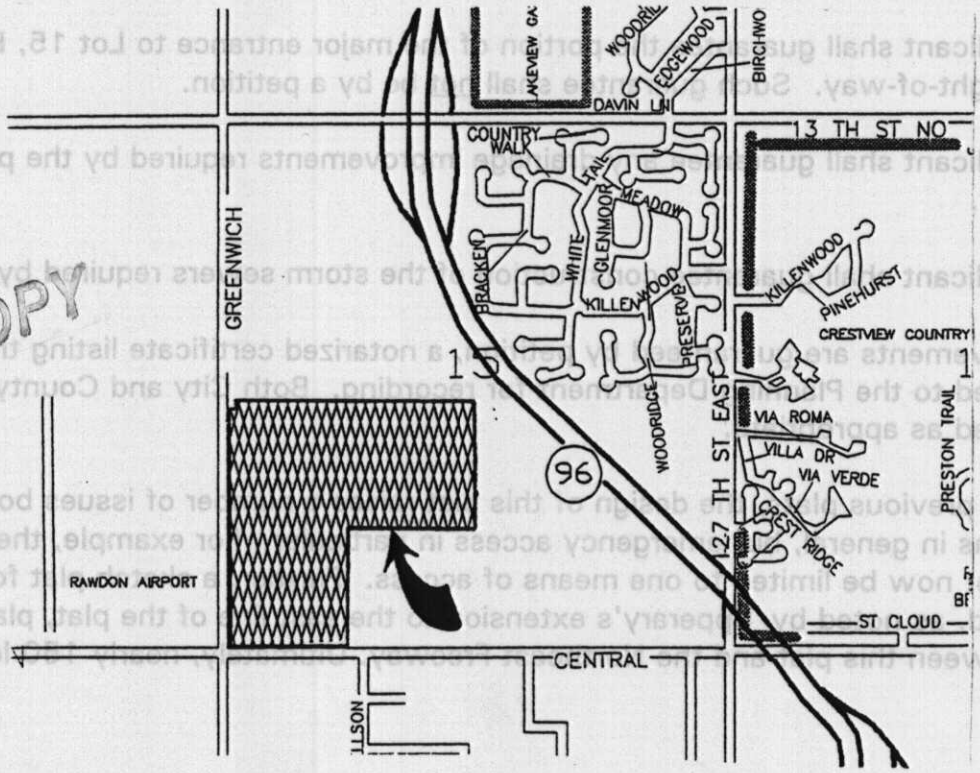
Residential:	183
Office:	
Commercial:	5
Industrial:	
Total:	188

MINIMUM LOT AREA: 9600 sq. ft.

CURRENT ZONING: "R-1" & "LC"

PROPOSED ZONING: "AA" and "LC" (SCZ-0682)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. Prior to any final plat being submitted for consideration by the governing body, a voluntary community development plan for the "LC" area was to be submitted to Planning for review. Any final plat tracing for this area will need to reflect all relevant conditions of such a plan (access control, building setbacks, lot/parcel boundaries, etc.). Improvements to serve this area such as sanitary sewer, water, traffic, etc. will be determined at the time of final platting and will also be based upon any requirements noted by the community development (unit) plan.

   Compliance with the conditions of such development plan will be submitted with or as appropriate as part of the outside-the-City water agreement(s) to be provided for this area and/or the overall subdivision.

B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed extensions of water in Greenwich Road (24-inch main) needed to serve this site. Since such water service will be through Wichita water lines, an outside-the-City water agreement shall be submitted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.

D. The applicant shall guarantee the paving of the proposed interior streets. This paving shall be to the urban standard. In addition, sidewalks shall be included in the paving guarantees for one side of Tipperary, Bristol, and the two areas of looped streets. That is, sidewalk shall be provided along one side of all streets, including stubs, not shown as a cul-de-saced street. A temporary turnaround shall also be guaranteed for Tipperary at the east line of the plat.

E. The applicant shall guarantee a left-turn lane in Greenwich Road from Central to this site's entrance at Tipperary.

F. The applicant shall guarantee the portion of the major entrance to Lot 15, Block 5 located in public right-of-way. Such guarantee shall <u>not</u> be by a petition.

G. The applicant shall guarantee any drainage improvements required by the platting of this property.

H. The applicant shall guarantee construction of the storm sewers required by this plat.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be submitted as appropriate.

J. As with previous plats, the design of this plat raises a number of issues both in terms of access situations in general, but emergency access in particular. For example, the area east of Reserve H will for now be limited to one means of access. Further, a sketch plat for this site has also indicated, as noted by Tipperary's extension to the east line of the plat, plans to plat residential lots between this plat and the Northeast Freeway. Ultimately, nearly 150 lots will be served by

Tipperary primarily and more restrictedly by Bedford when the property to the north plats.

For access in general, this plat and the sketch plat which included the area to the east is showing no or very limited street access to adjoining properties. In no case are the adjoining, unplatted properties zoned for incompatible uses. The area between Central and this plat, and east of Bristol is under a number of separate ownerships, however, and is somewhat broken up by a number of existing ponds and associated drainage ways. Nonetheless, access between Central and this plat and/or the area further east needs to be considered. That is, a public street other than Bristol needs to be provided both as a means of access for this plat, but also for future development of the large tracts in this area. The applicant's agent has indicated that it is their expectation that none or only very limited development of these areas is expected now or well into the future.

In regard to the issues of access in general but emergency access in particular, the following requirements were made during review of the preliminary and final plat:

1. An acceptable means of emergency access shall be provided to those areas east of Reserve H. The applicant shall obtain any needed such easement and assure the installation of an appropriate driving surface.

2. In order to provide for future development and interconnecting of adjacent properties, a street stub shall be provided from Bristol across Reserve "G" and/or from Tipperary across Reserve "G" to serve the area adjacent to this site and north of the existing residential uses. However, rather than such an outright dedication, a contingent dedication may be provided on this plat.

K. For the buildings in Lots 15, 16 & 17, Block 5 located in the indicated building setbacks, it is advised that these structures be removed if they are not intended for the planned "LC" uses at those locations. Any future use of these structures will be limited to maintaining the portions in the setbacks and no expansions within the setbacks can be allowed. Once removed for any cause, all reconstruction of any such structures will be required to observe the setbacks as platted or per the community development (unit) plan.

L. For any Reserve indicated as potentially allowing structures (Reserve H) an appropriate building setback shall be platted to adjacent streets.

M. In regard to any Reserve being platted for a swimming pool, clubhouse, and related facilities, while this has only been formally indicated as an allowed activity for Reserves for additions in Wichita, the County Permitting Agency has indicated that if noted on a County plat, such uses will be allowed for County Additions providing no violation of the underlying zoning would occur. As with City plats, a site development plan shall be submitted to Planning for review and approval.

N. 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

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those responsibilities. This covenant shall also provide for the lot owners' association to maintain the "parking strip" between this plat's perimeter and the driving surfaces for Greenwich and Central.

O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the 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 a method similar to special assessments.

P. 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.

Q. The plattor's text shall note that utilities may cross the wall easements.

R. For easements such as along the rear of Lots 55 through 66, Block 1, additional dimensions shall be provided on the plat so as to accurately describe the easement location.

S. 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.)

T. 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.

U. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

V. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.

W. As indicated by County Engineering, a number of additional drainage easements need to be granted across certain lots in Blocks 1 and 5. Prior to submitting the final plat tracing, the applicant shall contact County Engineering to determine where these easements are required and the final plat tracing shall grant all such easements.

X. The final plat tracing shall appropriately indicate street names for this plat. For example, the

segment of street adjacent to Lot 13, Block 5 needs to be labeled either Tipperary or Bristol; the street adjacent to Lots 51-53, Block 1, Bedford or Shannon Way; the cul-de-sac by Lots 16-19, Block 1 Shannon Way Court or Ritchfield Court; and so forth. It is recommended that the applicant contact the City's Office of Central Inspection to discuss these issues. The City and County are in the process of developing a geographic information system which needs a more precise identification of streets.