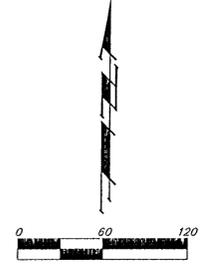


WEST RIDGE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 1/26/01



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ⊗ = 1" IRON (FOUND)
 - ⊗ = #5 REBAR W/ "POE" CAP (FOUND)
 - △ = STONE (FOUND)
 - = 3/8" IRON (FOUND)
 - = 1/2" IRON (FOUND)
- (M) = MEASURED
 (P) = PLATTED
 (C-D) = CALCULATED PER DESCRIBED INFO.
 (C-P) = CALCULATED PER PLATTED INFO.

NOTE:
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION 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 IMPED THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

LOTS	ELEVATION (CITY DATUM)
2,4	178.3

BENCHMARK:
 119TH ST. W. & 29TH ST. N. - CITY OF WICHITA BENCHMARK DISC. AT NW CORNER OF INTERSECTION, 43.82 FEET NW OF SECTION COR. IRON, 3.10 FEET WEST OF FACE OF POWER POLE, 48.70 FEET SOUTH OF STEEL FENCE POST.
 ELEV. = 173.53 CITY DATUM

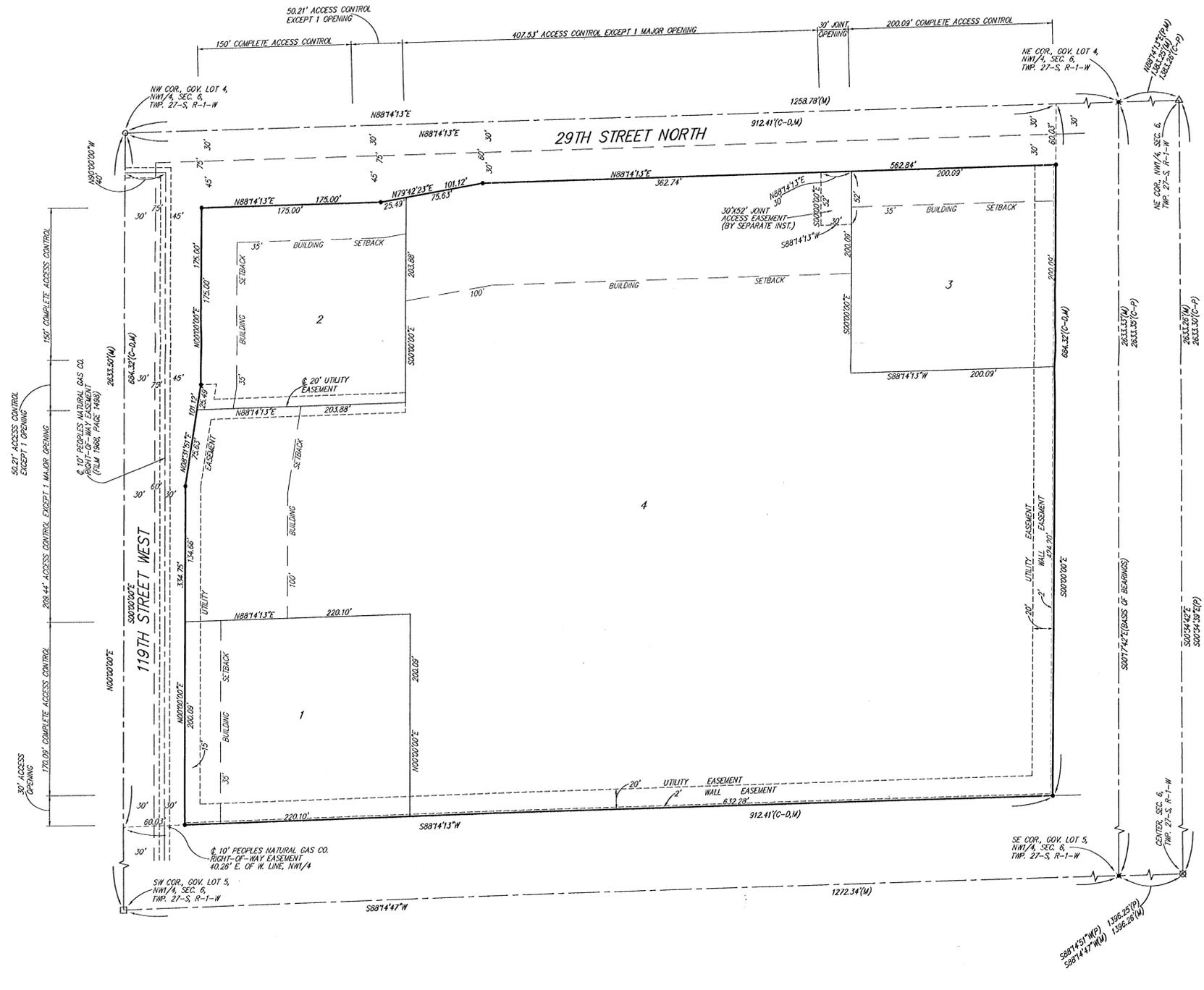
NOTE:
 ADDITIONAL BUILDING SETBACK REQUIREMENTS PER COMMUNITY UNIT PLAN DP-235.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "WEST RIDGE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the north 684.00 feet of the west 911.98 feet of Government Lot 4 in the NW 1/4 of Sec. 6, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

This plat of "WEST RIDGE COMMERCIAL 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

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
 Baughman Company, P.A.

_____, Chairman
 Francis S. Garofalo
 _____, Secretary
 Marvin S. Krout



Michael E. Conroy
 Michael E. Conroy, Surveyor
 (Seal: REGISTERED SURVEYOR, KANSAS, 18-971, EXPIRES 12-2001)

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

_____, Mayor
 Bob Knight
 _____, City Clerk
 Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and Streets to be known as "WEST RIDGE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated 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 these easements. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures on Lots 2 and 4 shall be 178.3 City Datum.

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

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

John E. Dugan *Marilyn K. Dugan*
 John E. Dugan Marilyn K. Dugan

Entered on transfer record this _____ day of _____, 2001.
 _____, County Clerk
 Don Brace

State of Kansas) SS The foregoing instrument acknowledged before me, this 12th day of January, 2001, by John E. Dugan and Marilyn K. Dugan, husband and wife.

State of Kansas) SS 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.

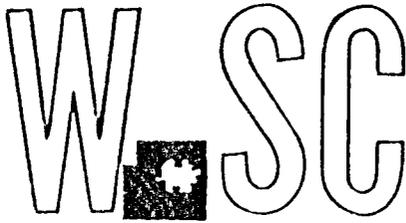
_____, Register of Deeds
 Bill Meek

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

Judith M. Terhune
 JUDITH M. TERHUNE, Notary Public

_____, Deputy
 Linda Kizzire

WICHITA — 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

July 29, 1999

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

RE: S/D 99-48— One-Step Final Plat of WESTRIDGE COMMERCIAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 29, 1999, 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 July 23, 1999.

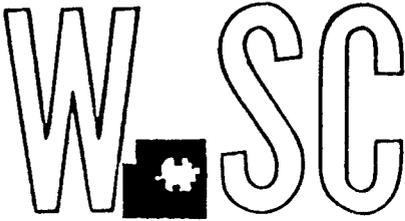
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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455 NORTH MAIN STREET
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July 23, 1999

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

RE: S/D 99-48— One-Step Final Plat of WESTRIDGE COMMERCIAL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. This site adjoins the proposed Westridge Addition to the south which will need to be annexed to allow for the lot sizes being platted. Subsequently, this site will adjoin the City of Wichita and a request for annexation is requested.
- B. City Engineering needs to comment on the need for guarantees or easements. Sewer and water guarantees are required.
- 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. A drainage guarantee is required. A cross-lot drainage agreement is required.
- E. In accordance with DP-235, the Applicant shall guarantee the construction of two lanes of roadway along 29th Street North and 119th Street West with a left turn lane at the intersection of both of these roadways. A guarantee shall also be provided for an accel/decel lane along the entire 29th Street North and 119th Street West frontage. The applicant shall provide a guarantee for 12.5% of the traffic signal at the intersection.



- F. If the pipeline easement indicated on the plat is encumbering the plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Otherwise, verification must be provided that the easement is off-site or has been released.
- G. **Traffic Engineering** shall comment on the access controls. The plat denotes three access openings along both perimeter streets. Distances shall be shown for all segments of access control. Subdivision Committee has permitted three access openings along both perimeter streets. Complete access control is required along 119th St. West for the north 175 feet of Lot 1. Complete access control of 150 feet shall be required along both streets from the intersection. Access to and from Lot 2 is limited to right turns only and shall consist of joint access easements with Lot 4 along both streets.
- H. The legal description needs to be revised to reference the "north 684 feet".
- I. A cross-lot circulation agreement and joint access agreement shall be established by separate instrument to assure internal vehicular movement between the lots.
- J. 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.
- K. A CUP Certificate shall be submitted prior to City Council consideration, identifying the proposed CUP (referenced as DP-235) and its special conditions for development on the property.
- L. The final plat tracing shall include a note placed on the face of the plat that this Addition is subject to the conditions of Community Unit Plan DP-235.
- M. The platting 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.

- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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. Southwestern Bell has requested additional easements.
- V. 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 Release 13 version of 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. 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, July 29, 1999, at 12:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: John E. Dugan, 2416 N. Morningdew, Wichita, KS 67205
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 7/22/99)

CASE NUMBER: S/D 99-48 - WESTRIDGE COMMERCIAL ADDITION

OWNER/APPLICANT: John E. Dugan, 2416 N. Morningdew, Wichita, KS 67205

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

LOCATION: Southeast corner of 119th Street West and 29th Street North

SITE SIZE: 12.05 acres

NUMBER OF LOTS

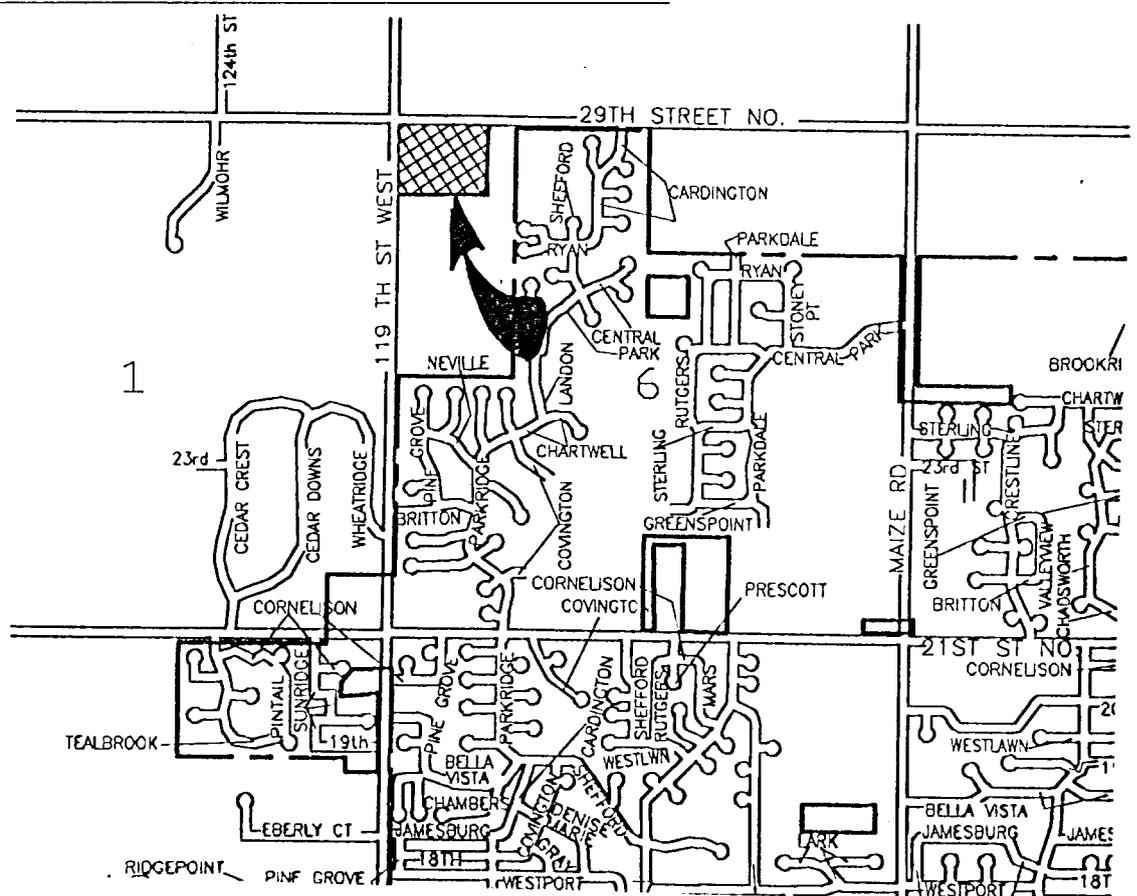
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

MINIMUM LOT AREA: 40,114 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail
LC, Limited Commercial

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ-0775) from SF-20 to NR, Neighborhood Retail, and LC, Limited Commercial zoning subject to platting. The site is also subject to the Westridge Community Unit Plan (DP-235).

STAFF COMMENTS:

- A. This site adjoins the proposed Westridge Addition to the south which will need to be annexed to allow for the lot sizes being platted. Subsequently, this site will adjoin the City of Wichita and a request for annexation is requested.
- B. **City Engineering** needs to comment on the need for guarantees or easements. **Sewer and water guarantees are required.**
- 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. A drainage guarantee is required. A cross-lot drainage agreement is required.**
- E. In accordance with DP-235, the Applicant shall guarantee the construction of two lanes of roadway along 29th Street North and 119th Street West with a left turn lane at the intersection of both of these roadways. A guarantee shall also be provided for an accel/decel lane along the entire 29th Street North and 119th Street West frontage. The applicant shall provide a guarantee for 12.5% of the traffic signal at the intersection.
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S/D 99-48 – One-Step Final Plat of WESTRIDGE COMMERCIAL ADDITION
July 29, 1999 - Page 4

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