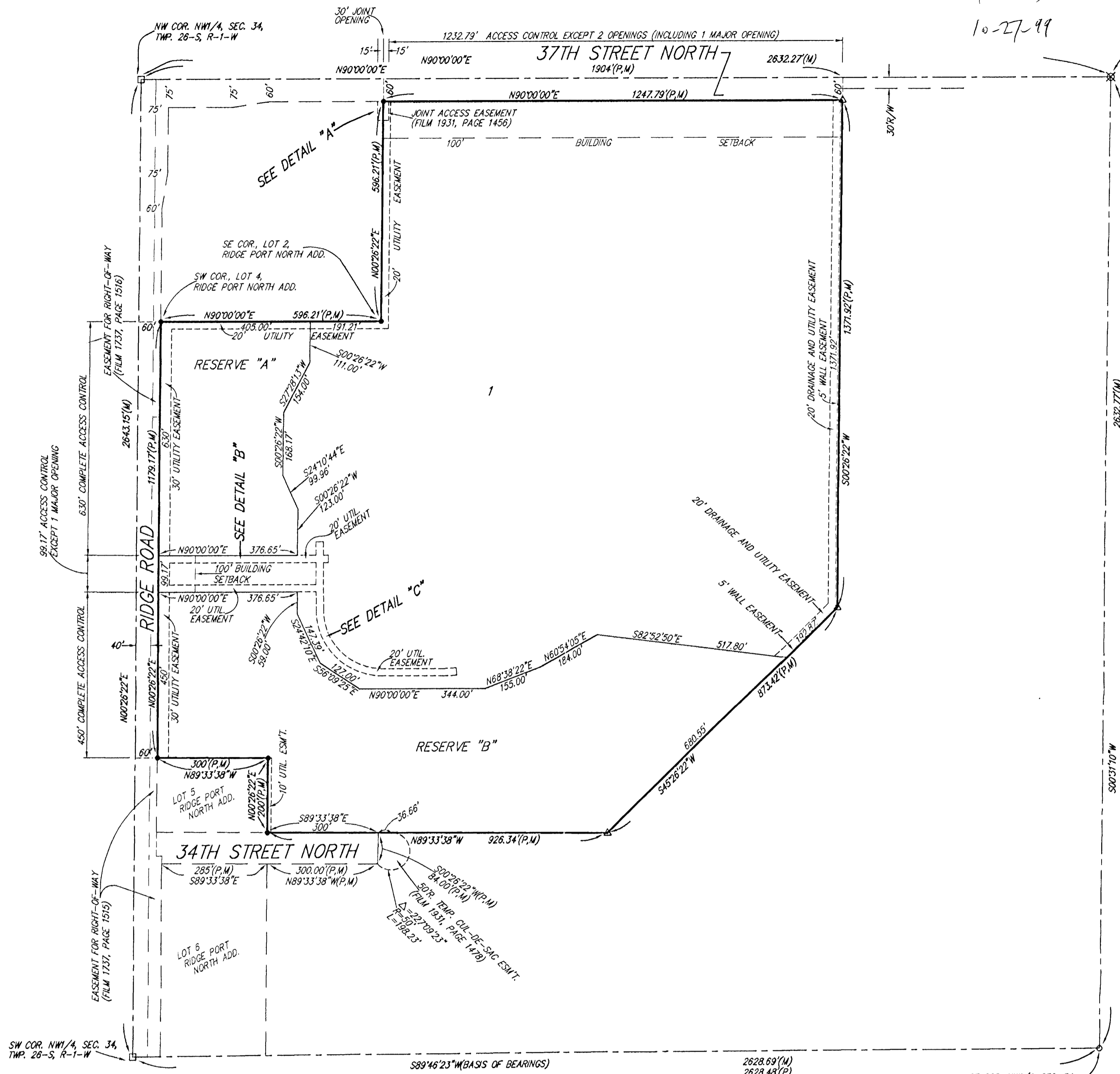


# RIDGE PORT NORTH 2ND ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

final tracing  
10-27-99

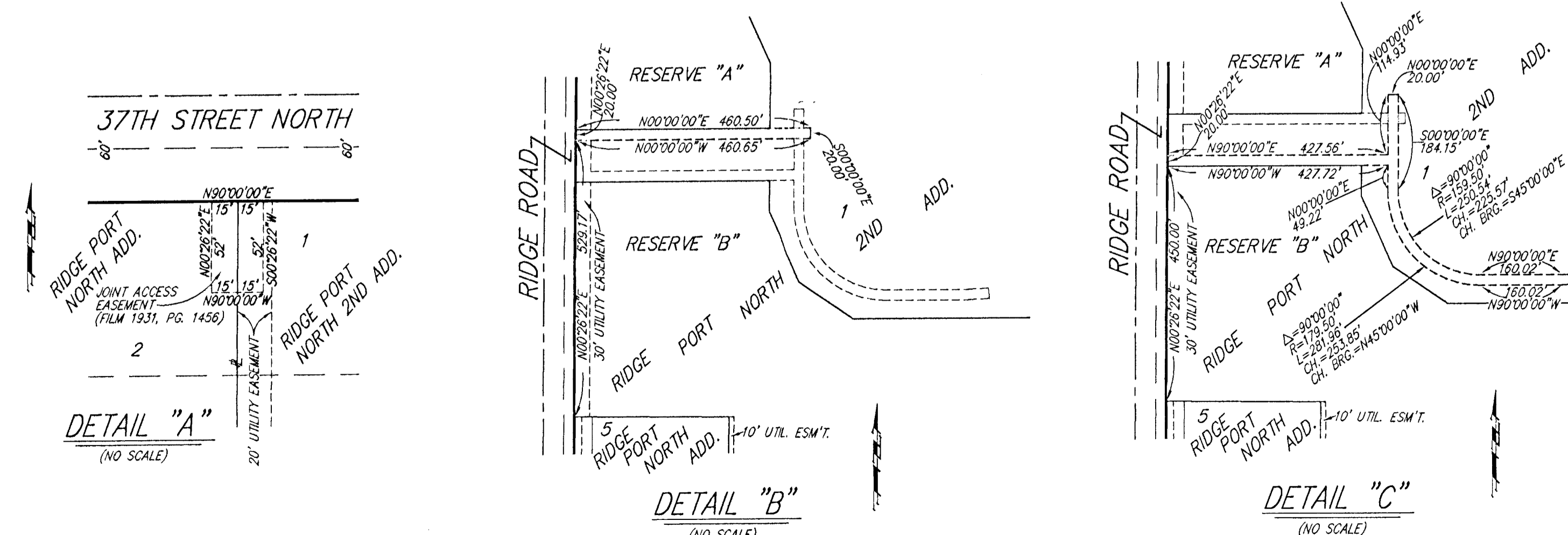


- (M) = MEASURED  
(P) = PLATTED
- △ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = 3/8" IRON (FOUND)
  - = RAILROAD SPIKE (FOUND)
  - ⊗ = NAIL IN 1/2" IRON (FOUND)

NOTE:  
ADDITIONAL BUILDING SETBACK REQUIREMENTS  
PER COMMUNITY UNIT PLAN DP-237.

| LOT | ELEVATION<br>(CITY DATUM) |
|-----|---------------------------|
| 1   | 144.6                     |

BENCHMARK:  
CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO.,  
80.8' S. & 65.7' W. OF E. BOTH.  
ELEV. = 135.15 CITY DATUM (1328.55 M.S.L.)



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 2ND ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit of  
the property surveyed, described as and being a replat of Lot 1 and  
Reserve "D", Ridge Port North Addition, Wichita, Sedgwick County, Kansas.

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

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into a Lot and Reserves to be known as "RIDGE PORT NORTH 2ND  
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 these easements.  
Reserves "A" and "B" are hereby reserved for drainage purposes, lakes,  
landscaping, open space, berms, gazebos, screening walls, sidewalks, and  
utilities as confined to easements. Reserves "A" and "B" shall be owned  
and maintained by the owner of Lot 1. Access controls shall be as depicted  
on the face of the plat. The Minimum Building Pad Elevations for the lowest  
opening to the structures shall be as indicated on the face of the plat.

R & R Realty, LLC

Jay W. Russell, Manager

Kevin M. Mullen, President

Via Christi Property Services, Inc.

David M. Mohr, President

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me,  
this 12<sup>th</sup> day of OCTOBER, 1999, by Jay W. Russell, Manager of  
R & R Realty, LLC, on behalf of the company.

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me,  
this 12<sup>th</sup> day of OCTOBER, 1999, by Kevin M. Mullen, President of  
Ritchie Associates, Inc., as Manager of R & R Realty, LLC, on behalf of  
the company.

Diane M. Stalbaum, Notary Public

My App't. Exp. 11/7/2003

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me,  
this 12<sup>th</sup> day of OCTOBER, 1999, by David M. Mohr, President of  
Via Christi Property Services, Inc., on behalf of the corporation.

Philip J. Meyer, Notary Public

My App't. Exp. 5/5/01

PHILIP J. MEYER  
 NOTARY PUBLIC  
 STATE OF KANSAS

This plat of "RIDGE PORT NORTH 2ND 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 \_\_\_\_\_, 1999.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
William M. Johnson

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown  
hereon accepted by the City Council of the City of Wichita, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1999.

\_\_\_\_\_, County Clerk  
James Alford

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

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

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 \_\_\_\_\_, 1999, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

We the undersigned, holders of a mortgage on  
the above described property, do hereby consent to this plat of "RIDGE  
PORT NORTH 2ND ADDITION", Wichita, Sedgwick County, Kansas.  
Intrust Bank, N.A.

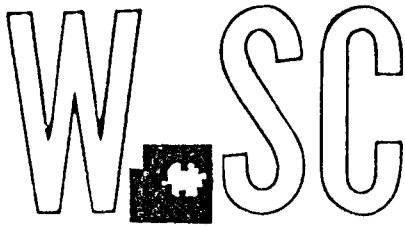
GARY D. SCHMITT, Senior U.P. (Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me,  
this 17<sup>th</sup> day of OCTOBER, 1999, by GARY D. SCHMITT,  
Senior U.P. of the Intrust Bank, N.A., on behalf of the bank.

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

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

September 16, 1999

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

RE: S/D 99-59 — One-Step Final Plat of RIDGE PORT NORTH SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on September 16, 1999, 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 September 10, 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.

S/D 99-59 -- One-Step Final Plat of RIDGE PORT NORTH 2<sup>ND</sup> ADDITION  
September 16, 1999  
Page 2

If you should have any questions, please call.

Sincerely,

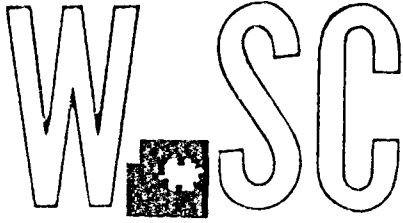
A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Via Christi Property Services, Inc., C/O David M. Mohr, Pres., 959 N.  
Emporia, Ste. 300, Wichita, KS 67214  
R & R Realty, LLC, C/O Kevin Mullen, 8011 E. 22<sup>nd</sup> Street No, Bldg. 1000,  
Wichita, KS 67226  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

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

September 10, 1999

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

RE: S/D 99-59 — One-Step Final Plat of RIDGE PORT NORTH SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 9, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. The northwest sewer service boundary area has been extended to include this site. As a condition for the approval of the Ridgeport North Addition, the Applicant has participated in the petition for the required lift station.  
  
City Engineering should comment on the need for additional guarantees or easements. *No additional guarantees are required.*
- B. As a condition for the approval of the Ridgeport North Addition, the Applicant has guaranteed the extension of City water to serve the lot being platted.
- 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 and the accuracy of the minimum building pad elevation. The minimum building elevation shall also be denoted in NGVD. City Engineering needs to comment on the need for a revised petition for the drainage improvements. *The drainage plan is approved.*
- E. 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.

- F. As required for the Ridgeport North Addition, guarantees have been submitted for the following: Right and left turn decel and storage lanes at the two major accesses to the site along both Ridge Road and 37<sup>th</sup> St. North, left turn lanes for the southbound and westbound left turns at the intersection of 37th Street and Ridge Road, installation of traffic signals at the intersection, and asphalt mat improvements to 37<sup>th</sup> St. North. Traffic Engineering needs to comment on the need for any additional improvements. *The applicant shall submit a revised petition for traffic improvements indicating 12.5% participation in the cost of signalization.*
- G. Traffic Engineering shall comment on the access openings. The access openings correspond with those approved for the CUP and Ridgeport North Addition. Two openings have been platted along 37<sup>th</sup> St. North – one joint opening with the property to the west, and one major opening. The platted access controls indicate two openings along Ridge Road, although the drawing only denotes one proposed opening. The plat shall be revised to denote access control except for one major opening along Ridge Road and a corresponding CUP adjustment shall be filed.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
- J. A CUP Certificate shall be submitted for recording with the Register of Deeds identifying the approved CUP (referenced as DP-237) and its special conditions for development on this property.
- K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the lot owners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- L. The surveyor's certification shall be revised by referencing "a replat of Lot 1, Ridge Port North Addition".
- M. The recording information shall be denoted for the existing joint access opening between this plat and the lot to the west along 37<sup>th</sup> Street North.

- 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.
- 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, September 16, 1999, at 1:30 p.m.

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

If you should have any questions, please call.

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Via Christi Property Services, Inc., C/O David M. Mohr, Pres., 959 N.  
Emporia, Ste. 300, Wichita, KS 67214  
R & R Realty, LLC, C/O Kevin Mullen, 8011 E. 22<sup>nd</sup> Street No, Bldg. 1000,  
Wichita, KS 67226  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

*Copy also sent to  
Dan Millsbaugh  
6515 W. 37th St. No  
(67205)*

**STAFF REPORT**  
(One-Step Final Plat Approved 9/09/99)

**CASE NUMBER:** S/D 99-59 - RIDGE PORT NORTH 2<sup>nd</sup> ADDITION

**OWNER/APPLICANT:** Via Christi Property Services, Inc., Attn: David M. Mohr, 959 N. Emporia, Suite 300, Wichita, KS 67214; R & R Realty, LLC, Attn: Kevin Mullen, 8100 E. 22<sup>nd</sup> St. North, Building 1000, Wichita, KS 67226

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

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

**SITE SIZE:** 70 acres

**NUMBER OF LOTS**

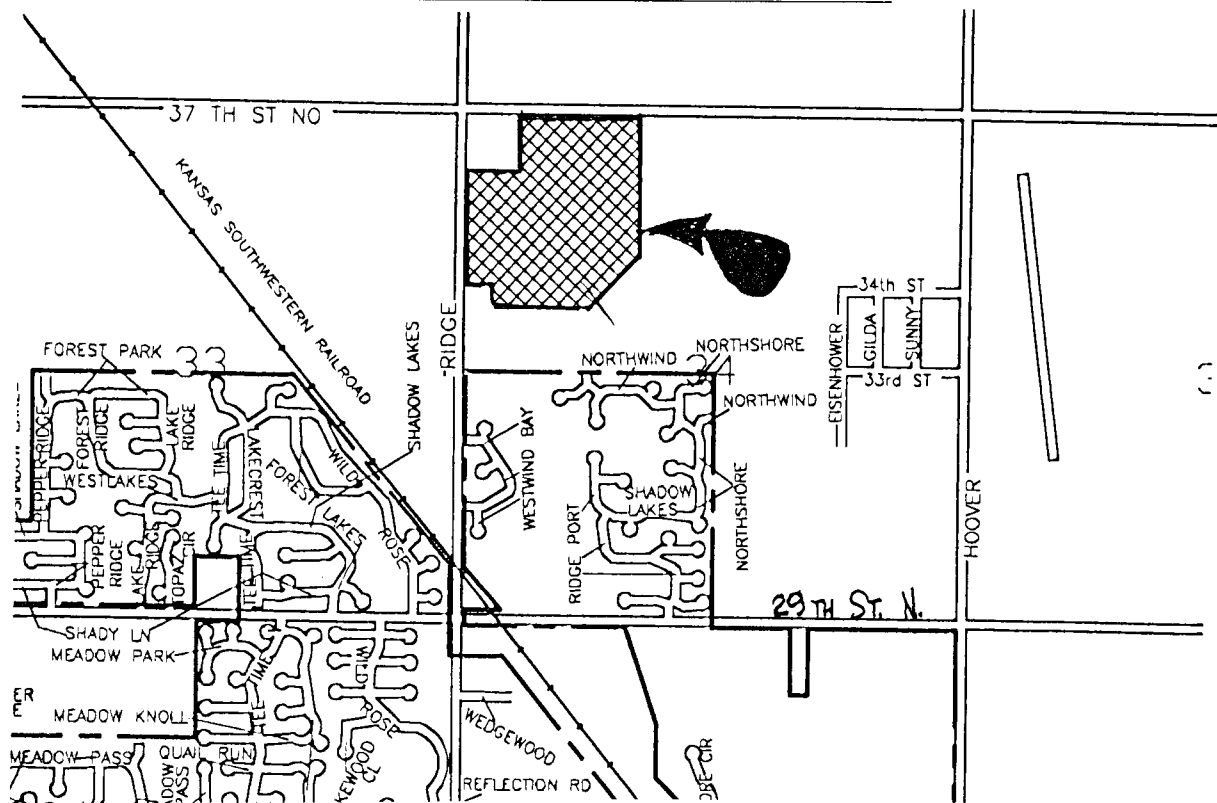
|              |   |
|--------------|---|
| Residential: |   |
| Office:      | 1 |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 1 |

**MINIMUM LOT AREA:** 70 acres

**CURRENT ZONING:** GO, General Office

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



Note: This site was recently annexed into the City and is a replat of Lot 1 of the Ridgeport North Addition. This site is also subject to the Ridge Port North Community Unit Plan (DP-237).

STAFF COMMENTS:

- A. The northwest sewer service boundary area has been extended to include this site. As a condition for the approval of the Ridgeport North Addition, the Applicant has participated in the petition for the required lift station.

City Engineering should comment on the need for additional guarantees or easements. **No additional guarantees are required.**

- B. As a condition for the approval of the Ridgeport North Addition, the Applicant has guaranteed the extension of City water to serve the lot being platted.
- 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 and the accuracy of the minimum building pad elevation. The minimum building elevation shall also be denoted in NGVD. City Engineering needs to comment on the need for a revised petition for the drainage improvements. **The drainage plan is approved.**
- E. 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.
- F. As required for the Ridgeport North Addition, guarantees have been submitted for the following: Right and left turn decel and storage lanes at the two major accesses to the site along both Ridge Road and 37<sup>th</sup> St. North, left turn lanes for the southbound and westbound left turns at the intersection of 37<sup>th</sup> Street and Ridge Road, installation of traffic signals at the intersection, and asphalt mat improvements to 37<sup>th</sup> St. North. Traffic Engineering needs to comment on the need for any additional improvements. **The applicant shall submit a revised petition for traffic improvements indicating 12.5% participation in the cost of signalization.**
- G. Traffic Engineering shall comment on the access openings. The access openings correspond with those approved for the CUP and Ridgeport North Addition. Two openings have been platted along 37<sup>th</sup> St. North – one joint opening with the property to the west, and one major opening. The platted access controls indicate two openings along Ridge Road, although the drawing only denotes one proposed opening. The plat shall be revised to denote access control except for one major opening along Ridge Road and a corresponding CUP adjustment shall be filed.

- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
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- 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.
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- 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.
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