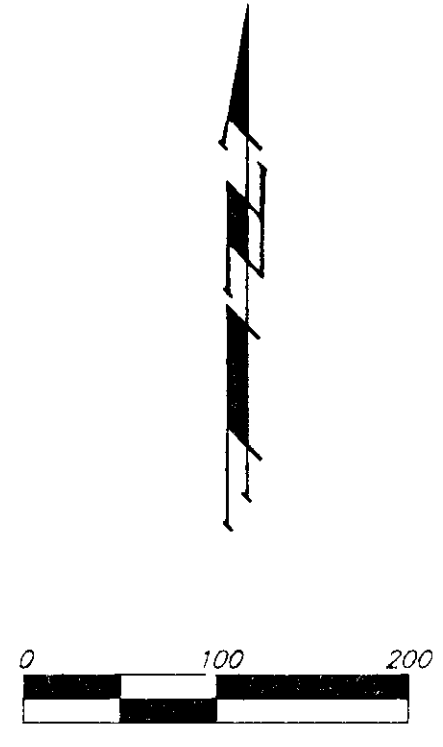


RIDGE PORT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



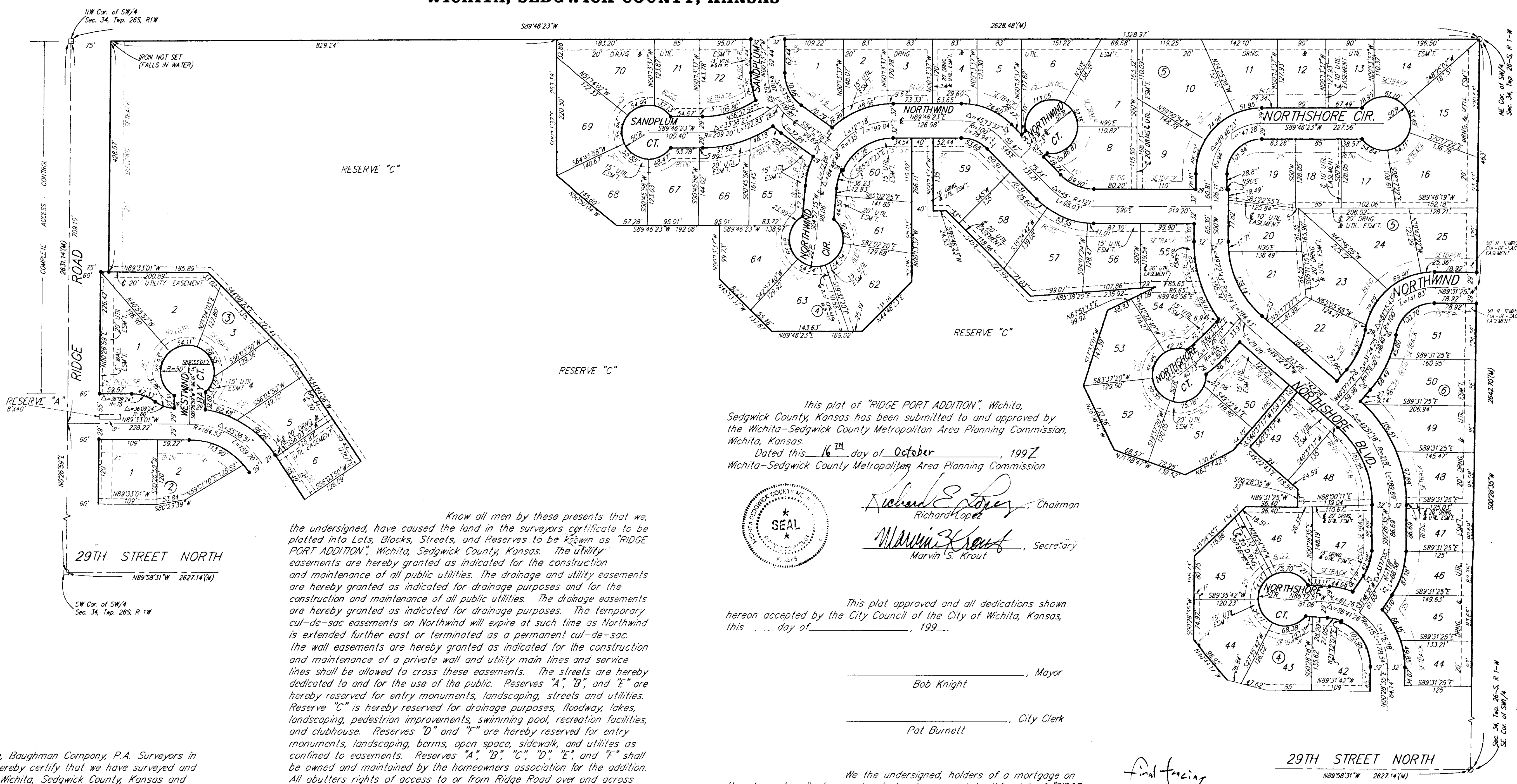
(M) = Measured
 □ = Railroad Spike
 ○ = Found 3/4" Iron
 ○ = Found 3/8" Iron
 ● = Set #4 Baughman Rebar

NOTE: PERIMETER BOUNDARY CORNERS HAVE BEEN SET. INTERNAL CONTROL POINTS ARE TO BE SET UPON COMPLETION OF SITE FILL WORK.

BLOCK	LOT(S)	ELEVATION (PER CITY DATUM)
1	1	139.6
3	1-16	139.6
4	3-39, 44-46, 48-54, 66-70	139.6

NOTE: NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS WITHIN RIDGE PORT ADDITION UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION OF UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED ABOVE.

BENCHMARK:
 CITY DISC - SW COR. RIDGE RD. & 29TH ST. NO. 80.9' S. & 63.7' W. OF E. 90TH. ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)
 CITY DISC - SW HUB GUARD ON R.C.B.C., 1/2 MI. N. OF 29TH ST. NO. & RIDGE RD. ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)



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 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 temporary cul-de-sac easements on Northwind will expire at such time as Northwind is extended further east 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", "B", and "E" are hereby reserved for entry monuments, landscaping, streets and utilities. Reserve "C" is hereby reserved for drainage purposes, floodway, lakes, landscaping, pedestrian improvements, swimming pool, recreation facilities, and clubhouse. Reserves "D" and "F" are hereby reserved for entry monuments, landscaping, berms, open space, sidewalk, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from Ridge Road over and across the west line of Lots 1, 5, 6, and 14, Block 2 and Lots 1, 17, and 18, Block 3, and Reserve "C" are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from 29th Street North over and across the south line of Reserves "C", "D" and "F", and Lots 1, 2, and 3, Block 4, and Lots 1, 2, 3, and 4, Block 6 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Ridge Road over and across the west line of Lot 1, Block 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block 1, shall have access to Ridge Road at one location over all except the south 150 feet as measured from the intersection of the centerline of the Missouri-Pacific Railroad right-of-way with the east line of the 40 foot road right-of-way of Ridge Road, all as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 29th Street North over and across the south line of Lot 1, Block 1, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block 1 shall have access to 29th Street North at two locations over all except the west 150 feet as measured from the intersection of the centerline of the Missouri-Pacific Railroad right-of-way with the north line of the 30 foot road right-of-way of 29th Street North, all 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.

This plat of "RIDGE PORT ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 16th day of October, 1997.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez, Chairman
 Richard Lopez
Marvin S. Krout, 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 _____, 199____.

_____, Mayor
 Bob Knight
 _____, City Clerk
 Pat Burnett

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

Chris A. Anderson, Branch President
 Chris A. Anderson

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of MARCH, 1998, by Chris A. Anderson, Branch President of The First National Bank, on behalf of the bank.

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

State of Kansas) SS The foregoing instrument acknowledged before me, this 20th day of JANUARY, 1998, by Jay W. Russell, Member of RRGML, L.L.C., on behalf of the company.

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

RRGML, L.L.C.
 _____, Member
 Jay W. Russell

final financing
 rec'd 5-11-98

Entered on transfer record this _____ day of _____, 199____.

_____, County Clerk
 James Alford

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 _____, 199____, at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
 _____, Deputy

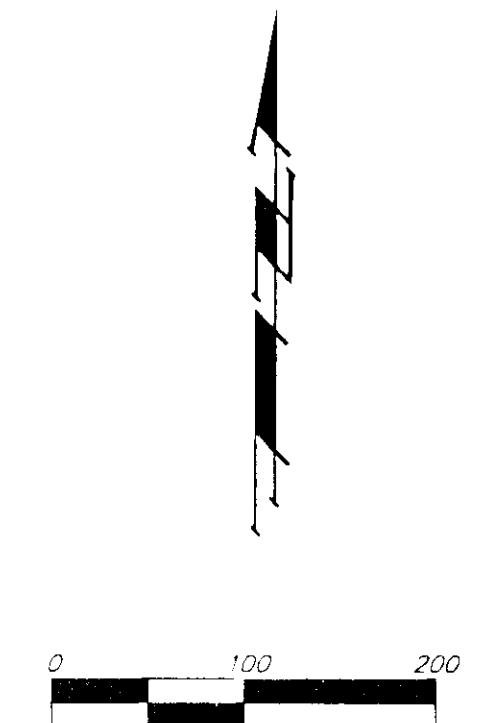
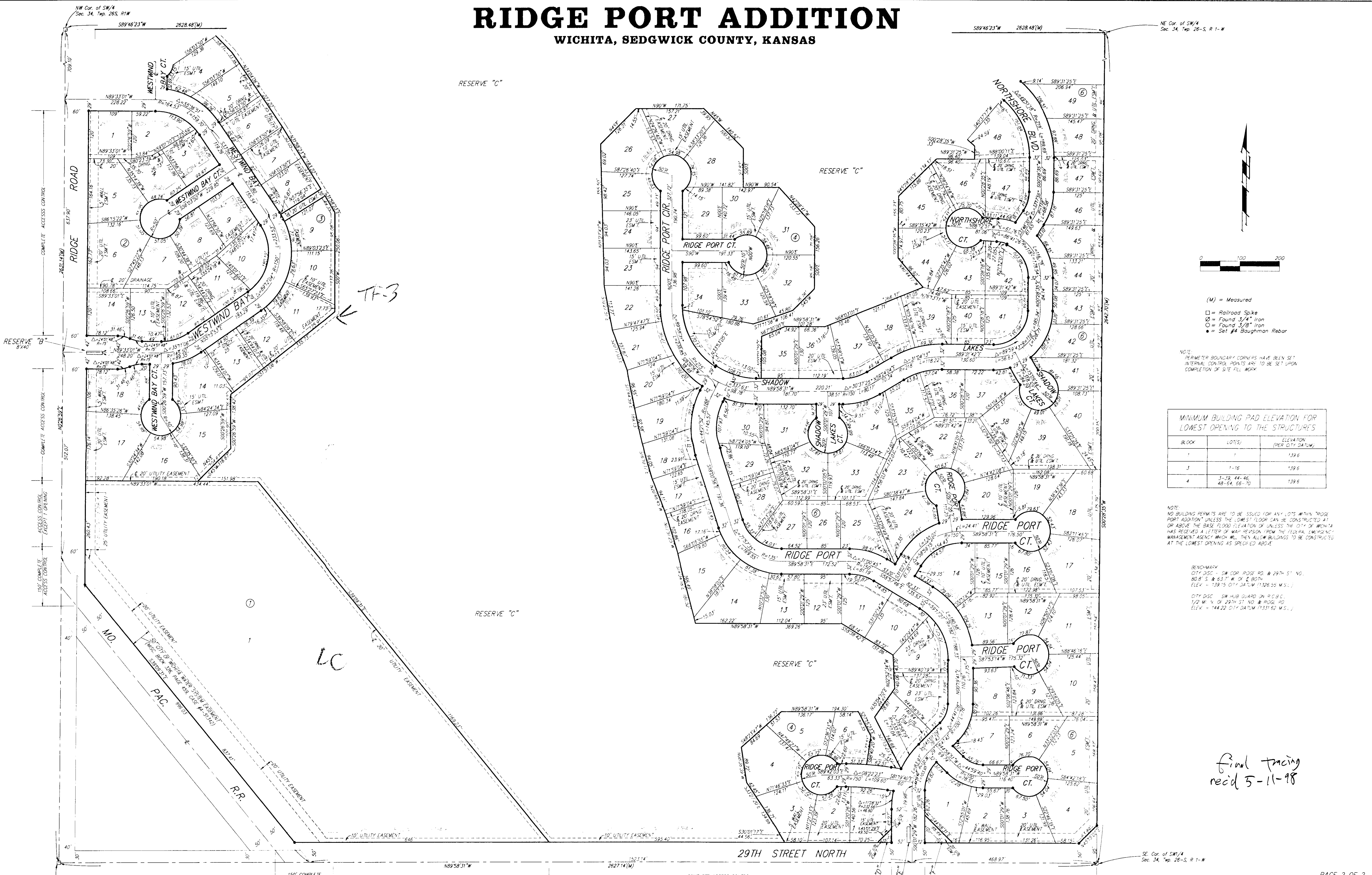
Michael G. Conrey 115-98
 Michael G. Conrey
 Surveyor



Baughman Company, P.A.

RIDGE PORT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- (M) = Measured
- = Railroad Spike
 - ⊗ = Found 3/4" Iron
 - = Found 3/8" Iron
 - = Set #4 Baughman Rebar

NOTE: PERMETER BOUNDARY CORNERS HAVE BEEN SET. INTERNAL CONTROL POINTS ARE TO BE SET UPON COMPLETION OF SITE FILL WORK.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
BLOCK	LOTS	ELEVATION (PER CITY DATUM)
1	1	139.6
3	1-16	139.6
4	3-39, 44-46, 48-64, 66-70	139.6

NOTE: NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS WITHIN RIDGE PORT ADDITION UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE BASE FLOOD ELEVATION UNLESS THE CITY OF WICHITA HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH WILL THEN ALLOW BUILDINGS TO BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED ABOVE.

BENCHMARK
 CITY DISC - SW COR. RIDGE RD & 29TH ST. NO.
 80.8' S & 63.7' W OF E. 20TH
 ELEV. = 139.15 CITY DATUM (1326.55 M.S.L.)

CITY DISC - SW HUB GUARD ON P.C.B.
 172' W. 4.9' 29TH ST. NO. & RIDGE RD
 ELEV. = 144.22 CITY DATUM (1331.62 M.S.L.)

*Final tracing
 rec'd 5-11-98*

NW Cor. of SW 1/4
 Sec. 34, Twp. 26S, R. 1W

SE Cor. of SW 1/4
 Sec. 34, Twp. 26-S, R. 1-W

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
PHONE 316-268-4421
FAX 316-268-4390

October 17, 1997

FILE

FILE COPY

Baughman Company PA
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-65 - Final Plat of THE CROSSWINDS (29TH AND RIDGE)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **October 16, 1997**, 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 **October 10, 1997**, in addition to providing language on the face of the plat that building permits for lots north of Shadow Lakes are not to be issued prior to second point of access being obtained.

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 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,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Jay W. Russell, 455 N. Maize Rd., Wichita, KS 67212
Savoy, Ruggles & Bohm, Attn.: Randy Johnson, 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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

October 10, 1997

FILE COPY

Baughman Company PA
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-65 - Final Plat of THE CROSSWINDS (29TH AND RIDGE)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. Prior to this plat being scheduled for MAPC approval the appropriate zoning shall have been approved by the MAPC.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being *platted*. *A letter shall be provided stating the property to the south will allow this location to use some of its sewer capacity.*
- E. A second point of access needs to be evaluated for the single family housing portion of this property whether it be temporary, permanent or otherwise. Currently, the street stubs to the east and north do not have any connections and this plat needs a second point of access for fire control. The applicant shall guarantee the paving of the proposed interior streets. This paving shall provide for sidewalks on both sides of Northshore Blvd. and Pintail. *Paving shall be guaranteed along 29th Street from Ridge to the entrance of this plat. A second point of access will be provided by this plat to the east, which is going to be submitted soon. Development north of the street stub to the east will not be permitted until access is provided from the eastern plat or a a street connection is made along Lots 19 and 40, connecting Mallard Circle and Shadow Lakes.*

- F. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be prepared to comment on the status of the applicant's drainage concept. A water permit from Kansas Division of Water Resources may need to be obtained.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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 & KG&E are requesting additional utility easements.
- O. 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.
- P. The representative from the County's Fire Department needs to address if the street names are appropriate.

- Q. A site plan shall be submitted for the pool, otherwise a conditional use and public hearing will be needed in the future.
- R. 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.
- S. Prior to final plat submission, the applicant(s) is requested to meet with Ray Ontiveros of MAPD staff and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to make reserve areas more accessible to future homeowners if open space remains private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.
- T. The MAPC Chairman signature block should be revised to read Richard Lopez.
- U. The platting binder indicates ownership of other parties not denoted on the final plat tracing.
- V. An area for temporary turnaround should be shown for the existing street stubs on the eastern and northern plat lines. The plat's text should indicate that the temporary turnaround will automatically vacate upon extension of the street. City Engineering needs to indicate if an on-site or off-site turnaround would be involved.
- W. 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.
- X. *The Traffic Engineer has indicated that complete access control for Block 1 is required to be dedicated for 150 feet along the street frontage adjoining the railroad right-of-way for the southern and western property lines.***

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, October 16, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 97-65 -- Final Plat of THE CROSSWINDS (29TH AND RIDGE)
October 10, 1997 - Page 4

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N".

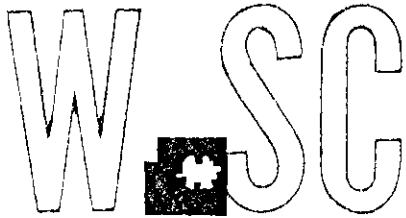
Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\ifb

Enclosure

CC: Jay W. Russell, 455 N. Maize Rd., Wichita, KS 67212
Savoy, Ruggles & Bohm, Attn.: Randy Johnson, 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 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

November 3, 1997

Baughman Company PA
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 97-65 - Final Plat of THE CROSSWINDS (29TH AND RIDGE)

Gentlemen:

As you know the Subdivision Committee of the MAPC approved the above-captioned plat subject to various conditions. Item E. specified that "development north of the street stub to the east will not be permitted until access is provided from the eastern plat or a street connection is made along Lots 19 and 40, connecting Mallard Circle and Shadow Lakes."

Due to the location of a lake to the east, Planning Staff requests that this street stub be relocated further to the north to provide for a feasible connection. This revision will need to be included on the tracing, before it can be forwarded to City Council for their consideration.

Should you have any questions about what is required, please call me at 268-4421.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

nes

cc: Jay W. Russell, 455 N. Maize Rd., Wichita, KS 67212
Randy Johnson, Savoy, Ruggles & Bohm; 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

1
AY
EM
10/30/97

new connection to east on final tracing (crosswind)

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

October 9, 1997

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/4/97)

CASE NUMBER: S/D 97-65 THE CROSSWINDS (29TH AND RIDGE)

OWNER/APPLICANT: Jay W. Russell, 455 N. Maize Rd.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn.: Phil Meyer,
315 Ellis, Wichita, KS 67211
Savoy, Ruggles & Bohm, Attn.: Randy Johnson
924 N. Main, Wichita, KS 67203

LOCATION: NE corner of 29th St. North and Ridge Road

SITE SIZE: 148.5 Acres

NUMBER OF LOTS

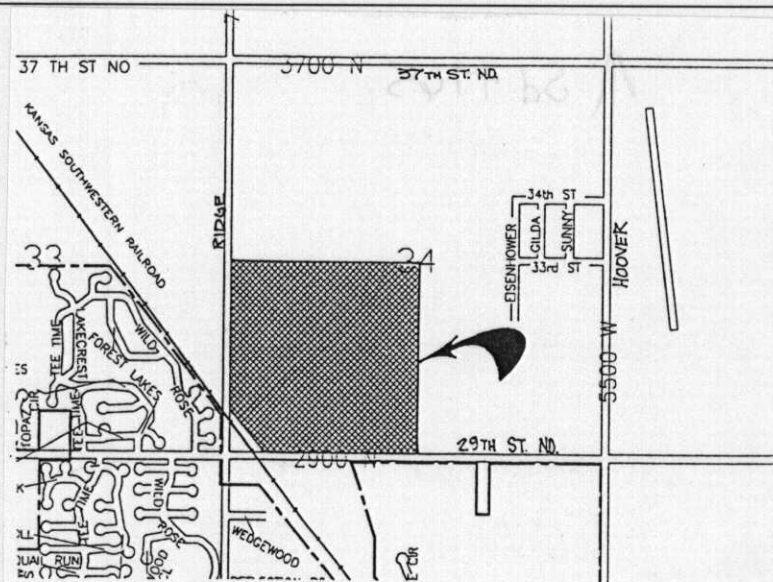
Residential:	181
Office:	
Commercial:	1
Industrial:	
Total:	<u>182</u>

MINIMUM LOT AREA: 8,000 Sq. Ft.

CURRENT ZONING: LI (Limited Industrial)

PROPOSED ZONING: SF-6 (Single Family), TF-3 (Two-Family) and
LC (Limited Commercial)

VICINITY MAP



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. Prior to this plat being scheduled for MAPC approval the appropriate zoning shall have been approved by the MAPC.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being *platted*. **A letter shall be provided stating the property to the south will allow this location to use some of its sewer capacity.**
- E. A second point of access needs to be evaluated for the single family housing portion of this property whether it be temporary, permanent or otherwise. Currently, the street stubs to the east and north do not have any connections and this plat needs a second point of access for fire control. The applicant shall guarantee the paving of the proposed interior streets. This paving shall provide for sidewalks on both sides of Northshore Blvd. and Pintail. **Paving shall be guaranteed along 29th Street from Ridge to the entrance of this plat. A second point of access will be provided by this plat to the east, which is going to be submitted soon.**
- F. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be prepared to comment on the status of the applicant's drainage concept. A water permit from Kansas Division of Water Resources needs to be obtained per Mike Dealy.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- H. 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.)
- I. 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.

- J. 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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- L. Perimeter closure computations shall be submitted with the final plat tracing.
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- O. 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.
- P. The representative from the County's Fire Department needs to address if the street names are appropriate.
- Q. A site plan shall be submitted for the pool, otherwise a conditional use and public hearing will be needed in the future.
- R. A geoclimatological study and geotechnological testing should be completed prior to the final plat being submitted. This will determine the high water mark and a minimum low opening.
- S. 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.

- T. Prior to final plat submission, the applicant(s) is requested to meet with Ray Ontiveros of MAPD staff and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to make reserve areas more accessible to future homeowners if open space remains private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.
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