

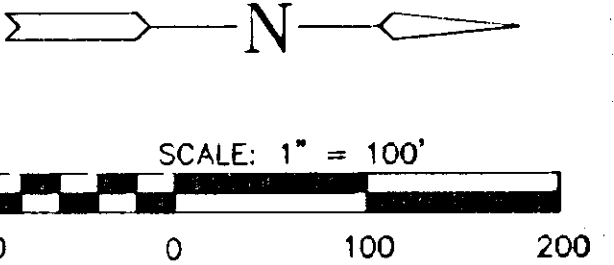
FINAL PLAT
GREENWICH BUSINESS PARK ADDITION

Copyright and Surveying
3/13/97
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

S.W. COR. S.E. 1/4
SEC. 4, TWP. 27 R. 2E.

N.W. COR. S.E. 1/4
SEC. 4, TWP. 27 R. 2E.

Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
1	1	178.6	1366.0
2	1	177.9	1365.3
3	1	177.9	1365.3
4	1	177.9	1365.3
5	1	177.9	1365.3
6	1	178.9	1366.3
7	1	178.9	1366.3
8	1	178.3	1365.7
9	1	178.1	1365.5
10	1	178.2	1365.6
11	1	178.2	1365.6
12	1	178.2	1365.6
13	1	179.4	1366.8
14	1	180.6	1368.0
15	1	179.1	1366.5
16	1	178.6	1366.0
17	1	178.6	1366.0
18	1	178.6	1366.0
19	1	178.6	1366.0
20	1	178.6	1366.0
22	1	178.6	1366.0



NOTES

BUILDING SETBACKS AND ADDITIONAL SETBACK
REQUIREMENTS ARE PER THE DEVELOPMENT PLAN
AS ON FILE WITH THE PLANNING DEPARTMENT.

LEGEND

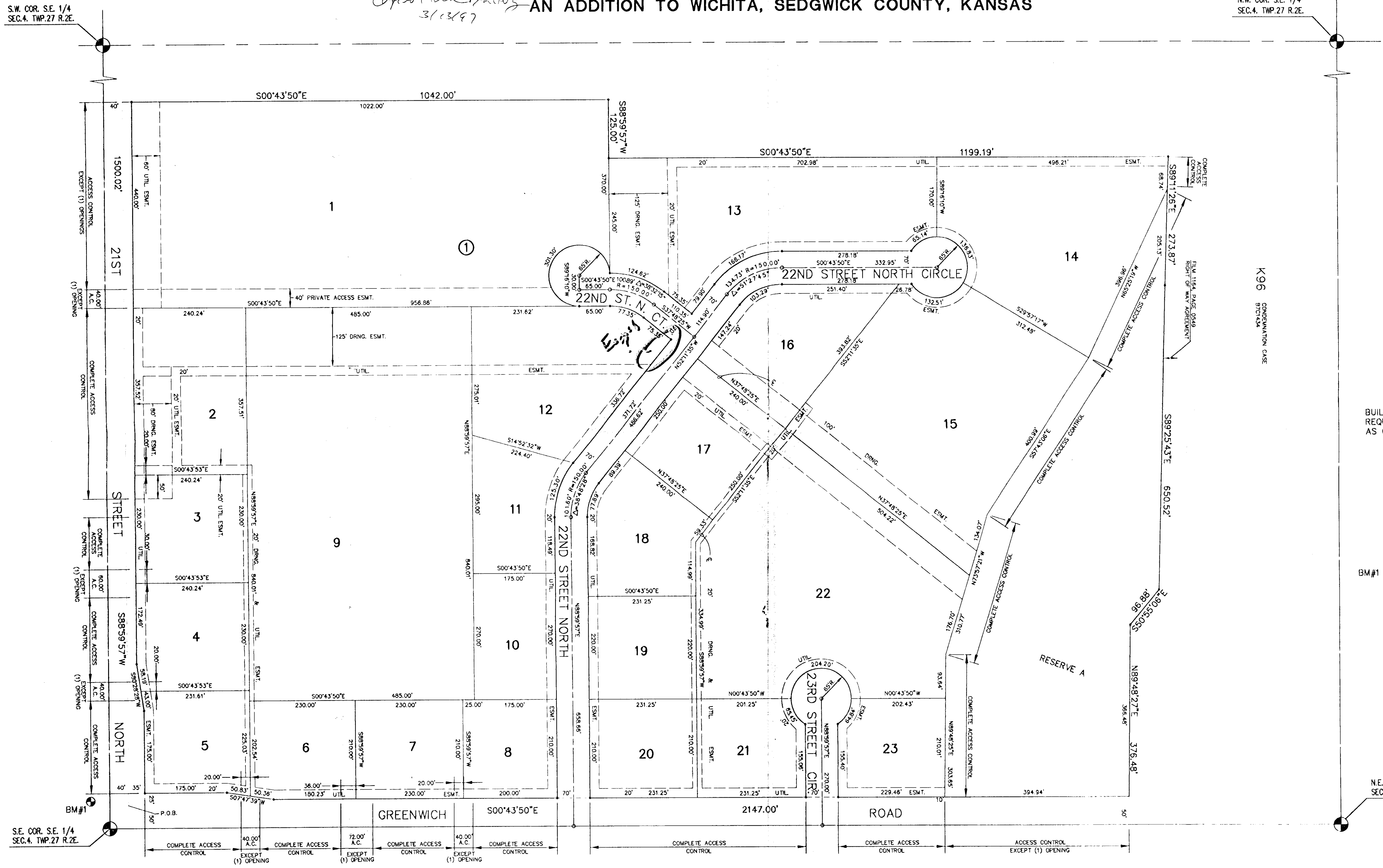
— IRON

BENCHMARK

BM#1 GREENWICH AND 21ST. ST. N.
COW, 41' SOUTH AND 58' WEST OF IRON CTR.
LINE BOTH: 17.0' SW OF ASPHALT, 14.2' EAST
OF FACE P.P., 17.0' WEST OF FACE P.P..
ELEV. = 173.98

N.E. COR. S.E. 1/4
SEC. 4, TWP. 27 R. 2E.

S.E. COR. S.E. 1/4
SEC. 4, TWP. 27 R. 2E.



FINAL PLAT
GREENWICH BUSINESS PARK ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

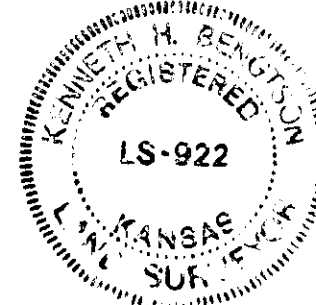
I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "GREENWICH BUSINESS PARK ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, streets, and a reserve the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 4, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 50 feet West and 40 feet North of the East and South lines of said Southeast Quarter; thence S 88° 59' 57" W, 1500.02 feet parallel and 40 feet North of said South line; thence N 00° 43' 50" W, 1042.00 feet parallel with said East line; thence N 88° 59' 57" E, 125.00 feet; thence N 00° 43' 50" W, 1199.19 feet to a point on the South line of the K-96 Right-of-Way as dedicated in Film 1183, Page 1973; thence S 89° 11' 26" E, 273.87 feet along said Right-of-Way; thence S 89° 25' 43" E, 650.52 feet along said Right-of-Way; thence S 50° 55' 08" E, 98.88 feet along said Right-of-Way; thence N 89° 48' 27" E, 378.48 feet along said Right-of-Way to a point lying 50 feet West of the East line of said Southeast Quarter; thence S 00° 43' 50" E, 2147.00 feet parallel and 50 feet West of said East line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 28th day of February, 1997.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. 1922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and plotted into lots, a block, streets and a reserve the same to be known as "GREENWICH BUSINESS PARK ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserves A is platted for construction and maintenance of highway, utilities, drainage, landscaping, berming, open space, and irrigation. The Reserve is dedicated to and for the use of the public. The Reserve shall be owned and maintained by the public. All abutters right of access to or from Greenwich over and across the East line of GREENWICH BUSINESS PARK ADDITION, are hereby granted to the governing body, provided however Lots 5, 6, 7, and 8, Block 1 and Reserve A shall have access to Greenwich as indicated on the face of the plat. All abutters right of access to or from 21st Street North over and across the South line of GREENWICH BUSINESS PARK ADDITION, are hereby granted to the governing, provided however Lots 1, 2, 3, 4, and 5, Block 1 shall have access to 21st Street North as indicated on the face of the plat. Minimum pads are as indicated on the accompanying plat.

REGENCY LAKES, L.C.
a Kansas Limited Liability Company
By: Ritchie Associates, Inc.
a Kansas corporation, Manager

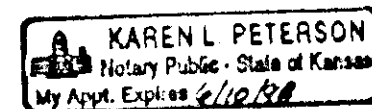
Kevin M. Mullen
Kevin M. Mullen

STATE OF KANSAS)
ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 5th day of February, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, for REGENCY LAKES, L.C., a Kansas Limited Liability Company, By: Ritchie Associates, Inc., a Kansas corporation, Manager, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Karen L. Peterson
Notary Public
Karen L. Peterson
My appointment expires: 6/10/98



Harry B. Brown, Jr.
Harry B. Brown, Jr.

Ann L. Brown
Ann L. Brown

Diana L. Kitch
Diana L. Kitch

William R. Levine
William R. Levine

STATE OF KANSAS)
ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 5th day of February, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Harry B. Brown, Jr., Ann L. Brown, Diana L. Kitch and William R. Levine, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Sandra L. Addis
Notary Public
Sandra L. Addis
My appointment expires: 08-30-99



This plat of "GREENWICH BUSINESS PARK ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 5th day of December, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Richard E. Cople Vice Chairman
Richard E. Cople

Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

Mayor
Bob Knight

City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1997.

County Clerk
James Alford

STATE OF KANSAS)
ss.
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1997.

Register of Deeds
Larry Consolver

Deputy
Michael D. Hurtt

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

December 5, 1996

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 96-55 - Final Plat of GREENWICH BUSINESS PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1996, 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 November 21, 1996.

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,

Don Losew
Senior Planner

DL:rh

cc: Ritchie Development Corp., 8100 E. 22nd, Wichita, KS 67226
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

November 21, 1996

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 96-55 - Final Plat of GREENWICH BUSINESS PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As was offered by the applicant during consideration of the zone change, a Development Plan, appropriate for recording, shall be submitted to Planning for review. If found adequate by Planning, this plan will be recorded as part of the platting process. As a County zone case and site, the Development Plan is being provided in lieu of a Community Unit Plan that was a requirement, only within the City, for commercial zoned sites of 6 acres or larger (this site's zone change and conditions were approved prior to the effective date of the Unified Zoning Code).

It should be noted that based upon the zone case and Development Plan, several of the lots now being platted will be split in terms both of the zoning and conditions associated with the parcels indicated by the Development Plan. Specifically, Lots 1, 7, and 9 will be effected by such a division. Such splitting of lots by zoning and/or parcel boundaries is not recommended due to difficulties in interpreting applicable use restrictions and requirements.

B. It should be noted that this plat is indicating the dedication of Reserve A to the public. This area is apparently being dedicated for a potential exit ramp from K-96 to Greenwich. However, within this area is a bike and hike path which will require relocation. Consequently, the applicant shall provide a guarantee for such a relocation.

C. The applicant shall guarantee the extension of sanitary sewer, including pump stations, off-site improvements, etc., to serve the lots being platted.

D. The applicant shall guarantee the extension of City water to serve the lots being platted in 21st Street North and Greenwich including any needed extensions. The applicant shall

✓ provide a 20' utility easement along the south property line of Lots 1, 2, 3, 4, and 5, Block 1. The applicant shall guarantee the installation of an 8" water main to service Lots 1, 2, 3, 4, and 5, Block 1.

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

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

✓ G. The applicant shall guarantee the paving of the proposed interior streets.

OK
m/s
H. As noted by County, City and Traffic Engineering, the following traffic improvements shall be guaranteed; a decel lane shall be provided for, in Greenwich Road, in paving guarantees provided to the City; a decel lane, in 21st Street North, shall be provided for in paving guarantees provided to the County; and it is recommended that the applicant provide a guarantee (if possible including property owners to the south) for a left-turn lane in 21st Street North for the entire length of this plat's frontage to 21st Street North.

As required by the sidewalk ordinance based on the likely commercial and business uses to be developed for this site (Greenwich Business Park) sidewalks shall be included in the paving petition, along both sides of the interior streets.

The applicant is also reminded that prior to issuance of building permits, the Development Plan requires that a sidewalk plan for additional facilities needs to be submitted to and approved by the Director of Planning.

✓ I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

✓ J. As required by the Development Plan, a cross-lot circulation agreement is to be created for the entire site. For Lot 9 access to 21st Street North and Greenwich Road across the adjacent lots should be assured by this agreement. This agreement shall be submitted for recording with the final plat tracing.

If access easements are deleted from the plat, this agreement shall clearly note that any lot not having direct access to public street will be provided cross-lot access so as to have access out to 21st, Greenwich, or an interior street.

show 2 S
In regard to the emergency access easement along the east line of Lot 1, Block 1, such easement shall be platted, as shown on the final plat, or the applicant shall meet with Planning and Fire Department staff to determine if another acceptable means of providing such an access easement, such as provision of contingent access, inclusion of requirements in the cross-lot access agreement and so forth can be used.

✓ K. At this time, the plat binder is indicating that this site's ownership is in a party different than is shown on the plat. Before the plat will be released for recording, the applicant shall

1 COPY

November 21, 1996

Page 3

provide proof as to the site being in the ownership of the indicated platlor (Ritchie Associates Inc.).

- ☒ L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- ☒ M. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.
- ☒ N. The final plat tracing shall indicate, as required by City Engineering, the required minimum building pad elevations in the table provided on the plat tracing. The platlor's text shall also note the requirement of minimum building pad elevations. Also as indicated by Engineering, Lot 9 shall be included with the lots requiring a minimum pad elevation.
- ☒ O.. For the areas indicated as having access controls but allowing for openings, the word "complete" or in the abbreviations, the letter "C" shall be deleted. Indicating both complete access control and then showing openings being allowed is contradictory.
- ☒ (P.) The final plat tracing shall indicate the recording information for any indicated private access easement. Copies of these easements shall also be provided for the plat file.
- ☒ Q. As noted by County Engineering, all lot lines shall show an appropriate dimension and/or bearing. In particular, Lots 14, 15, 22, and 23 lack such information.
- ☒ (R) *Portion on lot 12 missing*
The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- ☒ 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. 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 30, Marquette, KS 67464 (913-546-2294) or 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.
- ☒ V. Perimeter closure computations shall be submitted with the final plat tracing. Section

FILE COPY

S/D 96 - 55 - Final Plat of t. GREENWICH BUSINESS PARK

November 21, 1996

Page 4

5-101(c).

W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, December 5, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Ritchie Development Corp., 8100 E. 22nd, Wichita, KS 67226
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6

December 5, 1996

STAFF REPORT

(Final Plat Approved 11/21/96 Preliminary Plat Approved 8/22/96)

CASE NUMBER: S/D 96-55 GREENWICH BUSINESS PARK

OWNER/APPLICANT: Ritchie Development Corp., 8100 E. 22nd, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: Northwest corner of 21st Street North and Greenwich Road

SITE SIZE: 84.0 Acres

NUMBER OF LOTS

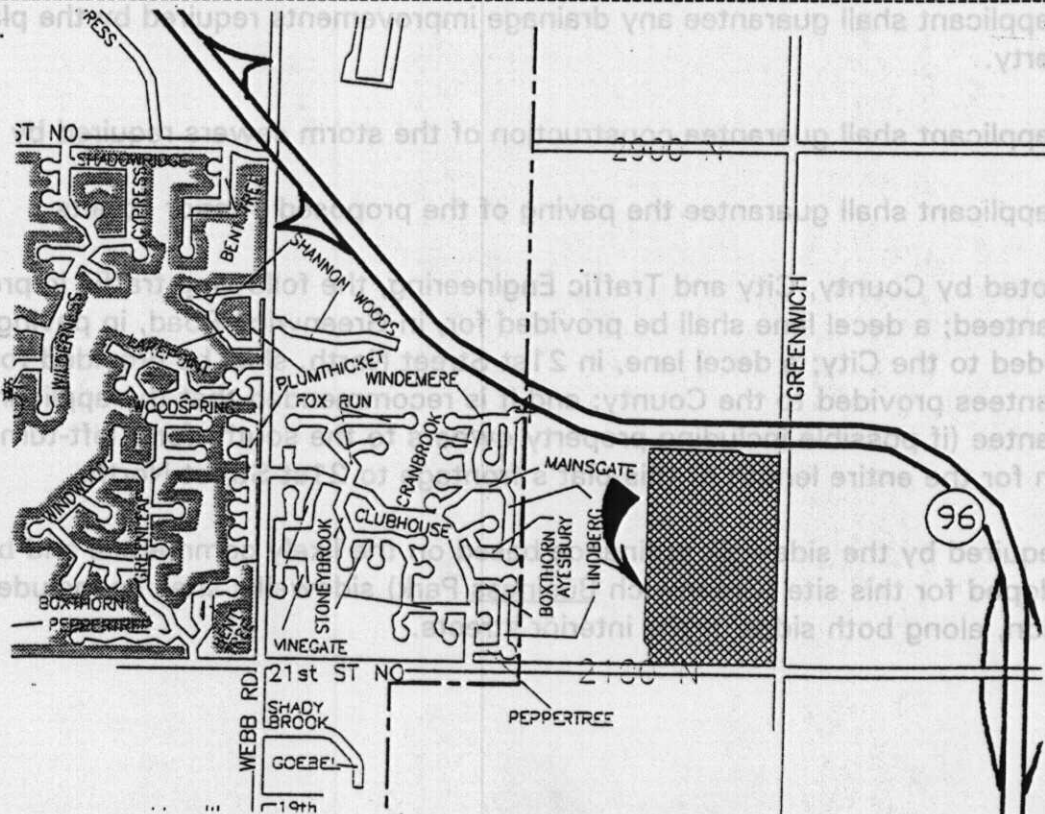
Residential:	
Office:	
Commercial:	5
Industrial:	<u>15</u>
Total:	23 (3 additional lots have split zoning)

MINIMUM LOT AREA: 42,000 sq. ft.

CURRENT ZONING: "LC" and "SF-20"

PROPOSED ZONING: "LC" and "LI" (SCZ-0700)

VICINITY MAP:



STAFF COMMENTS:

- A. As was offered by the applicant during consideration of the zone change, a Development Plan, appropriate for recording, shall be submitted to Planning for review. If found adequate by Planning, this plan will be recorded as part of the platting process. As a County zone case and site, the Development Plan is being provided in lieu of a Community Unit Plan that was a requirement, only within the City, for commercial zoned sites of 6 acres or larger (this site's zone change and conditions were approved prior to the effective date of the Unified Zoning Code).

It should be noted that based upon the zone case and Development Plan, several of the lots now being platted will be split in terms both of the zoning and conditions associated with the parcels indicated by the Development Plan. Specifically, Lots 1, 7, and 9 will be effected by such a division. Such splitting of lots by zoning and/or parcel boundaries is not recommended due to difficulties in interpreting applicable use restrictions and requirements.

- B. It should be noted that this plat is indicating the dedication of Reserve A to the public. This area is apparently being dedicated for a potential exit ramp from K-96 to Greenwich. However, within this area is a bike and hike path which will require relocation. Consequently, the applicant shall provide a guarantee for such a relocation.
- C. The applicant shall guarantee the extension of sanitary sewer, including pump stations, off-site improvements, etc., to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted in 21st Street North and Greenwich including any needed extensions. The applicant shall provide a 20' utility easement along the south property line of Lots 1, 2, 3, 4, and 5, Block 1. The applicant shall guarantee the installation of an 8" water main to service Lots 1, 2, 3, 4, and 5, Block 1.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. As noted by County, City and Traffic Engineering, the following traffic improvements shall be guaranteed; a decel lane shall be provided for, in Greenwich Road, in paving guarantees provided to the City; a decel lane, in 21st Street North, shall be provided for in paving guarantees provided to the County; and it is recommended that the applicant provide a guarantee (if possible including property owners to the south) for a left-turn lane in 21st Street North for the entire length of this plat's frontage to 21st Street North.

As required by the sidewalk ordinance based on the likely commercial and business uses to be developed for this site (Greenwich Business Park) sidewalks shall be included in the paving petition, along both sides of the interior streets.

The applicant is also reminded that prior to issuance of building permits, the Development Plan requires that a sidewalk plan for additional facilities needs to be submitted to and approved by the Director of Planning.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. As required by the Development Plan, a cross-lot circulation agreement is to be created for the entire site. For Lot 9 access to 21st Street North and Greenwich Road across the adjacent lots should be assured by this agreement. This agreement shall be submitted for recording with the final plat tracing.

If access easements are deleted from the plat, this agreement shall clearly note that any lot not having direct access to public street will be provided cross-lot access so as to have access out to 21st, Greenwich, or an interior street.

In regard to the emergency access easement along the east line of Lot 1, Block 1, such easement shall be platted, as shown on the final plat, or the applicant shall meet with Planning and Fire Department staff to determine if another acceptable means of providing such an access easement, such as provision of contingent access, inclusion of requirements in the cross-lot access agreement and so forth can be used.

- K. At this time, the plat binder is indicating that this site's ownership is in a party different than is shown on the plat. Before the plat will be released for recording, the applicant shall provide proof as to the site being in the ownership of the indicated plattor (Ritchie Associates Inc.).
- L. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.
- N. The final plat tracing shall indicate, as required by City Engineering, the required minimum building pad elevations in the table provided on the plat tracing. The plattor's text shall also note the requirement of minimum building pad elevations. Also as indicated by Engineering, Lot 9 shall be included with the lots requiring a minimum pad elevation.
- O.. For the areas indicated as having access controls but allowing for openings, the word "complete" or in the abbreviations, the letter "C" shall be deleted. Indicating both complete access control and then showing openings being allowed is contradictory.
- P. The final plat tracing shall indicate the recording information for any indicated private access easement. Copies of these easements shall also be provided for the plat file.
- Q. As noted by County Engineering, all lot lines shall show an appropriate dimension and/or bearing. In particular, Lots 14, 15, 22, and 23 lack such information.

1500P

- R. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

Larry Ross's stated reasons for voting in the negative were: (1) approximately one-half of this plat is in the 100-year floodplain of the West Fork of 4-Mile Creek and (2) there are several unresolved issues that should have been resolved before this plat was considered as a final plat.