

name One Kellogg Place for this Addition.

- P. Prior to this plat being released for recording, the applicant shall provide proof that the delinquent taxes (property and specials) noted in the title binder have been paid.
- Q. On the final plat tracing, complete access control shall be indicated between this plat (south line) and the Kansas Turnpike.
- R. If any drainage from this site is directed to the Kansas Turnpike, a letter shall be obtained from the Turnpike Authority indicating its willingness to accept such drainage.
- 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.
- 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 access to U.S. 54 is limited to the size openings presently indicated north of Ellson and Zelta. Any changes in these opening widths must be approved through the Federal Highway Administration.
- 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.

June 3, 1993

**STAFF REPORT**  
(Revised Final Plat Approve 5/27/93,  
Deferred for four weeks from 4/15/93)  
Preliminary Plat Approved 12/10/92)

CASE NUMBER: S/D 89-69 - ONE GREENWICH PLACE ADDITION

OWNER/APPLICANT: Kellogg-Greenwich Road Associates  
c/o Robert W. Kaplan

SURVEYOR/ENGINEER: Baughman Company, Attn: Brent Wooten

LOCATION: South of Kellogg and east of Greenwich Road

SITE SIZE: 75.4 Acres

NUMBER OF LOTS

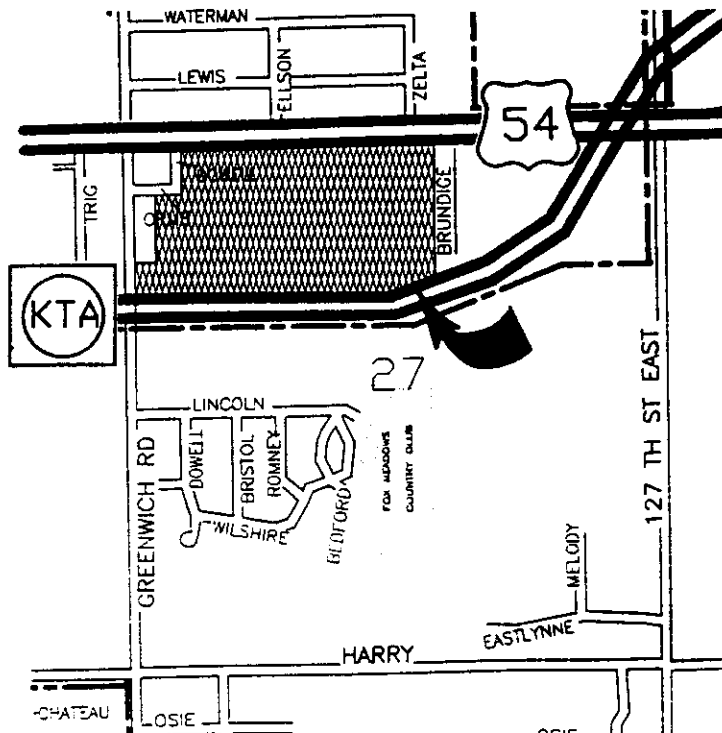
Residential:	
Office:	
Commercial:	9
Industrial:	12
Other:	2
Total:	23

MINIMUM LOT AREA: 22,820 sq. ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "OC", "C" & "E" (Z-2944)

VICINITY MAP:

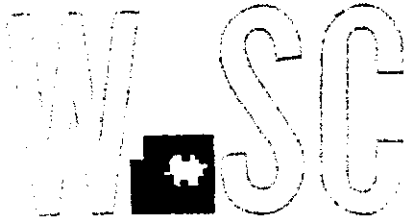


STAFF COMMENTS:

- A. Due to the requested change in this plat's street system, the following actions shall be taken.
  1. Prior to the plat being scheduled for City Council review, the applicant shall obtain an adjustment to the CUP, DP-196 which reflects the street system and access being indicated by this plat.
  2. The final plat tracing shall indicate the dedication of right-of-way such that 115 feet is provided for Kellogg, from the street's centerline and 50 additional feet is dedicated for a Kellogg Drive adjacent to the site.
  3. The applicant shall guarantee the paving of Kellogg Drive.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be to the commercial/industrial street standard, which also requires sidewalks on all adjacent lots.
- G. As indicated by the C.U.P., DP-196, the following traffic improvements shall be guaranteed:
  1. Construction of acceleration and deceleration lanes along the south side of Kellogg at Ellson and Zelta Streets.
  2. Construction of a left-turn bay for westbound traffic on Kellogg to turn south on Zelta and a left-turn bay on Zelta for northbound traffic to turn west on Kellogg.
  3. Traffic signalization at the Zelta/Kellogg intersection, when warranted by the conditions set out in Section 4C of the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration and on file in the office of the City Traffic Engineer.
  4. Construction of a left-turn bay for westbound traffic on Kellogg to turn south on Ellson, and a medial

structure on Kellogg at Ellson that prohibits left turns from Ellson onto Kellogg and Ellson traffic across Kellogg.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this plat is no longer proposing to use Brundige for access to lots along the east line of the addition and consequently is not dedicating right-of-way to complete this street, the applicant shall submit a separate vacation case for the portion of Brundige that was originally dedicated. That is, a valid vacation request, signed by the abutting property owners on both sides of this street, shall be submitted to Planning, prior to this plat being scheduled for City Council review.
- J. As was volunteered during the zone change request, the applicant is to establish restrictive covenants concerning the use of signs on this property. The applicant shall submit these covenants for recording with the plat.
- K. Prior to this plat being scheduled for City Council review, the building in Block 2 shown as encroaching street right-of-way shall be removed. The applicant shall submit a letter indicating this structure has been removed.
- L. 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.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City 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.
- N. As requested by City Engineering, additional drainage information is needed for this site and particularly as regards the planned on-site extension. This information shall be submitted to City Engineering and approval of the drainage plan obtained before this plat can be scheduled for City Council review. Also as indicated by City Engineering, lots adjacent to the detention area will need to establish a minimum building pad elevation. This shall be shown both on the face of the plat and noted in the plat's text. It shall be indicated if this elevation is for the lowest level or opening and both on-site and off-site benchmarks shall be indicated.
- O. As requested by the applicant, the final plat tracing may use the



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

June 7, 1993

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-69 ONE GREENWICH PLACE ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 3, 1993, 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 28, 1993. However, in regard to comment F and the installation of sidewalks, sidewalks will be required and shall be included in the guarantees for paving Kellogg Drive. In regard to other sidewalk requirements final waiver of these improvements must be made by the City Council.

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 developers.

Please call if you have any questions.

Sincerely,

*Don Losew*  
Don Losew  
Senior Planner

*File Copy*

DL:rh

cc: Kellogg-Greenwich Road Associates, c/o Robert W. Kaplan, 430  
N. Market, Wichita, KS 67202  
Mike Lindebak, City Engineer

# ONE GREENWICH PLACE ADDITION

OFFICE COPY WICHITA, SEDGWICK COUNTY, KANSAS  
DO NOT REMOVE

State of Kansas ) SS  
County of Sedgwick ) We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ONE GREENWICH PLACE ADDITION" to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, and described as follows: Beginning at a point on the north right-of-way line of the Kansas Turnpike Authority (KTA), said right-of-way line being 150 feet north of and parallel with the centerline of said KTA as described in Turnpike Tract No. 9-1, said point being 50 feet east of the west line of the N.W. 1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence north and parallel with said west line 341.72 feet to a point 342 feet north and 50 feet east of the S.W. Corner of the N. 1/2 of said N.W. 1/4; thence east and parallel with the north line of said N.W. 1/4, a distance of 167.8 feet; thence north 400 feet; thence west and parallel with the north line of said N.W. 1/4, a distance of 167.8 feet to a point 542 feet north and 50 feet east of said S.W. Corner of the N. 1/2 of said N.W. 1/4; thence north and parallel with the west line of said N.W. 1/4, a distance of 493.11 feet to a point on the south right-of-way line of Kellogg Avenue, said point being 93.53 feet south and 50 feet east of the N.W. Corner of said N.W. 1/4; thence east along said south right-of-way line of Kellogg Avenue, a distance of 2600.18 feet to a point on the east line of said N.W. 1/4, said point being 82.9 feet south of the N.E. Corner of said N.W. 1/4, said point ALSO being the northwest corner of Lot 1 in El Rancho Acres, a subdivision in the W. 1/2 of the N. 1/2 of the N.E. 1/4 of said Sec. 27; thence east along the north line of said Lot 1, 301.4 feet to the N.E. Corner of said Lot 1, said point being on the west line of Brundage Street; thence south along the west line of said Brundage Street to a point 56 feet more or less north of the S.E. Corner of Lot 13 of said El Rancho Acres, said point being on the north right-of-way line of said KTA; thence southwesterly along said north right-of-way line of said KTA to the right with a radius of 2714.79 feet, a distance of 305.2 feet to a point on the west line of said Lot 13, said point being 7 feet more or less north of the S.W. Corner of said Lot 13; thence continuing westerly along said north right-of-way line to the point of beginning, EXCEPT that part platted as Lesline Addition, Wichita, Sedgwick County, Kansas and except Lot 13, El Rancho Acres, Sedgwick County, Kansas.

All being situated in the NW1/4 and the NE1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.  
Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

Date \_\_\_\_\_  
Baughman Company, P.A.  
\_\_\_\_\_  
Gregory F. Severns  
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, blocks, streets and reserves to be known as "ONE GREENWICH PLACE ADDITION", Wichita, Sedgwick County, Kansas. Reserves "A", "B", "C", and "D" are hereby reserved for landscaping, entry monuments, identification signs, and irrigation systems. Reserves "A", "B", "C", and "D" are to be owned and maintained by a Lot Owner's Association to be formed within One Greenwich Place Addition. Reserves "E" and "F" are hereby reserved for drainage purposes. Reserves "E" and "F" are to be owned and maintained by a Lot Owner's Association to be formed within One Greenwich Place Addition. 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 building setbacks in Blocks 1, 2, and 3 shall conform to the associated Community Unit Plan DP-196. Access controls as depicted on the face of the plat are hereby granted to the City of Wichita, Kansas.

Kellogg-Greenwich Road Associates, a Kansas General Partnership  
\_\_\_\_\_  
Carl Chuzy  
Partner  
\_\_\_\_\_  
Calvin McMillan  
Partner  
\_\_\_\_\_  
Robert W. Kaplan  
Partner  
\_\_\_\_\_  
Yale J. Kaplan  
Partner

FINAL PLAT

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "ONE GREENWICH PLACE ADDITION", Wichita, Sedgwick County, Kansas.  
The Mission Bank

\_\_\_\_\_  
(Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by \_\_\_\_\_ of The Mission Bank, on behalf of the bank.  
(Title)

My App't Exp. \_\_\_\_\_  
Notary Public

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by Carl Chuzy, Calvin McMillan, and Robert W. Kaplan, partners of Kellogg-Greenwich Road Associates, a Kansas General Partnership for and on behalf and as the act and deed of said partnership.

My App't Exp. \_\_\_\_\_  
Notary Public

State of Nebraska) SS  
County) The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by Yale J. Kaplan, partner of Kellogg-Greenwich Road Associates, a Kansas General Partnership for and on behalf and as the act and deed of said partnership.

My App't Exp. \_\_\_\_\_  
Notary Public

This plat of "ONE GREENWICH PLACE 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 \_\_\_\_\_, 1993.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
Chairman  
L. O. Breckanridge, Jr.

\_\_\_\_\_  
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 \_\_\_\_\_, 1993.

\_\_\_\_\_  
Mayor  
Frank M. Ojile

\_\_\_\_\_  
Deputy City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_  
County Clerk  
Susan E. Crockett-Spoon

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 \_\_\_\_\_, 1993, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler

\_\_\_\_\_  
Deputy  
Ed Ross

54 reserved to the public

# ONE GREENWICH PLACE ADDITION

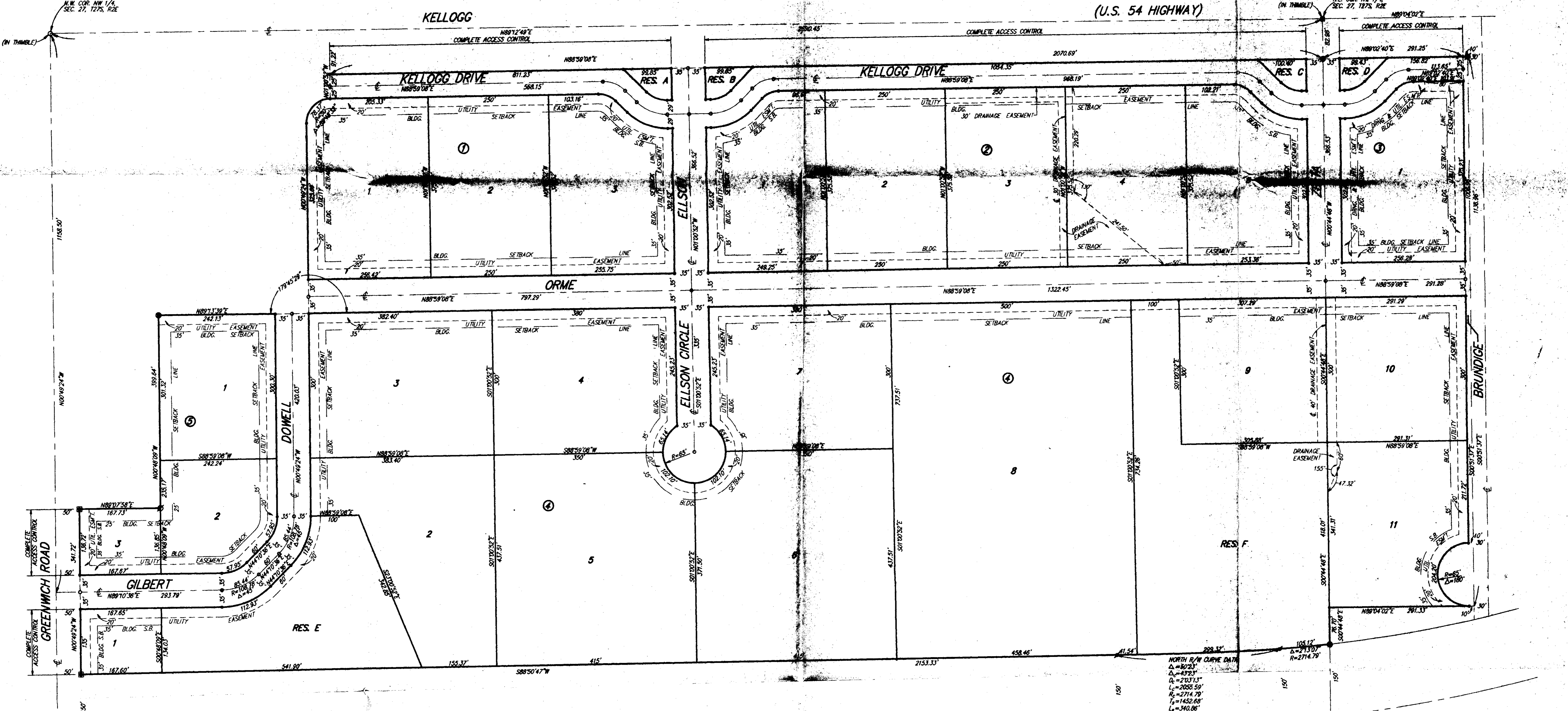
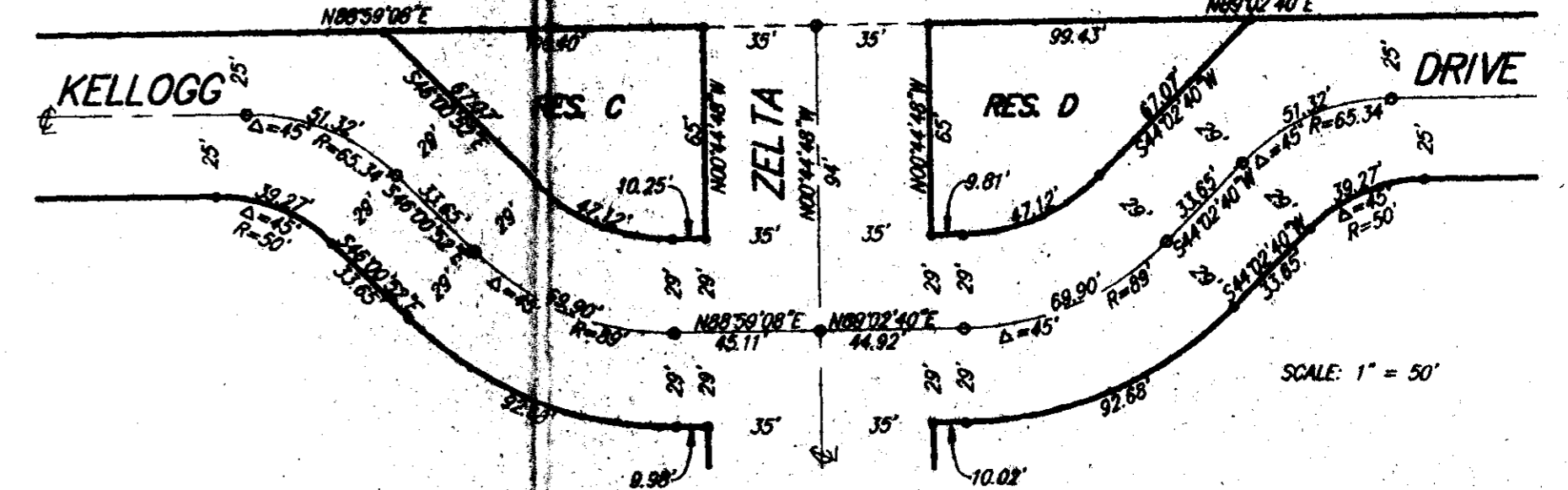
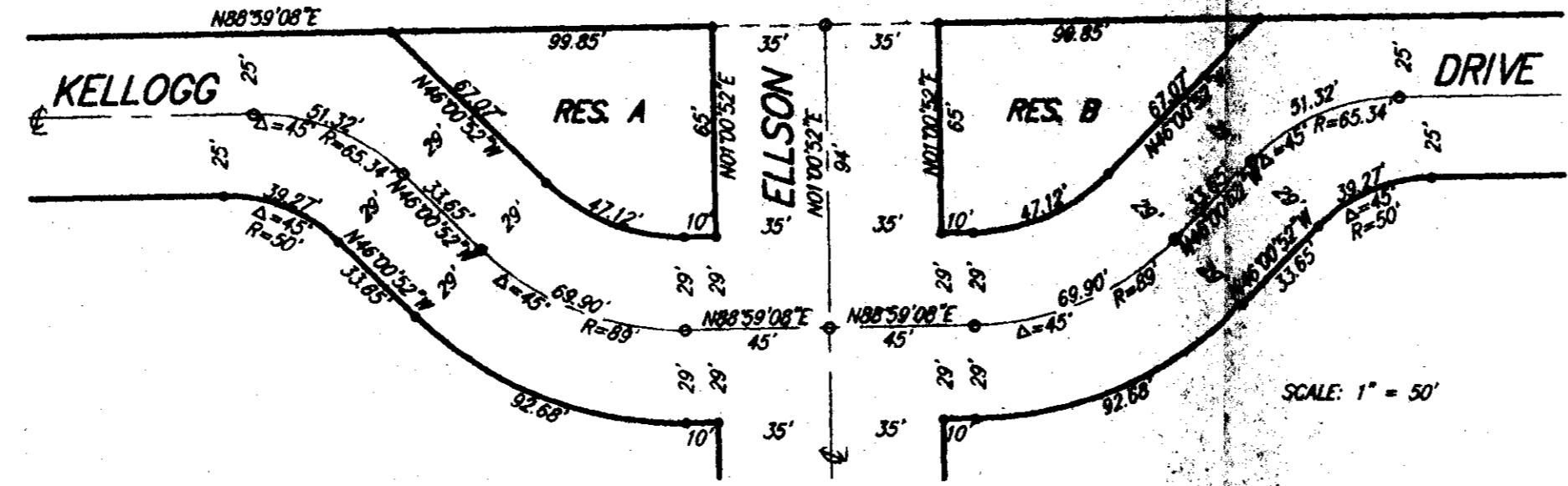
WICHITA, SEDGWICK COUNTY, KANSAS

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FINAL PLAT

1" = 100'

ADDITIONAL BUILDING SETBACKS IN BLOCKS 1, 2 & 3 ESTABLISHED IN COMMUNITY UNIT PLAN DP-196, WHICH IS ON FILE IN WICHITA METROPOLITAN AREA PLANNING DEPARTMENT OFFICE.

- - 3/4" IRON (FOUND)
- - 1/2" IRON (FOUND)
- - 1/2" REBAR (FOUND)
- - 3/4" REBAR (FOUND)
- - 5/8" REBAR (FOUND)
- - ANGLE (FOUND)
- - 5/8" REBAR W/ "GOODECKE" CAP (FOUND)
- - 1/2" REBAR W/ "BAUGHMAN" CAP (SET)



NORTH R/W CURVE DATA  
 $\Delta = 80.23^\circ$   
 $D = 43.92'$   
 $L_1 = 2055.59'$   
 $R_1 = 2714.79'$   
 $L_2 = 1452.68'$   
 $L_3 = 340.06'$   
 $\theta_2 = 3.30'$   
 $E_2 = 287.26'$

KANSAS TURNPIKE AUTHORITY