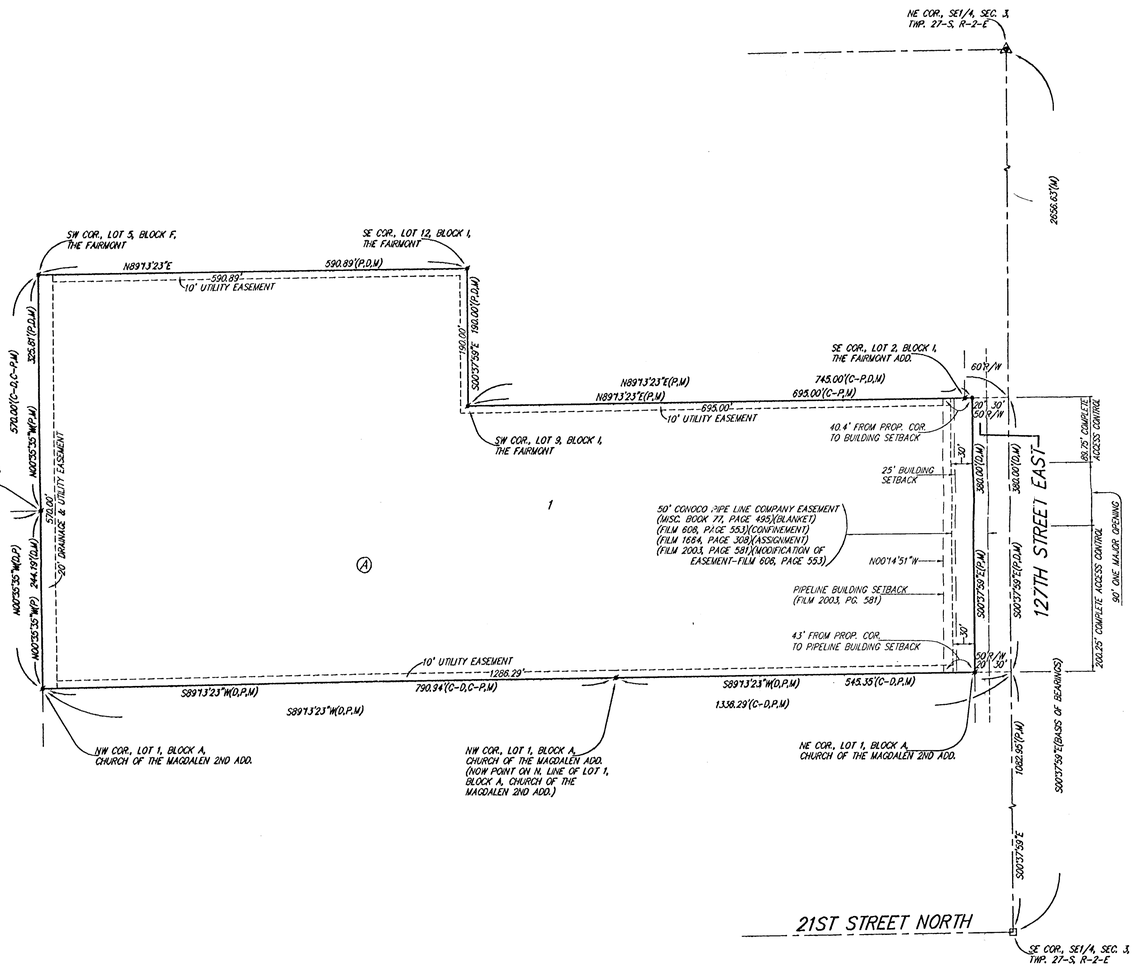
THE FAIRMONT 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



0 100 200

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
● = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 3/4" IRON (FOUND)
▲ = #4 REBAR OVER STONE (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(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 impede the flow of this drainage plan shall be allowed.

BENCHMARK:

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
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.
ELEVATION = 173.98 (CITY DATUM), 1361.38 NGVD

COUNTY "□" CUT, SOUTH HEADWALL,
1/2 MILE WEST OF 127TH ST. EAST
ON 37TH STREET NORTH.
ELEV. = 185.83 (CITY DATUM), 1373.23 NGVD

TOP OF IRON - SE COR., SE1/4, SEC. 3, TWP. 27-S, R-2-E, (127TH ST. EAST & 21ST ST. NORTH).
ELEV. = 198.01 (CITY DATUM), 1385.41 NGVD

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
W1/2 OF 1	A	196.5	1383.9

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE FAIRMONT 2ND", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the SE1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the NE corner of Lot 1, Block A, Church of the Magdalen 2nd Addition, Wichita, Sedgwick County, Kansas; thence S89°13'23"W along the north line of said Church of the Magdalen 2nd Addition, 1286.29 feet to the NW corner of Lot 1, Block A, in said Church of the Magdalen 2nd Addition, said point also being on the east line of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas; thence N00°35'35"W along the east line of said Messiah Baptist Church 4th Addition, 244.19 feet to the NE corner of said Messiah Baptist Church 4th Addition, said NE corner also being the SE corner of Reserve "K", The Fairmont, an Addition to Wichita, Sedgwick County, Kansas; thence continuing N00°35'35"W along the east line of said Reserve "K", 325.81 feet to the SW corner of Lot 5, Block F, in said The Fairmont; thence N89°13'23"E along the south line of said Block F, along the south line of Woodridge as dedicated in said The Fairmont, and along the south line of Block I in said The Fairmont, 590.89 feet to the SE corner of Lot 12 in said Block I; thence S00°37'59"E along the west line of said Block I, 190.00 feet to the SW corner of Lot 9 in said Block I; thence N89°13'23"E along the south line of said Block I, and as extended easterly, 745.00 feet to a point on the east line of said SE1/4; thence S00°35'35"E along the east line of said SE1/4, 380.00 feet to the intersection with the north line of said Church of the Magdalen 2nd Addition, as extended easterly; thence S89°13'23"W along said extended north line, 50.00 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor — 3-31-2003

MICHAEL G. CONREY REGISTERED LS-871 KANSAS LAND 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, a Block, and a Street, to be known as "THE FAIRMONT 2ND", an Addition to 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 easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is 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 location shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on the west half of Lot 1, Block A, shall be 196.5 City Datum, (1383.9 NGVD29).

Ritchie Development Corporation, a Kansas corporation

Kevin M. Mullen, President

Jack Ritchie — Lou Ann Ritchie

Kevin M. Mullen — Nancy Mullen

George E. Laham II

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of APRIL, 2003, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.

SUSAN K. MONETTE Notary Public - State of Kansas My Appt. Expires 11-9-03

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of APRIL, 2003, by Jack Ritchie and Lou Ann Ritchie, husband and wife.

SUSAN K. MONETTE Notary Public - State of Kansas My Appt. Expires 11-9-03

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of APRIL, 2003, by Kevin M. Mullen and Nancy Mullen, husband and wife.

SUSAN K. MONETTE Notary Public - State of Kansas My Appt. Expires 11-9-03

Susan K. Monette, Notary Public

My App't. Exp. 11-9-03

This plat of "THE FAIRMONT 2ND", an Addition to 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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2003.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2003.

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

Entered on transfer record this_____day of_____, 2003.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2003 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 "THE FAIRMONT 2ND", an Addition to Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

GARY O. SCHMITT, Senior Vice Pres. (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8th day of April, 2003, by Gary D. Schmitt, S.V.P. (Title) of INTRUST Bank, N.A., on behalf of the bank.

Susan K. Cook, Notary Public

My App't. Exp. 11/3/04

SUSAN K. COOK Notary Public - State of Kansas My Appt. Expires 11/3/04

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of April, 2003, by George E. Laham II, a single person.

Georgia A. Biggs, Notary Public

My App't. Exp. 3-17-07

GEORGIA A. BIGGS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 3-17-07

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\THE FAIRMONT APTS\DWG\FAIRMONTAPTSF.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2003

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

RE: SUB 2002-31 -- One-Step Final Plat of The Fairmont Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 31, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: $8.00 for the first page; $4.00 for each additional page); and

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: R. Ramseyer, Ritchie Development Corporation and Jack Ritchie, Kevin Mullen and Geo. Laham, II, 8011 E. 22nd St. No., Bldg. 1000, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2003

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

RE: SUB 2002-31 -- One-Step Final Plat of The Fairmont Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. City Engineering has approved the drainage plan.

D. Traffic Engineering has required the alignment of the proposed opening with Camden Chase across 127th St. East.

E. Traffic Engineering requests a guarantee for a left turn lane.

F. A second point of access from Woodridge to the north is needed by City Fire Department. ***The applicant shall provide a restrictive covenant that requires an emergency access easement to Woodbridge.***

G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations which state that the maximum depth of all residential lots shall not exceed 2.5 times the width. ***A modification has been approved.***

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

I. The plattor's 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.

J. 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.)

K. 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.

L. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. 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.

N. 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.

O. Perimeter closure computations shall be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Q. 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.

R. 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 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, February 6, 2003, at 1:30 p.m.

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

If you have any questions regarding this plat, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: R. Ramseyer, Ritchie Development Corporation and Jack Ritchie, Kevin Mullen and Geo. Laham, II, 8011 E. 22nd St. No., Bldg. 1000, Wichita, KS 67226
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6
FEBRUARY 6, 2003

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 1/30/03)

CASE NUMBER: SUB 2002-31 -- THE FAIRMONT SECOND ADDITION

OWNER/APPLICANT: Ritchie Dev. Corp., Attn: R. Ramseyer, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226; Jack Ritchie, Kevin Mullen & George Laham, II, 8100 E. 22nd St. N., Bldg 1000, Wichita, KS 67226

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

LOCATION: West side of 127th St. East., North of 21st St. North

SITE SIZE: 13.8 acres

NUMBER OF LOTS

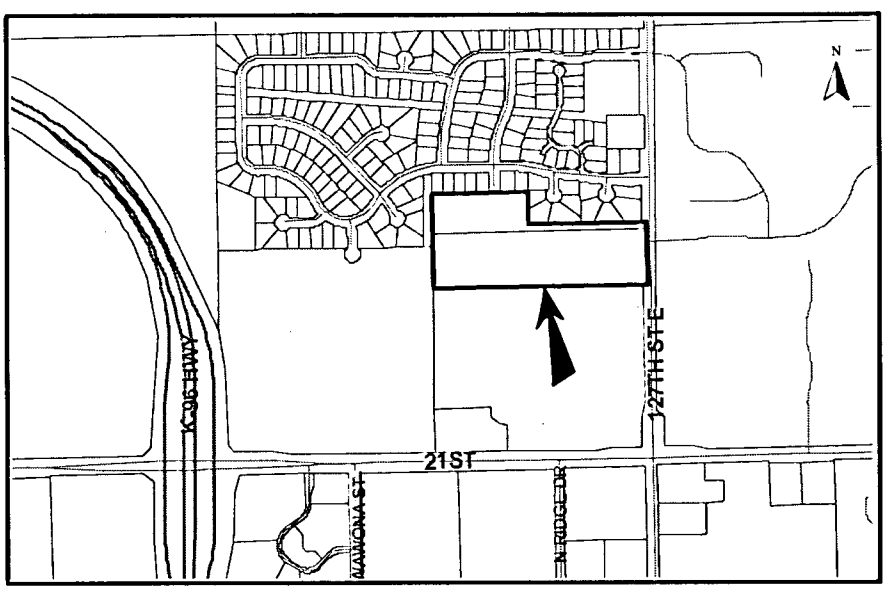
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13.8 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: MF-18, Multi-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City. A zone change has been approved (ZON 2002-02) from SF-5, Single-Family Residential to MF-18, Multi-Family Residential subject to platting.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. **City Engineering** has approved the drainage plan.

D. **Traffic Engineering** has required the alignment of the proposed opening with Camden Chase across 127th St. East.

E. **Traffic Engineering** requests a guarantee for a left turn lane.

F. A second point of access from Woodridge to the north is needed by **City Fire Department**. ***The applicant shall provide a restrictive covenant that requires an emergency access easement to Woodbridge.***

G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations which state that the maximum depth of all residential lots shall not exceed 2.5 times the width. ***A modification has been approved.***

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

I. The plattor's 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.

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