

FINAL PLAT

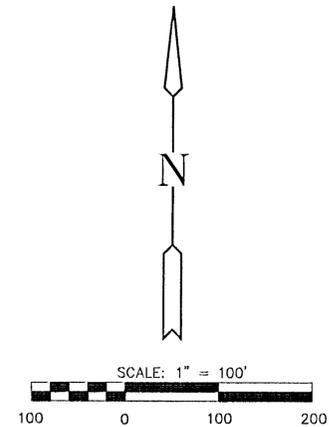
REGENCY PARK ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

12-15-99 final tracing

NW COR., NE 1/4
SEC 4, T27S, R2E

EAST LINE OF S. 1/2 SE. QUARTER
SECTION 33, T26 S. R2E



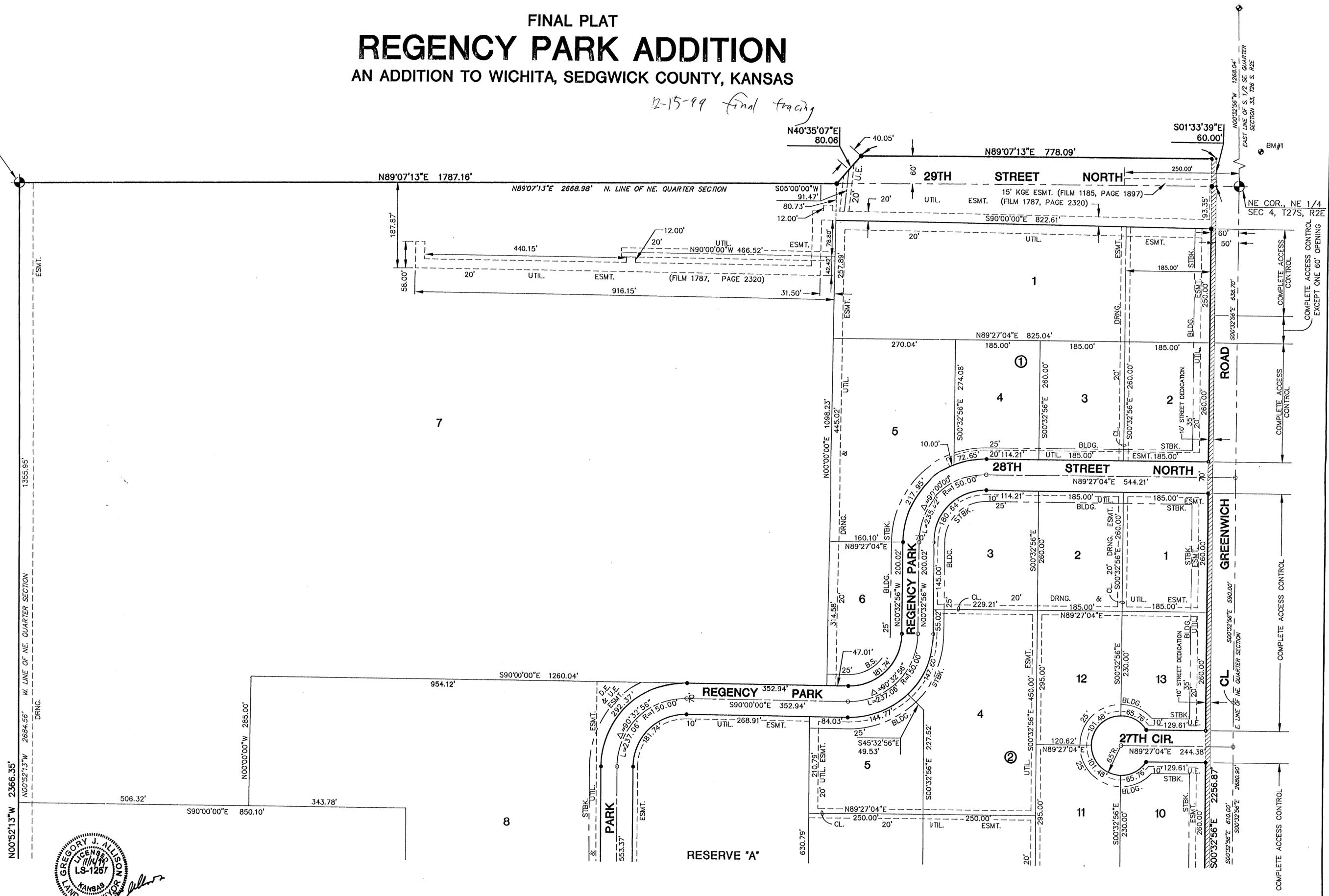
LEGEND

- = I.P.
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- ▨ = 10' STREET DEDICATION

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
9	1	190.3	1377.7
10	1	188.8	1376.2
11	1	187.3	1374.7
5	2	192.1	1379.5
6	2	192.1	1379.5

BENCHMARKS

- BM#1 STEP SPIKE IN WEST SIDE PP, 1st. POLE NORTH OF 29th. ST. ON EAST SIDE GREENWICH RD. ELEV. = 201.51
- BM#2 STEP SPIKE IN WEST SIDE PP, 6th. POLE NORTH OF K-96 ON EAST SIDE GREENWICH RD. ELEV. = 192.04
- BM#3 STEP SPIKE IN WEST SIDE PP, 1st. POLE NORTH OF K-96 ON EAST SIDE GREENWICH RD. ELEV. = 184.45



GREGORY J. ALLISON
 LICENSED PROFESSIONAL ENGINEER
 STATE OF KANSAS
 LS-1267

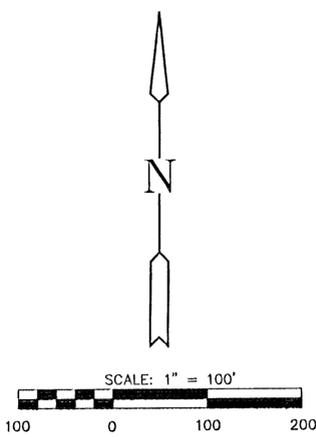
FINAL PLAT

REGENCY PARK ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

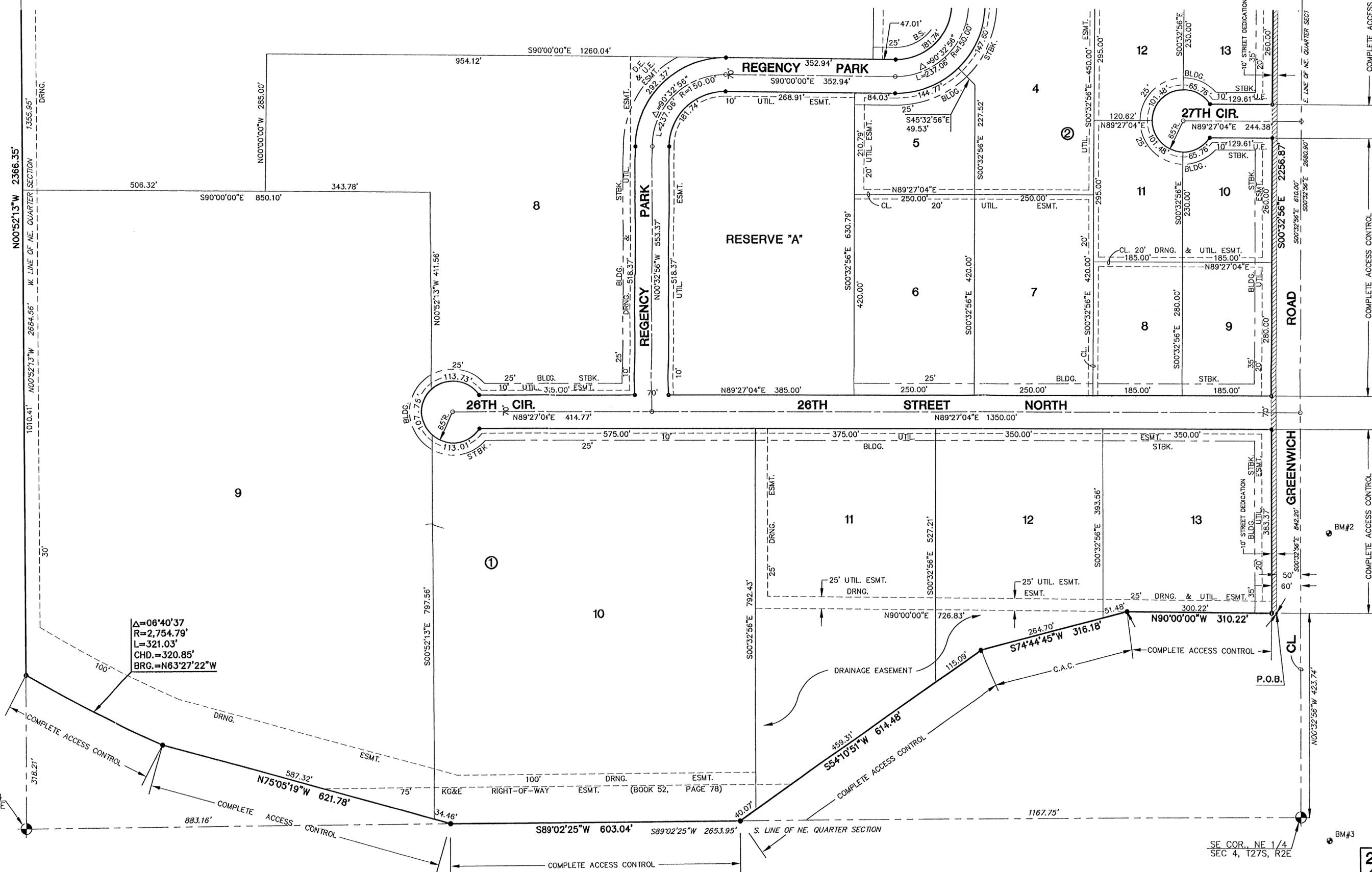
NW COR., NE 1/4
SEC 4, T27S, R2E

NE COR., NE 1/4
SEC 4, T27S, R2E



LEGEND

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SW COR., NE 1/4
SEC 4, T27S, R2E

SE COR., NE 1/4
SEC 4, T27S, R2E

FINAL PLAT
REGENCY PARK ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

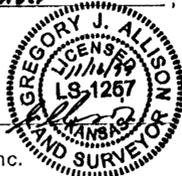
I, Gregory J. Allison, Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of REGENCY PARK ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets, and a reserve the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter of Section 4, Township 27 South, Range 2 East and a portion of the Southeast Quarter of Section 33, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter Section 4, Township 27 South, Range 2 East; thence N00°32'56"W 423.74 feet along the East line of said Northeast Quarter; thence West S89°27'04"W 50.00 feet to a point on the North line of the K-96 Expressway right-of-way as now established, said point being the point of beginning, thence along said K-96 right-of-way N90°00'00"W, 310.22 feet; thence along said K-96 right-of-way S74°44'45"W, 316.18 feet; thence along said K-96 right-of-way S54°10'51"W, 614.48 feet to a point on the South line of the Northeast Quarter; thence along said Northeast Quarter and said K-96 right-of-way S89°02'25"W, 603.04 feet; thence along said K-96 right-of-way N75°05'19"W, 621.78 feet to a point on a curve to the right; thence along said curve 321.03 feet to a point on the West line of said Northeast Quarter, said curve having a central angle of 06°40'37", a radius of 2754.79 feet, and a long chord of 320.85 feet, bearing N63°27'22"W; thence along said West line of said Northeast Quarter N00°52'13"W, 2366.35 feet to the Northwest corner of said Northeast Quarter; thence along the North line of said Northeast Quarter N89°07'13"E, 1787.16 feet; thence N40°35'07"E, 80.06 feet; thence N89°07'13"E, 778.09 feet to a point 50.00 feet West of the East line of said Southeast Quarter, Section 33; thence S01°33'39"E, 60.00 feet parallel to the East line of said Southeast Quarter; thence S00°32'56"E, 2256.87 feet parallel to the East line of said Northeast Quarter, 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 16th day of November, 1999.

Gregory J. Allison, R.L.S. #1266
 Mid-Kansas Engineering Consultants, Inc.
 411 N. Webb Road Wichita, Kansas
 67206 316-684-9600



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 platted into lots, blocks, streets and a reserve the same to be known as "REGENCY PARK ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby 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. Reserve "A" is platted for construction and maintenance of, utilities, drainage, landscaping, open space, and irrigation. This reserve shall be owned and maintained by the owners association. A drainage plan has been developed for the plat and that all drainage easements, right-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. All abutters right of access to or from Greenwich over and across the East line of REGENCY PARK ADDITION, are hereby granted to the governing body, provided however Lot 1, Block 1 shall have access to Greenwich as indicated on the face of the plat. All abutters rights of access to or from K-96 Expressway over and across the South line of REGENCY PARK ADDITION, are hereby granted to the governing body.

REGENCY PARK OF WICHITA, L.L.C., A KANSAS limited liability company

Rob Ramsey, Vice President
 Rob Ramseyer, Vice President
 Ritchie Development Corporation, Manager

BE IT REMEMBERED, that on this ____ day of _____, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Rob Ramseyer, Vice President, Ritchie Development Corporation, manager of, Regency Park of Wichita, L.L.C., same to me personally known to be the 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.

Diane M. Stalbaum
 Notary Public



My appointment expires: 2/18/2003

THE CITY OF WICHITA, KANSAS, a municipal corporation

_____, Mayor
 Bob Knight, Mayor
 City of Wichita, Kansas

BE IT REMEMBERED, that on this ____ day of _____, 1999, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of, The City of Wichita, Kansas, a municipal corporation, same to me personally known to be the 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.

 Notary Public

My appointment expires: _____

This plat of "REGENCY PARK ADDITION", 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 PLANNING COMMISSION

_____, Chairman
 William M. Johnson, Chairman

_____, Secretary
 Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if by the City Council of the City of Wichita, Kansas, this ____ day of _____ 1999.

_____, Mayor
 Bob Knight, Mayor

_____, City Clerk
 Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 1999.

_____, County Clerk
 James Alford, County Clerk

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 _____, 1999.

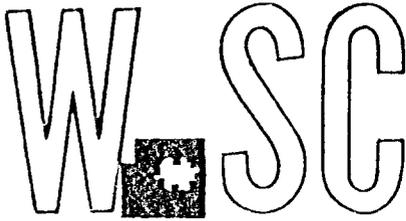
_____, Register of Deeds
 Bill Meek, Register of Deeds

_____, Deputy
 Linda Kizzire, Deputy

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

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

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

July 15, 1999

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

RE: S/D 97-14 – Revised Final Plat of REGENCY PARK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 15, 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 July 9, 1999. **PLEASE NOTE THAT, AS PER MAPC'S RECOMMENDATION, ITEM "I" HAS BEEN CHANGED TO READ:**

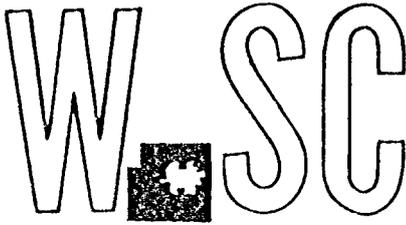
"LOT 1 SHALL BE LIMITED TO ONE ACCESS OPENING TO GREENWICH IN THE SOUTH 60 FEET OF THIS LOT."

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.

If you have any questions concerning this matter, please call.

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

July 9, 1999

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

RE: S/D 97-14 – Revised Final Plat of REGENCY PARK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer.
- 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** needs to comment on the status of the applicant's drainage plan. **An off-site drainage agreement and cross-lot drainage agreement are required. A drainage guarantee is also required.**
- D. The plat shall delete the word "complete" in the access control area adjoining Lot 1, Block 1.
- E. The proposed 25-ft building setbacks do not conform with those imposed by the Protective Overlay (50 foot front yard setback). An administrative adjustment would be required.
- F. The Protective Overlay required the platting of a public access easement connecting the K-96 Expressway bike trail to the soccer fields located west of this plat. **The connection will be located within the right-of-way and an administrative adjustment will be required to eliminate this condition.**
- G. A cross-lot circulation agreement is required for internal access in accordance with the protective overlay.



- H. **Fire Department** shall comment on the acceptability of the street names.
- I. **Traffic Engineering has limited access to Lot 1, Block 1 to a temporary opening until the construction of 29th Street North; upon which time the opening to Lot 1, Block 1 shall be from 29th St. North.**
- J. The applicant shall guarantee the paving of the interior streets.
- K. Lot 1, Block 1 exceeds the lot depth to width ratio and a modification will need to be granted.
- L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. 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.
- N. 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 the governing body.
- O. A Notice of Protective Overlay Certificate shall be provided, identifying the approved Protective overlay and its special conditions for development on this property.
- P. The plat'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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.

- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. ***KGE has requested additional easements.***
- Y. 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.
- Z. ***The Applicant shall include the soccer fields as part of this plat and include the City of Wichita as a signatory to the plat.***

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, July 15, 1999, at 12:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT
(Revised Final Plat Approved 7/8/99)

CASE NUMBER: S/D 97-14 - REGENCY PARK ADDITION

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

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

LOCATION: South side of 29th St. North, West side of Greenwich

SITE SIZE: 100.49 acres

NUMBER OF LOTS

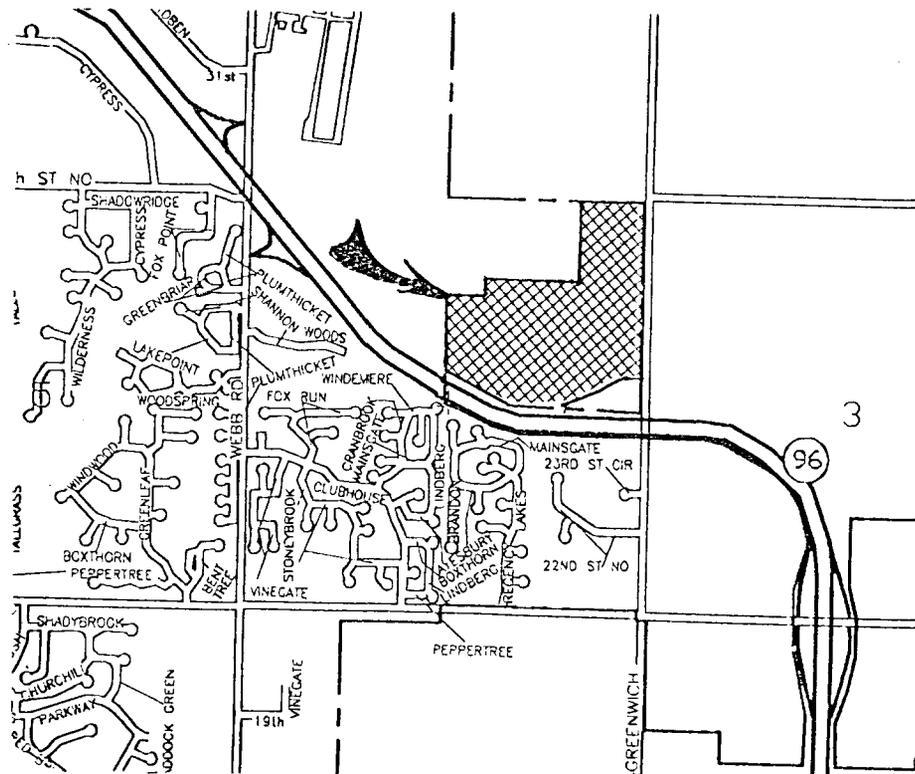
Residential:	
Office:	
Commercial:	
Industrial:	<u>25</u>
Total:	25

MINIMUM LOT AREA: 1.1 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site was approved for a zone change (SCZ-0734) from SF-20, Single-Family Residential to LI, Limited Industrial in March of 1997. The site is also subject to a Protective Overlay addressing uses, landscape buffer, setbacks, height, signs, and circulation. This revised final plat includes a new street layout and 20 less lots than the preliminary plat.

STAFF COMMENTS:

- A. ✓ The applicant shall guarantee the extension of City water and sanitary sewer.
- 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** needs to comment on the status of the applicant's drainage plan. **An off-site drainage agreement and cross-lot drainage agreement are required. A drainage guarantee is also required.**
- D. The plat shall delete the word "complete" in the access control area adjoining Lot 1, Block 1.
- E. The proposed 25-ft building setbacks do not conform with those imposed by the Protective Overlay (50 foot front yard setback). An administrative adjustment would be required.
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- H. **Fire Department** shall comment on the acceptability of the street names.
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- O. A Notice of Protective Overlay Certificate shall be provided, identifying the approved Protective overlay and its special conditions for development on this property.
- P. The plat'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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S/D 97-14 – Revised Final Plat of REGENCY PARK ADDITION
July 15, 1999 - Page 4

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- Z. **The Applicant shall include the soccer fields as part of this plat and include the City of Wichita as a signatory to the plat.**