

# FINAL PLAT

## ROCKY CREEK SECOND ADDITION

### AN ADDITION TO SEDGWICK COUNTY, KANSAS

N.E. COR. S.W. 1/4 SEC. 11. TWP. 27 R. 2E.

I, Gregory J. Allison, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plating of "ROCKY CREEK SECOND ADDITION", an addition to Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set forth in the accompanying plat and described herein.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

\_\_\_\_\_, Chairman  
John C. Frye

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_, Chairman  
Thomas G. Winters

\_\_\_\_\_, Chair Pro Tem  
Paul W. Hancock

\_\_\_\_\_, Commissioner  
Betsy Gwin

\_\_\_\_\_, Commissioner  
Melody C. Miller

\_\_\_\_\_, Commissioner  
Mark F. Schroeder

\_\_\_\_\_, County Clerk  
James Alford

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Attest \_\_\_\_\_, 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 Conslver

\_\_\_\_\_, Deputy  
Michael D. Hurtt

Replat of Lots 32-44 Block 6, Lots 8-45 Block 8, Lots 8-18 Block 9, and Reserve "F" "ROCKY CREEK ADDITION" an addition to Sedgwick County, Kansas.

All lots, blocks, streets, easements, reserves, access control, and building setback located within the above described tract are hereby vacated by virtue of K.S.A. 512(b)

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 16th day of December, 1997.

Gregory J. Allison, P.E., R.L.S. # 1257  
Mid-Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, KS 67206

*Gregory J. Allison*  
12/16/97

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 reserves the same to be known as "ROCKY CREEK SECOND ADDITION", an addition to Sedgwick County, Kansas. The streets are dedicated to and for the use of public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserve A is platted for lighting, landscaping, open space, irrigation, and entry monuments. The Reserve shall be owned and maintained by the homeowners association. All abutters right of access to or from Rocky Creek Parkway over and across the West line of lines of Lot 1, Block 3, Lot 1, Block 2, are hereby granted to the public.

Ritchie Development Corporation  
Ritchie Associates, Inc.

*Kevin M. Mullen*  
Kevin M. Mullen, President

STATE OF KANSAS) ss:  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 16th day of December, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President of Ritchie Development Corporation and Ritchie Associates, Inc. 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

KAREN L. PETERSON  
Notary Public - State of Kansas  
My Appt. Expires: 12/31/98

My appointment expires: \_\_\_\_\_

We, the Intrust Bank, N.A., mortgagees on the above described property, do hereby consent to the plat of "ROCKY CREEK SECOND ADDITION".

INTRUST BANK, N.A.

By: *Gary D. Schmitt*  
Gary D. Schmitt, Senior V.P.

STATE OF KANSAS) ss:  
SEDGWICK COUNTY)

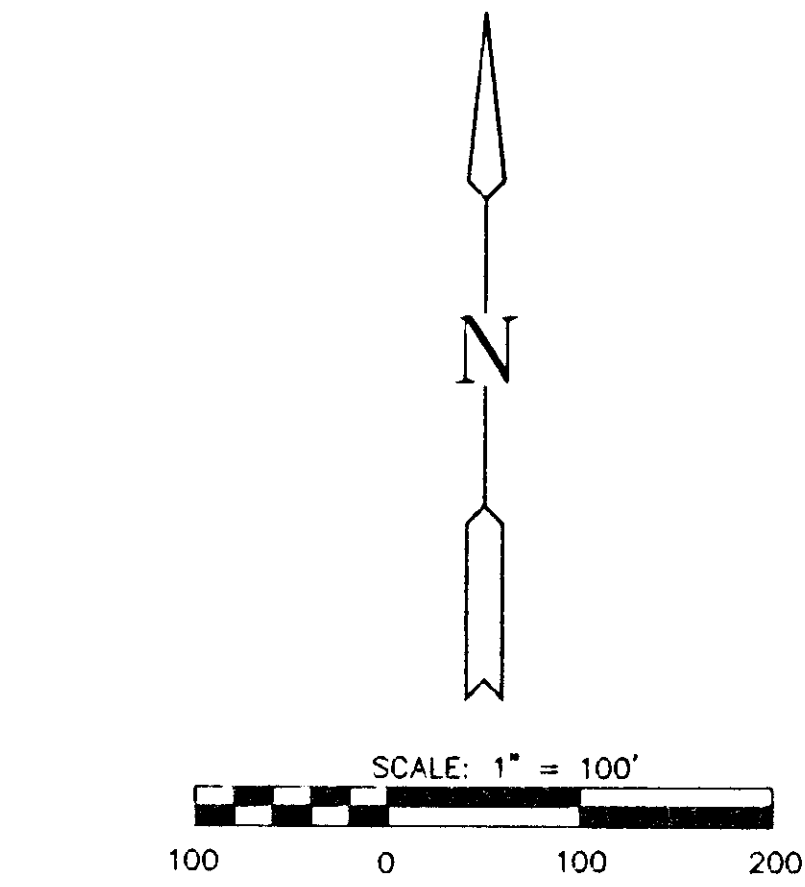
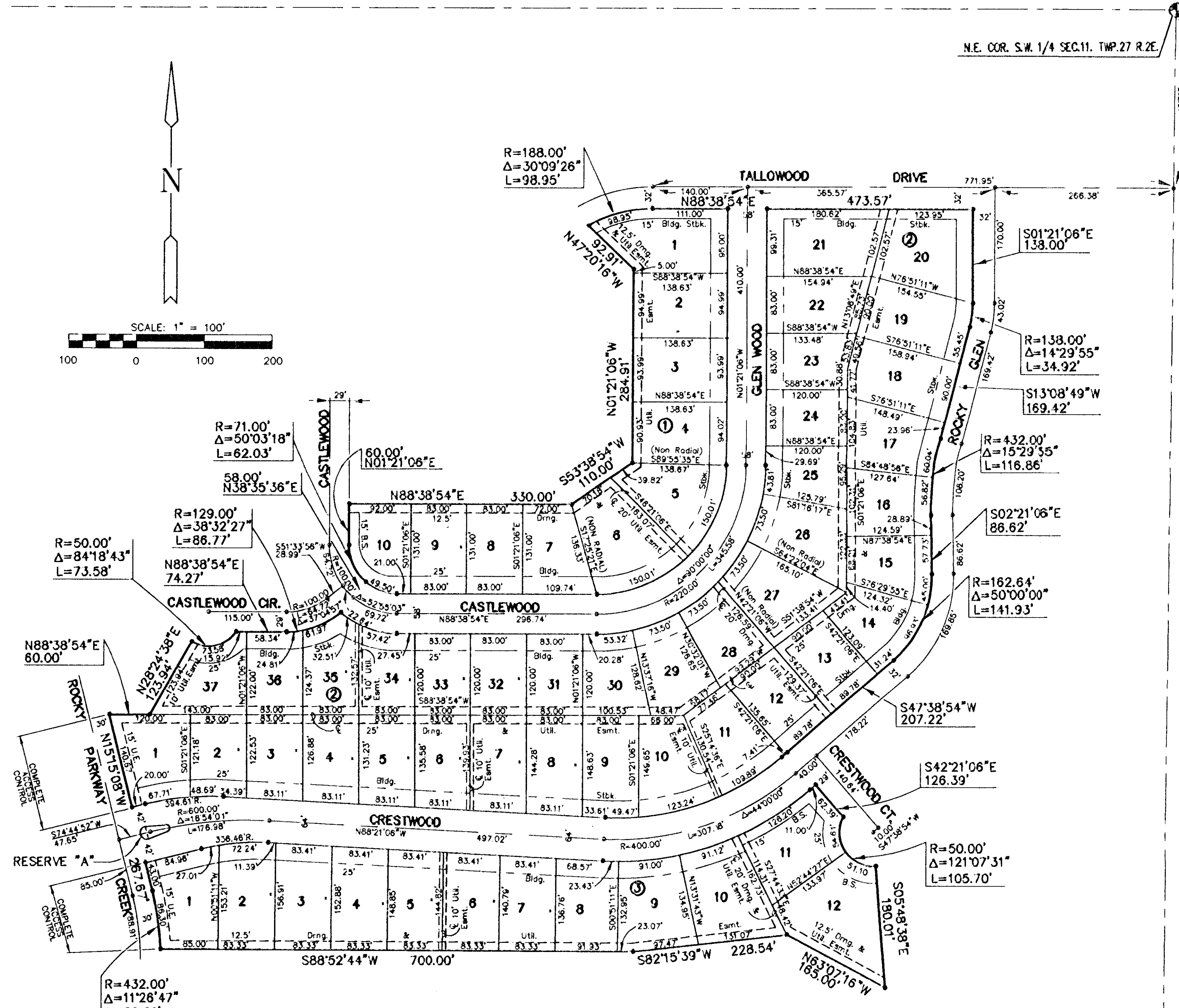
BE IT REMEMBERED, that on this 16th day of December, 1997, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Gary D. Schmitt, SVP to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution 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

KAREN L. PETERSON  
Notary Public - State of Kansas  
My Appt. Expires: 12/31/98

My appointment expires: \_\_\_\_\_



**LEGEND**

- = I.P.
- B.S. = BUILDING SETBACK

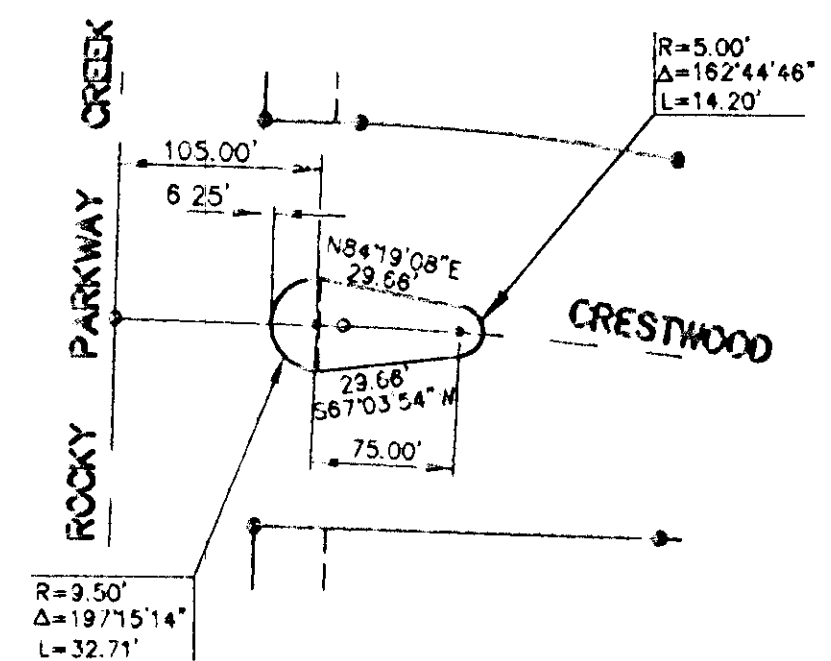
This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

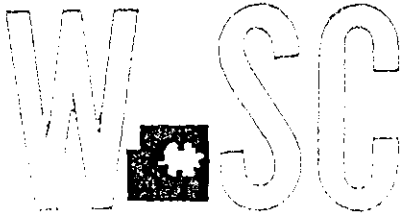
\_\_\_\_\_, County Clerk  
James Alford



**RESERVE "A"**

*revised 12-24-97*

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
PHONE: 316-268-4421  
FAX: 316-268-4390

September 12, 1997

FILE COPY

Mid Kansas Engineering  
411 N Webb Road  
Wichita, KS 67206

Re: S/D 9762 - One-Step Final Plat of ROCKY CREEK 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on September 11, 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 September 5, 1997.

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.

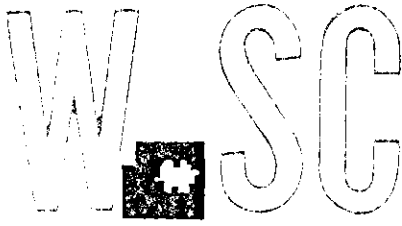
Sincerely,

Keith Gooch  
Current Plans Division

KG\fb

cc: Ritchie Development corporation, 8100 E 22nd St N. Bldg 1000, Wichita, KS 67206  
Mike Lindebak, City Engineering, 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 67202-1588  
(316) 268-4421  
FAX (316) 268-4390

September 8, 1997

REVISED

FILE COPY

MID KANSAS ENGINEERING CONSULTANTS, INC.  
411 N WEBB ROAD  
WICHITA KS 67206

Re: S/D 97-62- ONE-STEP FINAL PLAT OF ROCKY CREEK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 4, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The guarantee will be with the County for use of the Four-Mile Creek System. **A revised sewer guarantee shall be provided.**
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since Wichita water will be used, an Outside-the-City Water Agreement shall be provided. **A revised water guarantee shall be provided.**
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks, specifically, along the east side of Rocky Creek Parkway. **A revised street improvement guarantee shall be submitted.**
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be ready to comment on the applicant's drainage plan. **County Engineering has approved the drainage plan and no guarantees will be required.**
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 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. This covenant shall provide for maintaining the island located between Lot 1, Block 2 and Block 3. This island shall be identified on the plat drawing as Reserve A.

- 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. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per swelling 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.
- K. 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.
- L. The applicant's agent is reminded a plat binder shall be submitted prior to the final tracing being scheduled for City Council and County Commission approval.
- M. Due to this plat being within three miles of the City and also requiring an outside-the-City water agreement, the City Council must approve the plat. Therefore, the applicant's agent is required to place the Mayor and City Clerk's signature block on the plat.
- N. The Chair Pro Tem signature block should be modified to read Paul W. Hancock.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.  
**Additional KG&E easements are requested.**

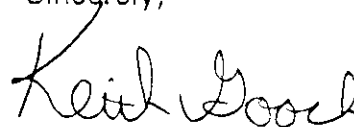
S/D 97-62 One-Step Final Plat of ROCKY CREEK 2ND ADDITION  
September 5, 1997- Page 3

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, September 11, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Keith Gooch  
Current Plans Division

KG:lfb  
Enclosure

cc: RITCHIE DEVELOPMENT CORPORATION, 8100 E 22ND ST NORTH, BLDG 1000, WICHITA,  
KS 67226  
MIKE LINDEBAK, CITY ENGINEER  
JIM WEBER, PE DIRECTOR, SEWER OPERATIONS & MAINTENANCE DEPARTMENT,  
BUREAU OF PUBLIC SERVICES, 1250 S SENECA, WICHITA, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8  
September 11, 1997

STAFF REPORT

(One-Step Final-Approved 9/4/97)

CASE NUMBER: S/D 97-62 ROCKY CREEK 2ND ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, 8100 E. 22nd St. North Bldg. 1000, Wichita, KS 67226

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

LOCATION: On the Northeast corner of 13th St. North, and 127th Street East.

SITE SIZE: 20 Acres

NUMBER OF LOTS

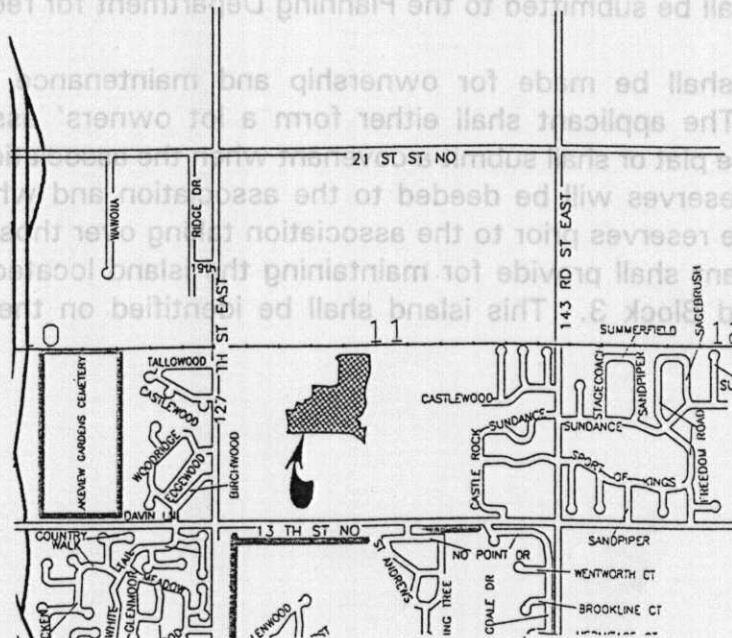
- Residential: 59
- Office:
- Commercial:
- Industrial:
- Total: 59

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: "SF-6" (Single Family)

PROPOSED ZONING: "SF-6" (Single Family)


VICINITY MAP



Note: This is a replat of a portion of Rocky Creek Addition, previously approved in 1996.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The guarantee will be with the County for use of the Four-Mile Creek System. *A revised sewer guarantee shall be provided*
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since Wichita water will be used, an Outside-the-City Water Agreement shall be provided. *A revised water guarantee shall be provided.*
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- 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.
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S/D 97-62 One-Step Final Plat of ROCKY CREEK 2ND ADDITION  
September 11, 1997- Page 4

- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
  
- R. 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.  
*Additional KG&E easements are requested.*