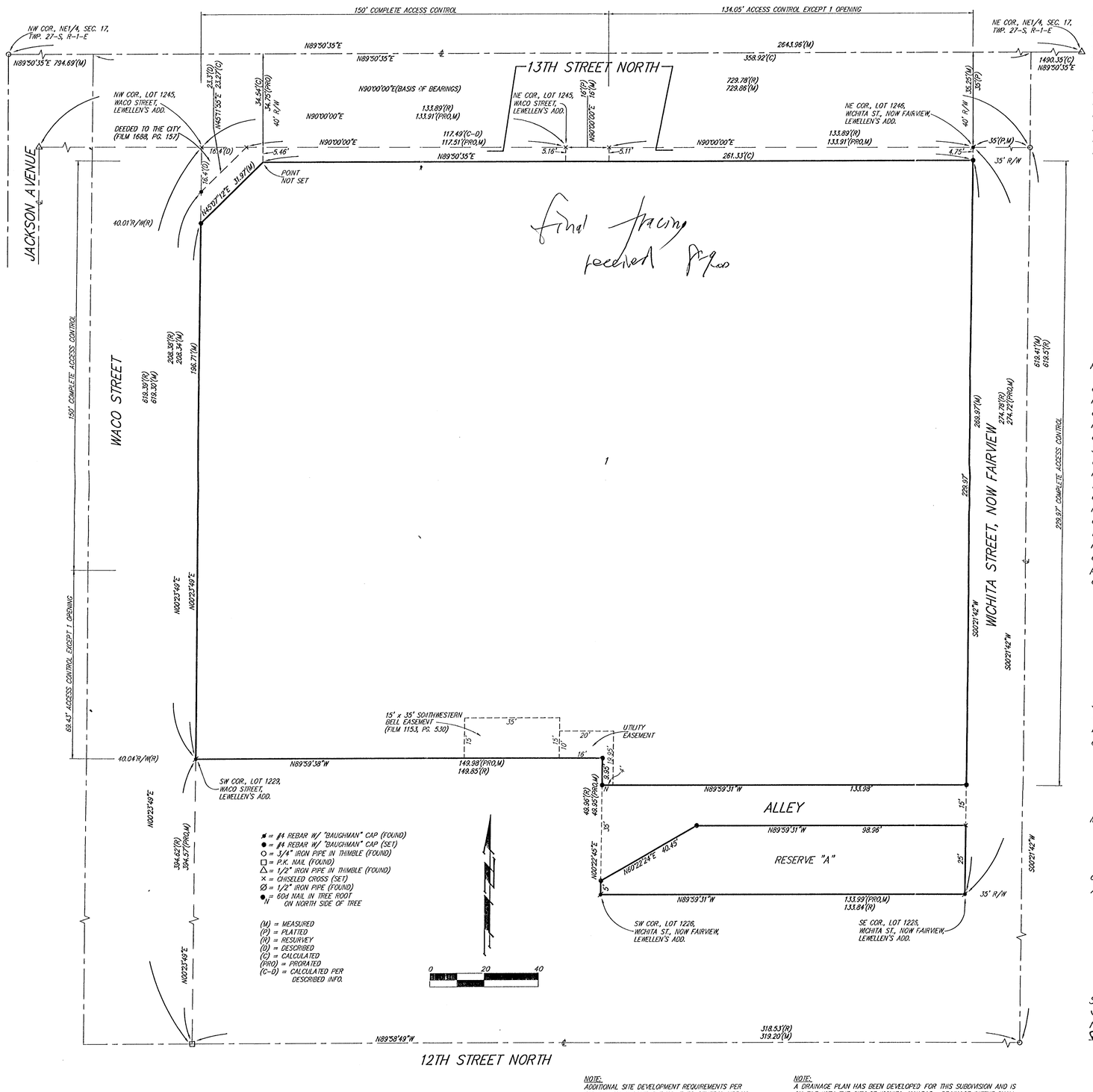
BENCOR 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



Final Tracing
Received

NOTE:
ADDITIONAL SITE DEVELOPMENT REQUIREMENTS PER DISPOSITION SUPPLEMENT NO. 7 TO GENERAL URBAN RENEWAL PLAN FOR WICHITA NDP URBAN RENEWAL AREA MIDTOWN NEIGHBORHOOD. (FILM 434, PAGE 498)

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.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BENCOR 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all of Lots 1229 through 1245, odd inclusive, on Waco Street, EXCEPT that part of said Lot 1245 described as beginning at the northwest corner of said Lot 1245, thence east on the north line of said Lot 1245, a distance of 16.4 feet; thence southwesterly a distance of 23.3 feet to a point on the west line of said Lot 1245; thence north on the west line of said Lot 1245, a distance of 16.4 feet, to the point of beginning, TOGETHER with Lots 1226 through 1246, even inclusive, on Wichita Street, now Fairview, all in Lewellen's Addition, Wichita, Kansas, together with all of the alley lying north of the south line of Lot 1229 on Waco Street and Lot 1230 on Wichita Street, now Fairview.

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

All being situated in the NE1/4 of Sec. 17, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

MICHAEL G. CONREY REGISTERED 1-8-97 KANSAS LAND SURVEYOR

Michael G. Conrey, 2000, Surveyor
Michael G. Conrey

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 Reserve, an Alley, and Streets to be known as "BENCOR 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets and alley are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, screening walls, landscaping, berms, garages, and residential uses. All abutters rights of access to or from 13th Street North over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 13th Street North at one location over all except the west 150 feet of the north line of said Lot 1. All abutters rights of access to or from Wichita Street, now Fairview, over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Waco Street over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Waco Street at one location over all except the north 150 feet of the west line of said Lot 1. All permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bencor/Waco1.3, LLC

Benjamin T. Horton, Manager

State of Colorado)
El Paso County) SS

The foregoing instrument acknowledged before me, this 4th day of August, 2000, by Benjamin T. Horton, Manager of Bencor/Waco1.3, LLC, on behalf of the limited liability company.

B. PAULETTE BEARD NOTARY PUBLIC STATE OF COLORADO

B. Paulette Beard, Notary Public
B. PAULETTE BEARD

My App't. Exp. MY COMMISSION EXPIRES 6/15/2004

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BENCOR 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Wells Fargo Bank Texas, N.A.

Kenneth A. Telg, President
KENNETH A. TELG (Title)
WICHITA FALLS COMMUNITY BANKING

State of Texas)
Wichita County) SS

The foregoing instrument acknowledged before me, this 8 day of August, 2000, by Kenneth Telg, President (Title) of Wells Fargo Bank Texas, N.A., on behalf of the Bank.

LORI MULLINS Notary Public, State of Texas My Commission Expires 06-10-2003

Lori Mullins, Notary Public
LORI MULLINS

My App't. Exp. 6-10-03

This plat of "BENCOR 2ND 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 _____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Carofalo

_____, 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 _____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2000.

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

Entered on transfer record this ____ day of _____, 2000.

_____, County Clerk
James Alford

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 _____, 2000 at ____ o'clock ____M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

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

F:\PLAT\BENCOR 2ND ADD\DWG\BENCOR2F.DWG-MGC

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

April 27, 2000

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

RE: SUB 2000-10 -- Final Plat of BENCOR SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 2000, 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 April 21, 2000.

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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2000

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

RE: SUB 2000-10 -- Final Plat of BENCOR SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any easements or guarantees. *A guarantee shall be submitted for abandonment of the existing sewer line. A temporary easement should be established to cover the sewer line until abandonment.*

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. *The drainage plan is approved.*

D. The plat proposes one access opening along both Waco and 13th St. North. In accordance with the approved site plan, no access openings are proposed along Fairview, and complete access control should be dedicated along Fairview. Distances should be shown for all segments of access control. The dedication of access controls shall be referenced in the plattor's text. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of 13th St. North and Waco are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.

E. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

F. Traffic Engineering needs to comment on the need for additional right-of-way for 13th St. North or Waco. A 50-ft half-street right-of-way is typically required for arterials. *Traffic Engineering has approved a 40-ft half-street right-of-way.*

G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

H. 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.

I. A "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.

J. The legal description shall be revised to reference Lot 1226 of the Lewellen's Addition and include a metes and bounds description of Reserve A.

K. 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.

L. 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.)

M. 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.

N. 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.

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. 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.

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

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

S. 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. *Southwestern Bell requests that the vacated alley be retained as a utility easement. Any relocation or reconstruction of utilities made necessary by this plat shall be the responsibility of the Applicant.*

T. 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.

U. *The applicant shall guarantee the paving of the proposed alley.*

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, April 27, 2000, at 1:00 p.m.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bencor Properties, LLC, Attn: R. Walkowski, 90 S. Cascade Avenue, Ste. 330, Colorado Springs, CO 80903
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
APRIL 27, 2000

STAFF REPORT
(Final Plat Approved 4/20/00; Preliminary Plat Approved 3/23/00)

CASE NUMBER: SUB 2000-10 -- BENCOR 2ND ADDITION

OWNER/APPLICANT: Bencor Properties, LLC, Attn: R. Walkowski, 90 S. Cascade Ave., Suite 330, Colorado Springs, CO 80903

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

LOCATION: Southeast corner of 13th St. North and Waco

SITE SIZE: 1.58 Acres

NUMBER OF LOTS

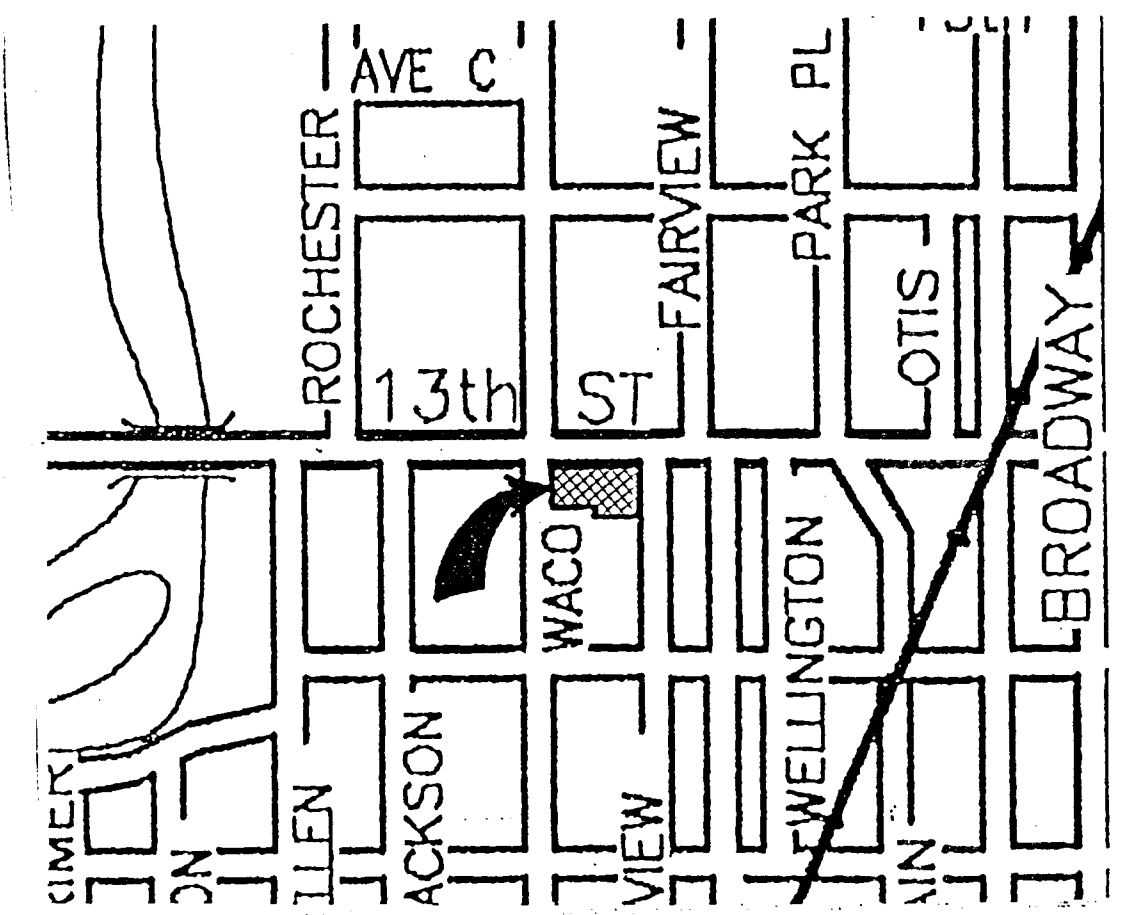
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.58 Acres

CURRENT ZONING: B, Multi-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3353) from B, Multi-Family Residential to LC, Limited Commercial. This site is also subject to a Protective Overlay addressing a site plan, landscaping, signs, and the existing alley. The plat involves the vacation of an existing north-south alley and the dedication of a connecting alley running east to Fairview. This is a replat of lots in the Lewellen's Addition.

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any easements or guarantees. *A guarantee shall be submitted for abandonment of the existing sewer line. A temporary easement should be established to cover the sewer line until abandonment.*

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. *The drainage plan is approved.*

D. The plat proposes one access opening along both Waco and 13th St. North. In accordance with the approved site plan, no access openings are proposed along Fairview, and complete access control should be dedicated along Fairview. Distances should be shown for all segments of access control. The dedication of access controls shall be referenced in the plattor's text. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of 13th St. North and Waco are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.

E. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

F. Traffic Engineering needs to comment on the need for additional right-of-way for 13th St. North or Waco. A 50-ft half-street right-of-way is typically required for arterials. *Traffic Engineering has approved a 40-ft half-street right-of-way.*

G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

H. 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.

I. A "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.

J. The legal description shall be revised to reference Lot 1226 of the Lewellen's Addition and include a metes and bounds description of Reserve A.

K. 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.

L. 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.)

M. 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.

N. 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.

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. 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.

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

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

S. 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. *Southwestern Bell requests that the vacated alley be retained as a utility easement. Any relocation or reconstruction of utilities made necessary by this plat shall be the responsibility of the Applicant.*

T. 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.

U. *The applicant shall guarantee the paving of the proposed alley.*