VALLEY ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 12th DAY OF June, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED VALLEY ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS, AND A FLOODWAY THE SAME BEING DESCRIBED AS:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART CONVEYED FOR HIGHWAY I-135.

James P. Moore

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
JAMES P. MOORE, R.L.S. NO. 829

JAMES P. MOORE REGISTERED LS-829 6-12-98 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS, AND FLOODWAY. THE SAME TO BE KNOWN AS VALLEY ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 101ST STREET NORTH AND HYDRAULIC OVER AND ACROSS THE NORTH AND EAST LINES OF THIS PLAT ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOTS 1 THROUGH 4 SHALL EACH HAVE ONE (1) OPENING TO HYDRAULIC. SAID OPENINGS TO BE DETERMINED BY THE APPROPRIATE ENGINEER. THERE SHALL BE COMPLETE ACCESS CONTROL TO I-135 BYPASS AS SHOWN.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS 1 THROUGH 4, 10 AND 11 UNTIL SUCH TIME AS THE APPROPRIATE PUBLIC AUTHORITY ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT TO THE FLOODWAY; PROVIDED FURTHER THAT NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE ENGINEER.

OWNERS:

TOMEY SHABSHAB
a/k/a TOMEY N. SHABSHAB

KRISTI L. SHABSHAB

NAJIB SHABSHAB
a/k/a NAJIB T. SHABSHAB

BY: TOMEY N. SHABSHAB
ATTORNEY -IN-FACT

MARIE G. SHABSHAB

BY: TOMEY N. SHABSHAB
ATTORNEY -IN-FACT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 11th DAY OF June, 1998, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TOMEY SHABSHAB a/k/a TOMEY N. SHABSHAB AND KRISTI L. SHABSHAB, HUSBAND AND WIFE, PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR OWN VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
Gary L. Wiley, NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-15-2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp 1-15-2001

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 11th DAY OF June, 1998, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TOMEY N. SHABSHAB, ATTORNEY-IN-FACT FOR NAJIB SHABSHAB A/K/A NAJIB T. SHABSHAB AND MARIE G. SHABSHAB, HUSBAND AND WIFE, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
Gary L. Wiley, NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-15-2001

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp 1-15-2001

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
MARK SCHROEDER

_____, CHAIRMAN PROTEM
PAUL W. HANCOCK

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
MELODY C. MILLER

ATTEST: _____, COUNTY CLERK
JAMES ALFORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
JAMES ALFORD

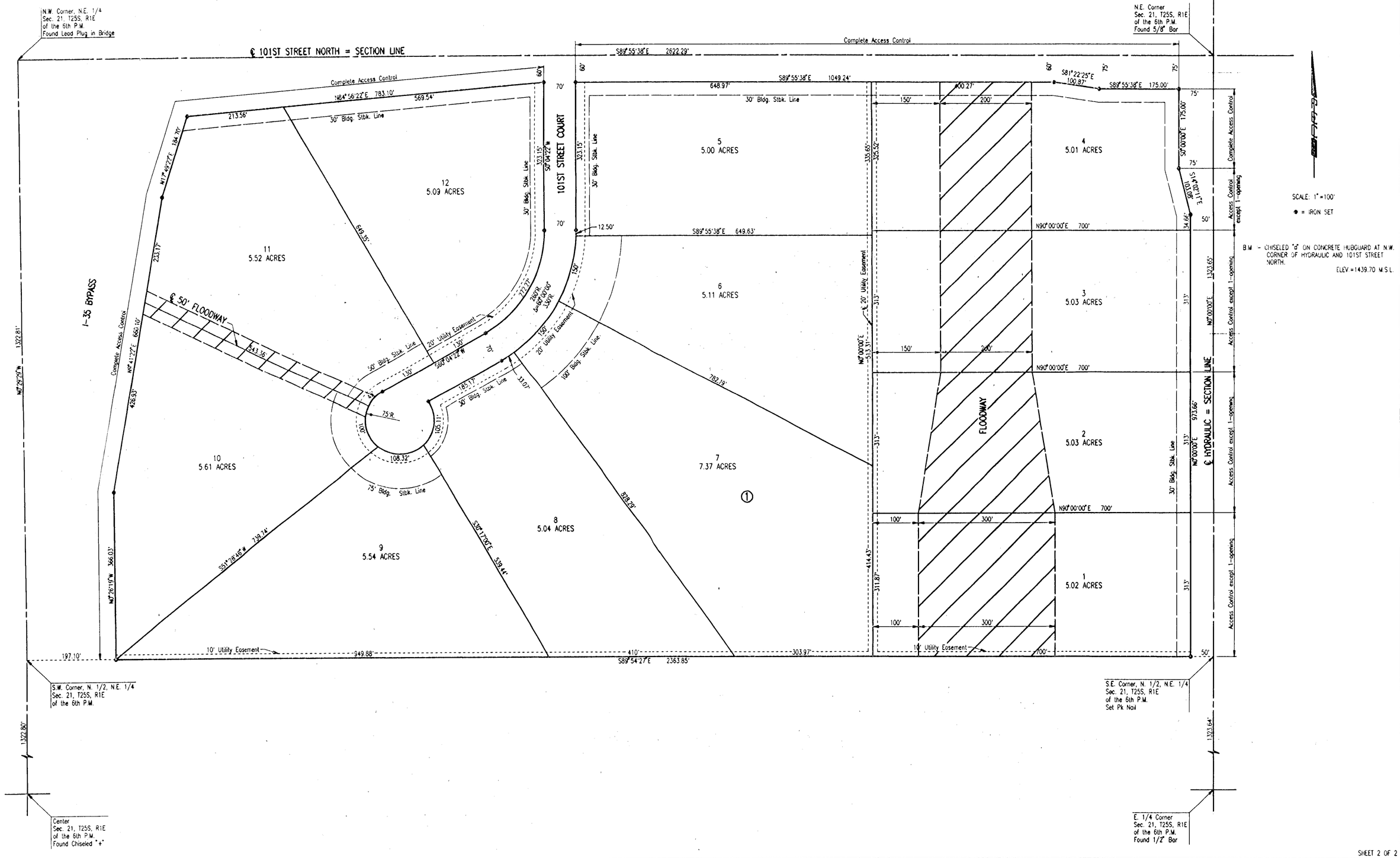
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

VALLEY ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



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WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

June 11, 1998

Professional Engineering Consultants,P.A.
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

S/D 98-63 - One-Step Final Plat of VALLEY ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 1998, 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 June 5, 1998.

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 five (5) 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
cc: Tomey N. Shabshab, 340 S. Keith, Wichita, KS 67209
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 67202-1568
(316) 268-4421
FAX (316) 268-4390

June 5, 1998

Professional Engineering Consultants,P.A.
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

S/D 98-63 - One-Step Final Plat of VALLEY ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***Standard soil testing will be required.***

B. The site is currently served by Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. The easement between lots 10 and 11 shall be changed to a floodway.***

E. The applicant shall guarantee the installation of the proposed interior street to the 36-ft rock standard.

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 located within the City, 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. ***KG&E and Southwestern Bell have requested additional easements.***

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure: Marked Copy of plat

cc: Tomey N. Shabshab, 340 S. Keith, Wichita, KS 67209
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 2-11.

METROPOLITAN AREA PLANNING COMMISSION

June 11, 1998

STAFF REPORT
(One-Step Final Plat-Approved 06/04/98)

CASE NUMBER: S/D 98-63 - VALLEY ESTATES

OWNER/APPLICANT: Tomey N. Shabshab, 340 S. Keith, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southwest corner of Hydraulic and 101st Street North

SITE SIZE: 69.8 acres

NUMBER OF LOTS

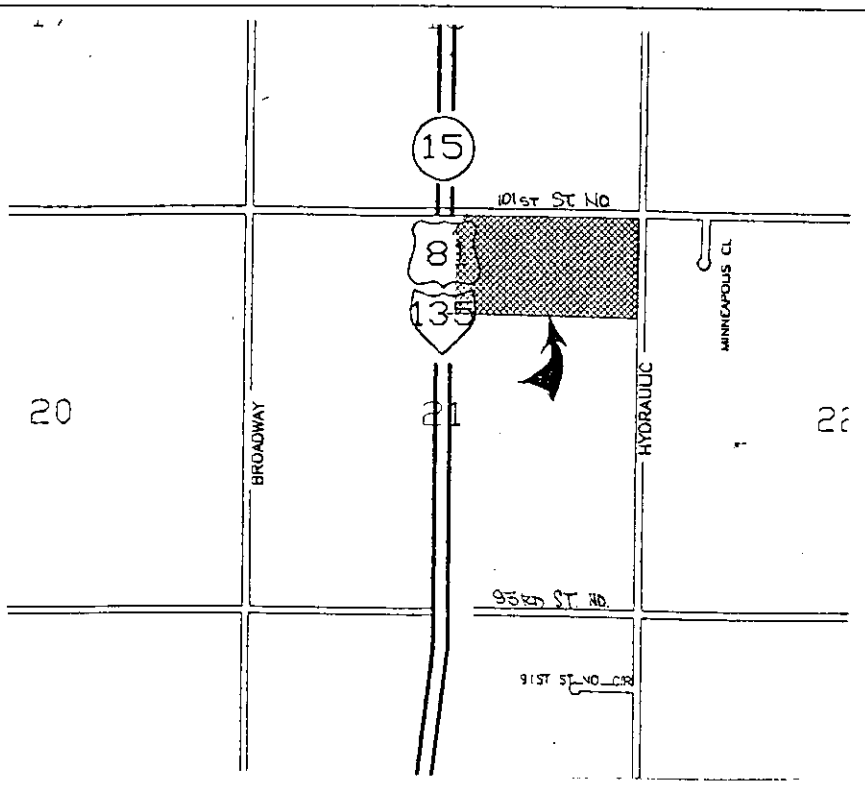
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***Standard soil testing will be required.***

B. The site is currently served by Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

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

D. County Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. The easement between lots 10 and 11 shall be changed to a floodway.***

E. The applicant shall guarantee the installation of the proposed interior street to the 36-ft rock standard.

F. With the exception of Lots 11 and 12 west of the interior street, one opening per lot has been denoted along the site's frontage to perimeter streets. County Engineering needs to comment on the acceptability of these access controls. ***County Engineering requests complete access control to 101st Street along lots 4 and 5.***

G. ***County Fire*** shall comment on the street name.

H. Lots 6, 7, 8, and 11 exceed the maximum depth standard and a waiver will be necessary if this plat is approved.

I. Numerous lots in the plat do not conform with the 200-ft minimum lot width

requirement. An increase in the distance of the building setback from the road would enable the lots to meet the standard. Building setbacks should be platted that verify compliance with the 200-ft lot width standard.

J. The Subdivision regulations require lots to contain a street frontage equal to 50% of the required lot width. Lot 10 does not meet the 100-ft frontage requirement.

K. County Engineering needs to comment on the need for improvements to perimeter streets or additional right-of-way.

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 located within the City, 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. *KG&E and Southwestern Bell have requested additional easements.*

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.