

provided that all applicable property taxes have been paid. The platting binder has not provided information that these taxes were paid.

- S. The platting binder indicates that certain easements to KG&E may effect this site. No such easements, however, are shown. The applicant's agent needs to verify the location of these easements and if they are being replatted, if they are off-site, or that they will be shown on the final plat tracing. Copies of these easements shall be submitted for the plat file.
- T. As indicated by City Engineering, the final plat shall indicate the platting of minimum building pad elevations for the lots in the vicinity of Reserve A. This shall be noted both on the face of the plat and in the plat's text. It shall also be indicated if these elevations are for the lowest opening or floor level. Both on-site and off-site bench marks shall also be indicated.
- U. As requested by S. W. Bell Telephone, the final plat shall either provide additional easement to cover existing facilities along the north line of the plat or the applicant shall arrange for the relocation of these facilities. If to be relocated, the applicant shall submit a letter from S. W. Bell indicating that satisfactory arrangements have been made for such relocation(s).
- V. 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.
- W. 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.
- X. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Z. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **2-7**

November 19, 1992

STAFF REPORT

(Final Plat Approved 11/12/92, Preliminary Plat Approved 10/15/92)

CASE NUMBER: S/D 92-42 LEXINGTON ADDITION

OWNER/APPLICANT: Emprise Bank, Attn: Barry Wessel, 711 W. Douglas, Wichita, KS 67201

SURVEYOR/ENGINEER: Poe & Associates, 434 N. Oliver, Wichita, KS 67208

LOCATION: West side of Maize Road in an area south of Maple.

SITE SIZE: 44 acres

NUMBER OF LOTS

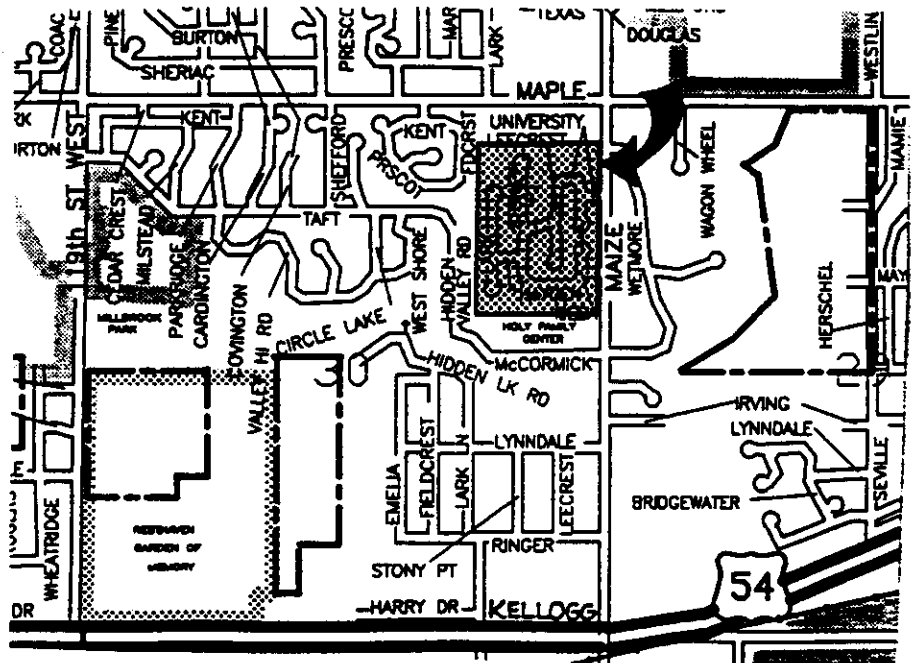
Residential:	115
Office:	
Commercial:	
Industrial:	
Total:	115

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" & "LC"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being submitted for City Council review, the applicant shall obtain an adjustment to DP-176 which allows for the residential development now being planned for a portion of the area covered by this CUP. Further, the applicant shall also obtain approval of a zone change to "AA" One-family zoning for this same area. Approval of this plat will be subject to any requirements of the adjustment and zone change.
- B. As requested by City Engineering, the applicant shall submit an agreement to respread the special assessments for certain of the improvements originally guaranteed for this site.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be included with the paving guarantees.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side of the looped street made up of University - Stoneypoint - Maybelle.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As requested by City Engineering, the final plat tracing shall indicate additional drainage easements as noted by this site's drainage plan.
- I. This plat is indicating an additional reserve, Reserve G, not indicated on the preliminary. This reserve is located in the middle of a street, Stoneypoint, adjacent to Lots 22 & 23, Block 1. This reserve is not in the typical location, at the entrance(s) to the addition from the adjacent arterial(s). The applicant shall meet with Traffic Engineering to determine an acceptable design for this Reserve.
- J. When the Cambridge Estates plat was approved, 20-foot rather than 25-foot front yard building setbacks were allowed. Since a portion of that original site has been developed with 20-foot setbacks and even though this area is no longer within a CUP that provided for such a setback exemption, it is recommended that the indicated setbacks on this plat be allowed.

- K. 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. If this addition is still involved with any ownership or maintenance responsibilities of the previous or remaining Cambridge Estates Addition, this covenant shall note such.
- L. 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 a method similar to special assessments.
- M. The above covenant(s) shall also note that maintenance of the area between the wall and public street pavement for Maize Road will also be the obligation of the lot/homeowners association.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling 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.
- O. The terminology in the plat's text implies that if utilities are to be allowed in the Reserves, platted easements are to be provided. For Reserve B in particular it appears that utilities may be intended to be allowed in this Reserve, but no easements are indicated. Either easements need to be shown in those Reserves, where utilities will be located, or the plat's text should be more specific as to which reserves include easements for utilities.
- P. On the final plat tracing, the use of the Court suffix should be used for all of the culs-de-sac, except for the section of Stoneypoint Circle serving Lots 13 through 19, Block 1. The Circle suffix is intended to be used if the street segment is a logical extension or continuation of the street while the court is used for street segments which emanate from the street in a more or less right angle.
- Q. On the final plat tracing, the plat's text shall be amended to indicate that the access control is dedicated to the City of Wichita. This site is in the City, where as reference to the appropriate governing body is intended for use in those situations where a County site may in the near future be annexed to the (a) City.
- R. Prior to this plat being released for recording, proof shall be

expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Z. Recording of the plat within 30 days after approval by the City Council.

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, November 19, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

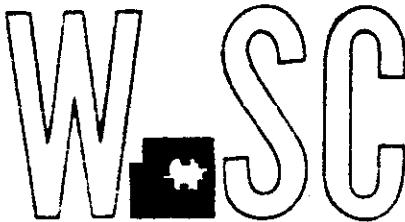


Don Losew
Senior Planner

DL:rh

cc: Emprise Bank, Barry Wessel, 711 W. Douglas, Wichita, KS
67201

Bill Yung Design, 4912 E. 29th North, Wichita, KS 67220
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 16, 1992

Poe & Associates
434 N. Oliver
Wichita, KS 67208

Re: S/D 92-42 (Final Plat) Lexington Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 12, 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being submitted for City Council review, the applicant shall obtain an adjustment to DP-176 which allows for the residential development now being planned for a portion of the area covered by this CUP. Further, the applicant shall also obtain approval of a zone change to "AA" One-family zoning for this same area. Approval of this plat will be subject to any requirements of the adjustment and zone change.
- B. As requested by City Engineering, the applicant shall submit an agreement to respread the special assessments for certain of the improvements originally guaranteed for this site.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be included with the paving guarantees.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side of the looped street made up of University - Stoneypoint - Maybelle.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As requested by City Engineering, the final plat tracing shall indicate additional drainage easements as noted by this site's drainage plan.
- I. This plat is indicating an additional reserve, Reserve G, not indicated on the preliminary. This reserve is located in the middle of a street, Stoneypoint, adjacent to Lots 22 & 23, Block 1. This reserve is not in the typical location, at the entrance(s) to the addition from the adjacent arterial(s). The applicant shall meet with Traffic Engineering to determine an acceptable design for this Reserve.
- J. When the Cambridge Estates plat was approved, 20-foot rather than 25-foot front yard building setbacks were allowed. Since a portion of that original site has been developed with 20-foot setbacks and even though this area is no longer within a CUP that provided for such a setback exemption, it is recommended that the indicated setbacks on this plat be allowed.
- K. 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. If this addition is still involved with any ownership or maintenance responsibilities of the previous or remaining Cambridge Estates Addition, this covenant shall note such.
- L. 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 a method similar to special assessments.
- M. The above covenant(s) shall also note that maintenance of the area between the wall and public street pavement for Maize Road will also be the obligation of the lot/homeowners association.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling 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.
- O. The terminology in the plat's text implies that if utilities are to be allowed in the Reserves, platted easements are to be provided. For Reserve B in particular it appears that utilities may be intended to be allowed in this Reserve, but no easements are indicated. Either easements need to be shown in those

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Reserves, where utilities will be located, or the platlor's text should be more specific as to which reserves include easements for utilities.

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- R. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes have been paid. The platting binder has not provided information that these taxes were paid.
- S. The platting binder indicates that certain easements to KG&E may effect this site. No such easements, however, are shown. The applicant's agent needs to verify the location of these easements and if they are being replatted, if they are off-site, or that they will be shown on the final plat tracing. Copies of these easements shall be submitted for the plat file.
- T. As indicated by City Engineering, the final plat shall indicate the platting of minimum building pad elevations for the lots in the vicinity of Reserve A. This shall be noted both on the face of the plat and in the platlor's text. It shall also be indicated if these elevations are for the lowest opening or floor level. Both on-site and off-site bench marks shall also be indicated.
- U. As requested by S. W. Bell Telephone, the final plat shall either provide additional easement to cover existing facilities along the north line of the plat or the applicant shall arrange for the relocation of these facilities. If to be relocated, the applicant shall submit a letter from S. W. Bell indicating that satisfactory arrangements have been made for such relocation(s).
- V. 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.
- W. 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.
- X. To receive mail delivery without delay, and to avoid unnecessary

FILE COPY

I, Kenny E. Hill, being a duly licensed and Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "LEXINGTON" an addition to Wichita, Kansas, being described as follows:

A replat of part of Summerfield III Commercial Addition and part of Cambridge Estates located in the Northeast Quarter of Section 30, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Section 30; thence S00° 14' 39"W for a distance of 470.00 feet to the point of beginning; thence S00° 14' 39"W for a distance of 1497.68 feet; thence N89° 40' 38"W for a distance of 1319.07 feet on the south line of said Cambridge Estates; thence N00° 13' 56"E for a distance of 939.90 feet; thence S89° 26' 18"W for a distance of 159.59 feet; thence N43° 47' 15"E for a distance of 230.43 feet; thence N00° 14' 39"E for a distance of 385.56 feet; thence N90° 00' 00"E for a distance of 1320.11 feet to the point of beginning.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this ____ day of _____, 1992.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. The five-foot wall easement is platted for the construction and maintenance of a private wall. Utilities may cross the wall easement. Reserves A, B, C, D, E, F, and G are platted for entry monuments, landscaping, irrigation systems and utilities contained by easements. In addition, Reserve A is also platted for drainage, drainage structures, sidewalks, recreational equipment and gazebo. All reserves are to be owned and maintained by a property owners association its successors and assigns. All abutters' rights of access to or from Maize Road over and across the East line of Block 1, Block 2 or Reserves B, C, D, E and F are hereby granted to the appropriate governing body.

EMPRISE BANK

Attest:

STATE OF KANSAS, COUNTY OF SEDGWICK

This instrument was acknowledged before me on this ____ day of _____, 1992, by

Notary Public

My Appointment Expires:

This plat of LEXINGTON an addition to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ day of _____, 1992.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Christopher J. Goebel, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1992.

, Mayor

Pat Burnett, Deputy City Clerk

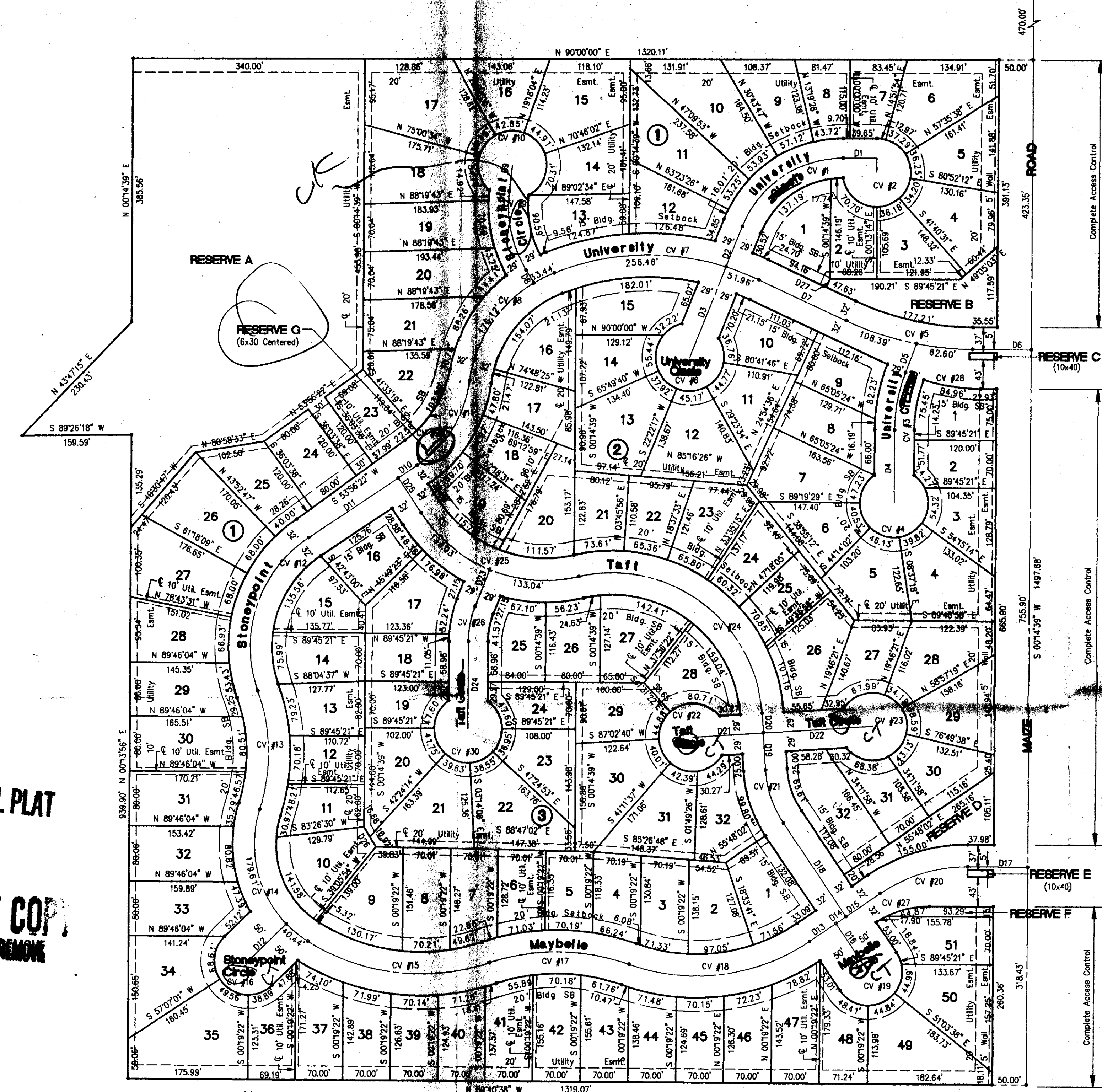
Entered on transfer record this ____ day of _____, 1992.

Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at ____ A.M.-P.M. on the ____ day of _____, 1992.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy



CURVE DATA TABLE		
CURVE NO. 1 Δ = 68°16'05" R = 159.03 L = 189.48	CURVE NO. 2 Δ = 26°47'35" R = 50.00 L = 227.58	CURVE NO. 3 Δ = 20°40'30" R = 238.08 L = 85.91
CURVE NO. 4 Δ = 289°05'56" R = 50.00 L = 252.29	CURVE NO. 5 Δ = 24°39'57" R = 443.64 L = 180.99	CURVE NO. 6 Δ = 289°05'56" R = 50.00 L = 252.29
CURVE NO. 7 Δ = 46°15'02" R = 382.08 L = 308.42	CURVE NO. 8 Δ = 60°54'58" R = 197.10 L = 209.56	CURVE NO. 9 Δ = 37°52'33" R = 182.65 L = 120.74
CURVE NO. 10 Δ = 289°05'56" R = 50.00 L = 252.29	CURVE NO. 11 Δ = 48°37'33" R = 178.00 L = 151.07	CURVE NO. 12 Δ = 75°53'55" R = 191.62 L = 253.95
CURVE NO. 13 Δ = 36°58'16" R = 274.27 L = 176.98	CURVE NO. 14 Δ = 75°31'29" R = 166.94 L = 220.05	CURVE NO. 15 Δ = 50°20'50" R = 316.51 L = 278.12
CURVE NO. 16 Δ = 180°00'00" R = 50.00 L = 157.08	CURVE NO. 17 Δ = 36°01'44" R = 315.00 L = 209.07	CURVE NO. 18 Δ = 53°45'53" R = 294.17 L = 276.04
CURVE NO. 19 Δ = 180°00'00" R = 50.00 L = 157.08	CURVE NO. 20 Δ = 34°26'37" R = 225.83 L = 135.76	CURVE NO. 21 Δ = 30°36'33" R = 154.81 L = 82.70
CURVE NO. 22 Δ = 289°05'56" R = 50.00 L = 252.29	CURVE NO. 23 Δ = 289°05'56" R = 50.00 L = 252.29	CURVE NO. 24 Δ = 89°22'49" R = 220.00 L = 381.59
CURVE NO. 25 Δ = 69°20'22" R = 219.86 L = 266.07	CURVE NO. 26 Δ = 21°27'20" R = 140.00 L = 52.43	CURVE NO. 27 Δ = 34°26'31" R = 137.69 L = 82.77
CURVE NO. 28 Δ = 174°41'17" R = 274.43 L = 84.96	CURVE NO. 29 Δ = 43°06'51" R = 168.13 L = 126.51	CURVE NO. 30 Δ = 289°05'56" R = 50.00 L = 252.29

LINE	DIRECTION	DISTANCE
D1	S 90°00'00" W	49.36'
D2	N 21°43'55" E	63.76'
D3	N 21°43'55" E	141.70'
D4	N 00°14'39" E	108.73'
D5	S 20°05'09" W	45.30'
D6	N 89°45'21" E	14.75'
D7	N 89°45'21" E	14.75'
D8	N 31°03'37" W	21.80'
D9	S 06°48'56" W	36.07'
D10	N 56°22'08" E	33.24'
D11	N 56°22'08" E	157.78'
D12	S 45°45'47" W	77.73'
D13	N 55°48'02" E	47.09'
D14	N 55°48'02" E	18.00'
D15	N 55°48'02" E	80.56'
D16	S 34°11'58" E	85.00'
D17	S 89°45'21" E	87.88'
D18	S 34°11'58" E	164.08'
D19	S 03°35'25" E	54.00'
D20	S 03°35'25" E	29.00'
D21	N 86°24'35" E	103.00'
D22	N 86°24'35" E	161.33'
D23	S 21°41'59" W	57.48'
D24	S 00°14'39" W	128.98'
D25	S 33°37'52" E	60.88'
D26	S 31°29'20" E	33.60'
D27	S 24°54'36" W	13.48'

Scale 1" = 100'

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/12/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11-16-92

LEXINGTON

AN ADDITION TO WICHITA, KANSAS