J. The applicant shall guarantee the construction of the needed "free-flow right turn lanes" for the adjacent interstate ramps. The applicant shall also guarantee the signalization of the interstate ramps. In this regard, the City Traffic Engineer has agreed to forward the proposed interstate reconstruction plans to KDOT. If KDOT provides written assurance that they will install signalization for the off-ramps when traffic volumes so require, then the applicant need not provide the guarantee for signalization of the interstate ramps. The City Engineer's representative should be prepared to advise the Committee regarding contact with the State.

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

L. Provision 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.

M. For those reserves being platted for drainage purposes, (e.g., Reserve A), the covenant establishing ownership and maintenance responsibilities of these reserves shall also provide for the City to maintain the reserve in the event the owner(s) fail to do so and charge the cost of such maintenance to the owner(s). This covenant shall be binding on all future owners and shall run with the land.

N. The proposed "32-foot wide access, drainage and utility easements" proposed to serve Lots 6 through 25, Block I shall be established by separate instrument. Drafts of these easements shall be submitted to the Planning Department for review and approval. After approval as to form and content, they shall be recorded with the Register of Deeds so they may be indicated on the final plat tracing with appropriate recording information. The access easement portion of the agreement shall state clearly what lots benefit from the easement, who is responsible for maintenance of the access drive and who is to share in the cost of initial construction.

O. The final plat tracing shall indicate the recording information of the drainage ditches to the west and south of this plat.

P. The plattor's text, on the final plat tracing, shall be amended to more correctly reference the access control being established by this plat. The following wording is suggested:

> "All abutters rights-of-access over and across the north lines of Lots 4 and 5, Block I, to 33rd Street South are hereby dedicated to the City of Wichita except for one point for emergency access from Lot 4 to 33rd Street South. All abutters rights-of-access across the east lines of Blocks I and 2 to Meridian Avenue are hereby dedicated to the City of Wichita, except that Lot I, Block I shall have access to Meridian within the south 60 feet.

Q. The final plat tracing shall change Block 3 to Block 2. Block 2, as indicated on the plat, shall be included as part of Block I and the lots renumbered accordingly.

R. On the final plat tracing, the plattor's text shall omit referencing that the access easement being platted as part of Lots I and 2, Block I is being platted as a private street. Instead, the wording shall clearly state that the access easement is being platted for access to Meridian from lots adjacent to the access easement.

S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements shall be guaranteed with this plat.

T. Closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within 30 days after approval by the Board of City Commissioners.

C/U: 0350/M

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-55 Name: MERIDIAN OUTLET MALL

Preliminary Approved: 11/19/84
Scheduled S/D Meeting: 1/17/85

DESCRIPTION

General Location: West side of Meridian south of 33rd Street South
Owner: Builders commercial, Inc., 1530 South Oliver, Suite 200, Wichita, KS 67218
Surveyor/Engineer: Mid-Kansas Engineering Consultants

1. Gross Acreage of Plat: 73.4 Acres
2. Number of Lots:
   - Residential: 24
   - Office:
   - Commercial: 7
   - Industrial:
   - Total: 31
3. Minimum Lot Area: 7,600 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: R6/LC

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Meridian Outlet Mall Community Unit Plan (DP-138). Lots 6 through 25, Block I are to be developed with duplexes. Lot 1, Block I; Lots I through 3, Block 2; and Lots I and 2, Block 3 are to be developed with office or commercial uses. Lot 2, Block I is being platted for a shopping center. Lots 3 through 5, Block I are to be developed with townhouses and apartments.

A. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.

B. The applicant shall guarantee the extension of municipal water to serve all the lots being platted.

C. The applicant shall guarantee those drainage improvements required by the platting of this property. As required by the C.U.P., the applicant shall prepare a drainage plan for the entire site which includes improvements along Meridian, 33rd Street ditch, the ditch west and the ditch south, and on the interior of the site.

D. The applicant shall guarantee the paving of 35th Street South and Gordon. These paving petitions shall provide for sidewalks on the west side of Gordon and the north side of 35th Street South.

E. The applicant shall guarantee the paving of the south half of 33rd Street South from Meridian to Gordon.

F. The applicant shall guarantee the construction of hammerhead turnarounds for St. Paul, Chase and Custer.

G. The applicant shall guarantee the construction of a sidewalk adjacent to the north line of this plat from Meridian to Sheridan.

H. The applicant shall guarantee the minor curb work required on Mt. Carmel and Gordon.

I. The applicant shall guarantee all the necessary reconstruction projects for Meridian between 33rd Street and I-235 which are required by this replat. The guarantee shall include accel/decel lanes, left turn bays, raised medians, street widening and condemnation of additional right-of-way. In addition to this guarantee, the applicant shall guarantee signalization of the proposed access easement at Meridian and the 35th Street/Meridian intersection. The guarantee for signalization of the access easement will be held until such time as traffic counts merit installing the signalization, but not longer than five years.

FINAL PLAT OF

MERIDIAN OUTLET MALL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1-17-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-18-85

SCALE : 1" = 100'
o = Property Iron
Building setbacks as per C.U.P. : DP - 138

NORTH

33RD STREET SOUTH

SOUTH LINE OF 33RD STREET SOUTH AS PLATTED IN 17TH BUILDERS ADDITION

ACCESS CONTROL EXCEPT FOR ONE OPENNG FOR EMERGENCY ACCESS

COMPLETE ACCESS CONTROL

2549.92'

S 89°33'17"E

644.94'

705.00'

32' ACCESS / DRNG. ESM'T. (TYP.) BY SEPARATE INSTRUMENT

16' (TYP.)

20' UTIL. ESM'T.

FILM:

PAGE:

20' UTIL. ESM'T.

804.98'

345.00'

N00°14'20"E

595.00'

DITCH

EAST LINE OF SHERIDAN AVENUE AS PLATTED IN BUILDERS 17TH ADDITION

DRAINAGE

1236.60'

601.60'

S00°00'00"E

595.00'

N00°00'00"E

S00°26'43"W

350.00'

N00°26'43"E

350.00'

10' UTIL. ESM'T.

156.30'

S52°43'59"W

70.00'

50'

N89°33'17"W

65.00'

N89°33'17"W

55.00'

N45°00'00"W

75.00'

N00°26'43"E

130.00'

N36°59'55"W

S00°26'43"W

96.66'

48.77'

N89°33'17"W

461.23'

461.10'

40'

DRNG. and UTIL. ESM'T.

S89°33'17"E

40'

RESERVE "A"

137.86'

N89°33'17"W

L=85.00'

227.44'

65.00'

S89°33'17"E

L=64.55'

133.34'

N89°33'17"W

L=92.52'

227.44'

N89°33'17"W

196.56'

RES. "B"

105.00'

S45°00'00"W

105.00'

S10°00'00"W

200.00'

S45°00'00"W

130.00'

S45°00'00"E

S89°33'17"E

55.00'

N89°33'17"W

L=42.50'

50.00'

R

L=199.58'

131.09'

N45°00'00"W

93.53'

93.53'

63.18'

20'

UTIL.

ESM'T.

565.00'

156.84'

RES."C"

2555.12'

DRAINAGE

DITCH

R 158.0'
Δ 44°33'17"
L 122.87'

R 125.0'
Δ 44°33'17"
L 97.20'

R 92.0'
Δ 44°33'17"
L 71.54'

R 193.0'
Δ 45°00'00"
L 151.58'

R 160.0'
Δ 45°00'00"
L 125.66'

R 127.0'
Δ 45°00'00"
L 99.75'

R 167.0'
Δ 45°16'13"
L 131.95'

R 200.0'
Δ 45°16'13"
L 158.02'

FR 233.0'
FΔ 45°16'13"
F 184.10'

R 127.0'
Δ 44°27'35"
L 98.55'

R 160.0'
Δ 44°27'35"
L 124.15'

R 193.0'
Δ 44°27'35"
L 149.76'

R 167.0'
Δ 45° 16'13"
L 131.195'

R 200.0'
Δ 45°16'13"
L 158.02'

R 233.0'
Δ 45°16'13"
L 184.10'

GORDON

147.29'

N00°00'00"E

147.29'

66.00'

70.00'

N45°16'13"E

35.00'

N44°43'47"W

30.19'

63.19'

303.10'

398.33'

S89°27'35"E

398.33'

N89°27'35"W

398.33'

35TH STREET SOUTH

66.00'

R 95.0'
Δ 44°43'47"
L 74.16'

R 130.0'
Δ 44°43'47"
L 101.49'

R 165.0'
Δ 44°43'47"
L 128.81'

490.53'

N89°27'35"W

490.53'

35TH STREET SOUTH

490.53'

N89°27'35"W

70.00'

RES."D"

DRAINAGE

DITCH

SOUTH LINE OF BUILDERS 17TH ADDITION

1

2

3

4

5

R 205.0'
Δ 90°00'00"
L 322.01'

R 155.0'
Δ 90°00'00"
L 243.47'

L=140.05'

352.55'

N36°13'56"W

L=181.96'

S00°00'00"E

COMPLETE ACCESS CONTROL

191.72'

45.00'

60'

60'

S90°00'00"W

45.00'

ESM'T.

ESM'T.

170.00'

200.00'

S90°00'00"W

ACCESS

S00°00'00"E

350.42'

S00°00'00"E

UTIL.

ESM'T.

160.00'

160.00'

DRNG.

160.00'

1240.87'

COMPLETE ACCESS CONTROL IN PLATTED AS MERIDIAN

50'

15'

30'

50'

200.00'

90.00'

50.39'

R 232.97'
Δ 45°00'00"
L 182.97'

R 222.11'
Δ 45°00'00"
L 174.44'

R 211.25'
Δ 45°00'00"
L 165.92'

R 179.41'
Δ 45°32'25"
L 142.60'

R 214.41'
Δ 45°32'25"
L 170.42'

R 249.41'
Δ 45°32'25"
L 198.24'

L=132.55'

290.00'

S90°00'00"W

90.00'

90.00'

208.35'

S45°00'00"W

184.21'

S45°00'00"W

160.07'

S45°00'00"W

200.00'

20'

ESM'T.

254.15'

COMPLETE ACCESS CONT'L

WEST LINE OF BUILDERS 17TH ADDITION

30'

L=254.27'

20' UTIL.

20'

UTIL.

ESM'T.

441.31'

200.00'

P.O.B.

90.00'

50.00'

49.50'

SE Cor NE 1/4 SEC 12 T28S R1W

FINAL PLAT OF
MERIDIAN OUTLET MALL
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____

FINAL PLAT

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MERIDIAN OUTLET MALL", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A tract of land located in the south half of the northeast quarter of Section 12, Township 28 south, Range 1 west of the 6th Principle Meridian, more particularly described as follows:

Beginning at a point 49.50 feet N 00° 00' 00" E and 90.00 feet N 89° 27' 35" W from the southeast corner of said northeast quarter; thence westerly parallel and 49.50 feet north of the south line of the said northeast quarter section bearing N 89° 27' 35 W, 2555.12 feet to the east line of Sheridan Avenue as platted in Builders 17th Addition; thence N 00° 14' 20" E, 1236.60 feet to the south line of Thirty-third Street South as platted in Builders 17th Addition; thence S 89° 33' 17" E, 2549.92 feet to the west line of Meridian as platted in Builders 17th Addition; thence S 00° 00' 00" E, 1240.87 feet 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 _____ day of _____, 1985.

_____
Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 800
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "MERIDIAN OUTLET MALL" an addition to Wichita, Sedgwick County, Kansas. Easements for construction and maintenance of public utilities as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for construction and maintenance of public utilities, drainage, open space, a lake and recreation. Reserves "B", "C" and "D" are platted for landscaping, utilities, irrigation and project identification signs. Reserves are to be owned and maintained by the Homeowners Association. All abutters rights of access over and across the west line of Meridian to or from Blocks 1, 2 and 3 and across the south line of Thirty-third Street South, except for one opening for emergency purposes, as indicated on the accompanying plat, are hereby ~~granted to the City of Wichita.~~ The access easement on Lots 1 and 2 of Block 1 is being platted for a private street, ~~drainage~~ and utilities to serve Lots 1, 2 and 3 of Block 2. The location of the emergency access opening across the ~~south~~ line of ~~Thirty-third Street~~ South shall be determined by the City Engineer of the City of Wichita. The building setbacks shall be in accordance with the Meridian Outlet Mall Commercial and Residential Community Unit Plan (DP-138) on file in the Wichita-Sedgwick County Metropolitan Area Planning Department Office.

? OK

north

lot 4

Builders Incorporated

By: _____
Alexander L. Dean, Executive Vice-president

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1985, before me, a Notary Public in and for said State and County, came Alexander L. Dean, Executive Vice-president, Builders Incorporated, 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 testimony whereof I have hereunto set my hand and affixed by notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "MERIDIAN OUTLET MALL" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
James C. Wilson

_____, Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1985.

_____, Mayor
Robert G. Knight

_____, City Clerk
Donald C. Gisick

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1985.

_____, Chairman

_____, Commissioner

_____, Commissioner

Attest: _____, County Clerk
Michael T. Sawyer

Entered on transfer record this _____ day of _____, 1985.

_____, County Clerk
Michael T. Sawyer

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ day of _____, 1985.

_____, Register of Deeds

_____, Deputy

January 24, 1985

Mr. Ken Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, No. 800
Wichita, KS 67226

Re.: S/D 84-55 - Final Plat of Meridian Outlet Mall

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 24, 1985, 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 January 18, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Builders Commercial, Inc., 1530 S. Oliver, Suite 200, Wichita, KS 67218
Mr. William F. Meckenstock, 3355 South Chase, Wichita, KS 67217
Mike Lindebak, City Engineer