

NW cor. NW 1/4, Sec. 10,
T27S, R2W, 6th P.M.
Fnd. 1" Pipe 8" below capshd

(INCORPORATED)
W.P.L.A.T.T.E.D.
ZONED RR "CP-O"
Owners: John P. Stank
14920 W. 21st St.
Wichita, KS 67235

(INCORPORATED) ZONED RR "CP-O"
Owners: Herman & Kour Trustees
17 Shoubridge Cr.
Wichita, KS 67280

NOTES

1. LOCATION: Located 1 mile west of the City of Wichita corporate boundary in the northwest Sedgwick County in an area developing as a commercial corridor. The property has direct access to 21st Street. Existing adjoining land uses include: agricultural production and rural residence at the northeast corner of the proposed development.
2. LOT TOTAL - 179 Single Family Residential
3. ANNEXATION: To be annexed into Wichita
4. EXISTING/PROPOSED USES:
Existing - Agriculture
Proposed - Single Family Residential and Commercial
5. ZONING:
Existing - "RR" Rural Residential w/
"CP-O" Corridor Preservation Plan Overlay
Proposed - "SF-S" Single Family
"LC" Limited Commercial
6. PLAT AREA: Gross = 77.90 acres
7. SURVEY DATE: March 9th, 2011 (by MKEC)
8. PUBLIC UTILITIES: Municipal sanitary sewer shall be extended to the development from the east (0.9 mile). Municipal water shall be extended to the development from the east (0.5 mile).
9. ACCESS / ACCESS CONTROLS: Access to 21st Street shall as shown hereon.
10. RESERVES: As shown and determined on final plat.
Proposed uses: Drainage Ponds, Earthen Berms, Landscaping, Irrigation, Monuments, Bio-Swale, Passive Recreation, Private Pool/Pool House and associated parking.
11. FLOOD: According to FEMA FIRM Community Unit Panel 20173C0310E, effective date February 7th, 2007, this property lies within Flood zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."
12. DRAINAGE: A drainage report shall accompany this preliminary plat and shall be filed with the Public Works & Utility Stormwater Management Division.
13. BUILDING SETBACK: As per Wichita-Sedgwick County Unified Zoning Code.

LEGAL DESCRIPTION

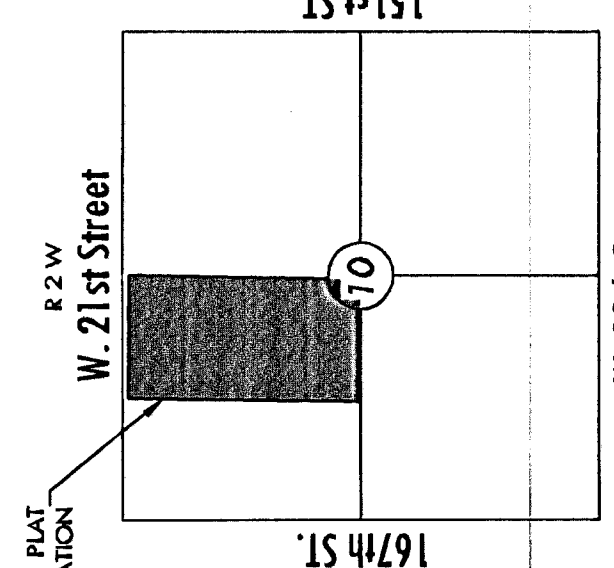
East Half of the Northwest Quarter of Section 10, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that part decided to Sedgwick County, Kansas, for Highway on Film 42, Page 122.

LEGEND

- EDGE OF TREES
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN
- POWER POLE
- ELECTRIC BOX
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- EASEMENT
- BUILDING SETBACK
- FENCE
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- 3/4" BEARINGS/MKEC
- 1/2" BEARINGS
- SECTION CORNER



NORTH
1" = 100' / 1 : 1200



VICINITY MAP

PRELIMINARY PLAT

E 1/2 of the NW 1/4, Sec. 10, T27S, R2W, 6th P.M.

CLEARVIEW ADDITION

OWNER/DEVELOPER: Hampton Lakes, LLC 7926 W. 21st Street, Wichita, KS, 67205 316-721-2153

Date submitted: March 14th, 2011
Subdivision Hearing: March 31st, 2011

MKEC
ENGINEERING
CONSULTANTS, INC.

411 N. WEBB ROAD
WICHITA, KS 67202
316-684-9600

