

NOTES

- LOCATION: Located in northwest Wichita at the northeast corner of Ridge Road and 37th Street North along an existing commercial and office corridor bordered by mixed residential land uses and K-96 on the north.
- LOT TOTAL - 53
- EXISTING / PROPOSED USES: Existing - Agricultural / Vacant Land
Proposed - SF-5 Uses
"SF-5" - Single Family Residential
- ZONING: Existing - "LC" - Limited Commercial with CUP DP-337 and
Proposed - "SF-5" - Single Family Residential.
- PLAT AREA: Gross = 831,967 sq.ft. or 19.10 acres ±
- SURVEY DATE: March 22, 2017 (Topographic)
- PUBLIC UTILITIES: Municipal sanitary sewer shall be extended from an existing 8" sewer main at southeast corner of the site. A future sanitary sewer is also anticipated to be extended from the southwest corner of the site. Municipal water shall be extended from existing 8" main along Estancia Street and Solano Street.
- RESERVES: As defined on the final plat.
- EASEMENTS: A 15 foot sidewalk, street, drainage, and utility easement shall be platted on those areas adjoining and abutting the frontage of a 32 foot street right-of-way, as shown hereon.
- FLOOD: According to FEMA FIRM Community Unit Panel 20173C0193G, effective date December 22nd, 2016, this property lies within flood zone "X" - Area with Reduced Risk due to Levee and 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, and also Areas determined to be outside the 0.2% annual chance floodplain.
- DRAINAGE: A drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades and unobstructed to allow for the conveyance of stormwater or as modified with the approval of the applicable City or County Engineer. Lots 5-20 (inclusive), Block 1, Lots 10, 11, 14-25 (inclusive), Lots 29-33 (inclusive), Block 2 are required to adhere to the minimum pad elevation as per the "Minimum Pad Elevation" tables shown hereon.
- BUILDING SETBACKS:
Zero lot line development - The minimum front building setbacks are 25 feet. The minimum side setback of 6 feet for opposite side of "Zero". The minimum rear setback of 11.5 feet, except where abutting a reserve may be reduced to 5 feet as needed.
SF-5 development - As per zoning district or as shown hereon.

LEGAL DESCRIPTION

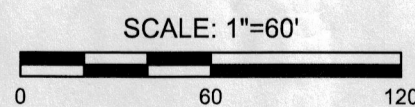
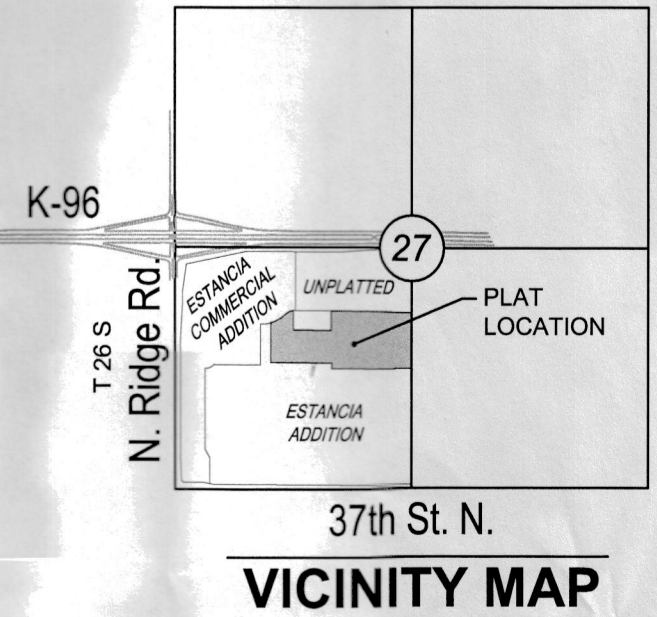
A tract of land lying within a portion of the Southwest Quarter, Section 27, Township 26 South, Range 1 West, of the 6th Principal Meridian, Wichita, Sedgewick County, Kansas; said tract of land being more particularly described as follows:
BEGINNING at the northwest corner of Lot 74, Block 3, Estancia Addition, an addition to Wichita, Sedgewick County, Kansas, said corner also being a point on an east line of Reserve P, said Estancia Addition; thence along said east line of Reserve P, N01°13'40"W, 428.98 feet to a point on a non-tangent curve to the left said point also being on the south street right-of-way of Village Circle, Estancia Commercial Addition, an addition to Wichita, Sedgewick County, Kansas, said curve having a radius of 400.00 feet, a central angle of 28°08'01", a chord bearing of N57°57'21"E, and a chord distance of 194.44 feet, thence along said non-tangent curve to the left and said right-of-way for the next two courses, 196.41 feet to a point on a curve to the right; said curve having a radius of 117.00 feet, a central angle of 45°01'49", a chord bearing of N66°24'15"E, and a chord distance of 89.61 feet, thence along said curve to the right, 91.95 feet to the northwest corner of an exception tract described on Doc.#Fm-Pg: 29523460; thence along the boundary of said exception tract for the next three courses, S01°27'56"E, 208.71 feet; thence N88°55'10"E, 417.42 feet; thence N01°27'56"W, 208.71 feet to the northeast corner of said exception tract; thence N88°55'10"E, 902.78 feet to a point on the east line of said Southwest Quarter, thence along said east line, S01°20'41"E, 613.42 feet to the northeast corner of Lot 34, Block 1, said Estancia Addition; thence along the north line of said Estancia Addition, S88°46'20"W, 187.00 feet to a point on the west right-of-way of said Solano Street, thence along said west right-of-way line, S01°20'41"E, 8.10 feet to the northeast corner of Lot 1, Block 4, said addition; thence along said north line of Estancia Addition, S89°46'20"W, 705.39 feet to the northwest corner of Lot 13, said Block 4; thence along the northerly line of said Estancia Addition, N01°13'40"W, 62.22 feet to the northeast corner of Reserve O, said addition; thence continuing along said north line of Estancia Addition, S88°46'20"W, 678.93 feet to the POINT OF BEGINNING.
 Said tract CONTAINS: 831,967 square feet or 19.10 acres of land, more or less.

LEGEND

- △ - Section Corner Monument Found
- - Edge Of Trees
- - Found 3/4" rebar w/ MKEC CLS 39 id. cap
- - Set 1/2" rebar w/ MKEC CLS 39 id. cap
- - Benchmark
- (M) - Measured
- (P) - Platted
- (D) - Described
- (CM) - Calculated from Measurement
- (CP) - Calculated from Plat
- Sdsk. - Sidewalk
- St. - Street
- Dmg. - Drainage
- Util. - Utility
- Esmt. - Easement
- ① - Lot
- ② - Block
- Existing Structure
- ✳ - Coniferous Tree
- ✳ - Deciduous Tree
- ✳ - Pole
- ✳ - Sign
- ✳ - Power Pole
- ✳ - Light Pole
- ✳ - Electric Transformer
- ✳ - Sanitary Sewer Manhole
- ✳ - Fire Hydrant
- ✳ - Water Valve
- ✳ - Fence
- ✳ - Storm Sewer Pipe
- ✳ - Water Line
- ✳ - Sanitary Sewer Line
- ✳ - Overhead Electric

BENCHMARKS

- BM#50 3/4" rebar with MKEC Aluminum cap, 1300 feet east of Ridge Rd., on the south side of Village Cir., 80 feet west of concrete entrance drive to farm house, 15 feet south of sidewalk. Elev. = 1335.95' NAVD 88
- BM#53 Plus cut on City of Wichita Disc at top of curb, west side of Estancia Street, three feet south of curb inlet, 600 feet west of main entrance at 37th St. North. (offsite) Elev. = 1333.50' NAVD 88
- BM#57 PKN and Washer drilled into top of curb at northwest corner of 8 car parking bay on east side of clubhouse, west side of Solano St. Elev. = 1334.48' NAVD 88
- BM#58 PKN and Washer drilled into northeast corner of curb inlet, east side of Estancia St., 70 feet north of Collina St. Elev. = 1333.63' NAVD 88



Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of S01°20'41"E on the east line of the Southwest Quarter, Section 27, Township 26 South, Range 1 West of the 6th Principal Meridian.
 This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

LOT(S) inclusive	BLOCK	ELEVATION NAVD 88
5-20	1	1334.1
10 & 11	2	1334.1
14-25	2	1334.1
29-33	2	1334.1



Wichita, KS • 316.684.9600

Subdivision Meeting: June 27, 2019
 Date submitted: June 10, 2019

PRELIMINARY PLAT

A portion of the SW 1/4, Sec. 27, T26S, R1W, 6th P.M.

ESTANCIA SECOND ADDITION

OWNER / DEVELOPER: Estancia LLC Attn: Marv Schellenberg

2243 N. Ridge Rd., Ste. 105, Wichita, KS 67205-1054

(316) 854-0001

SUB2019-0028 Estancia Second Addition