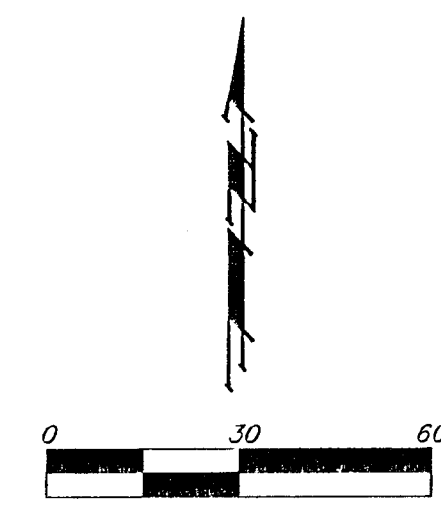


front facing received
8-9-00



- (M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER
PLATTED INFO.
(C-D) = CALCULATED PER
DESCRIBED INFO.

NOTE:
THE FOLLOWING INSTRUMENTS AFFECT LOT 1 AND ARE IN THE PROCESS
OF BEING RELEASED AS OF THIS 2ND DAY OF AUGUST, 2000.

1. K.G.&E. AFFIDAVIT, (MSC. BOOK 65, PAGE 689)
2. K.G.&E. URBAN EASEMENT GRANT, (MSC. BOOK 495, PAGE 377)
3. K.G.&E. URBAN EASEMENT GRANT, (MSC. BOOK 671, PAGE 257)

Bencor/Woodlawn13, LLC


_____, Manager



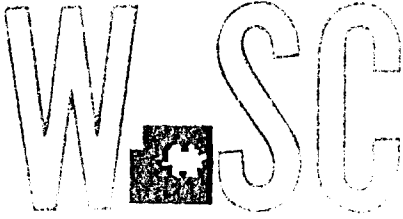
B. Paulette Beard Notary Public

Fidelity Bank

RITA IGO
NOTARY PUBLIC
STATE OF KANSAS
My Appl. Exp. _____

Rita Igo, Notary Public

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 30, 2000

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 00-12 -- Final Plat of BENCOR FIRST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 30, 2000, 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 March 24, 2000.

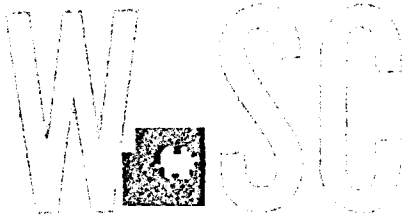
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 29, 2000

REVISED

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 00-12 -- Final Plat of BENCOR FIRST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Existing municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The alley adjoining Lot 2 shall be denoted on the final plat tracing.
- E. The plat proposes one access opening along each perimeter street. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. Traffic Engineering should comment on the need for additional right-of-way. In lieu of the standard 75-ft half street right-of-way, the Applicant has dedicated an additional 10 foot of right-of-way in conjunction with a "corner clip". The Applicant shall dedicate a 15-ft contingent right-of-way.

The final plat has included this requested dedication of right-of-way.

- H. The private drive shall be established by separate instrument.
- I. Traffic Engineering needs to indicate the need for improvements to perimeter streets. No improvements are required.
- J. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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 final plat is for your information and files.

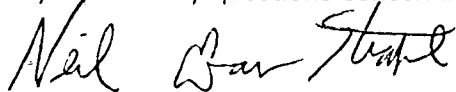
S/D 00-12 -- Final Plat of BENCOR ADDITION

March 29, 2000

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 30, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Bencor Properties, LLC, 90 Cascade Avenue, Suite 330, Colorado Springs, CO 80903
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 3/23/00; Preliminary Plat Approved 2/3/00)

CASE NUMBER: S/D 00-12 -- BENCOR ADDITION

APPLICANT: Bencor Properties, LLC, 90 S. Cascade Ave., Suite 330, Colorado Springs, CO 80903

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of 13th and Woodlawn

SITE SIZE: 2.03 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.03 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP

Note: This is a replat of a portion of Highland Square Addition and Pine Valley Estates Addition. This final plat involves an additional commercial lot (Lot 2).

STAFF COMMENTS:

- A. Existing municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The alley adjoining Lot 2 shall be denoted on the final plat tracing.
- E. The plat proposes one access opening along each perimeter street. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. Traffic Engineering should comment on the need for additional right-of-way. In lieu of the standard 75-ft half street right-of-way, the Applicant has dedicated an additional 10 foot of right-of-way in conjunction with a "corner clip". The Applicant shall dedicate a 15-ft contingent right-of-way.
The final plat has included this requested dedication of right-of-way.
- H. The private drive shall be established by separate instrument.
- I. Traffic Engineering needs to indicate the need for improvements to perimeter streets. No improvements are required.
- J. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- K. 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.)
- L. 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.
- M. 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.

S/D 00-12 -- Final Plat of BENCOR ADDITION

March 30, 2000 - Page 3

- N. 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.
- O. 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, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.