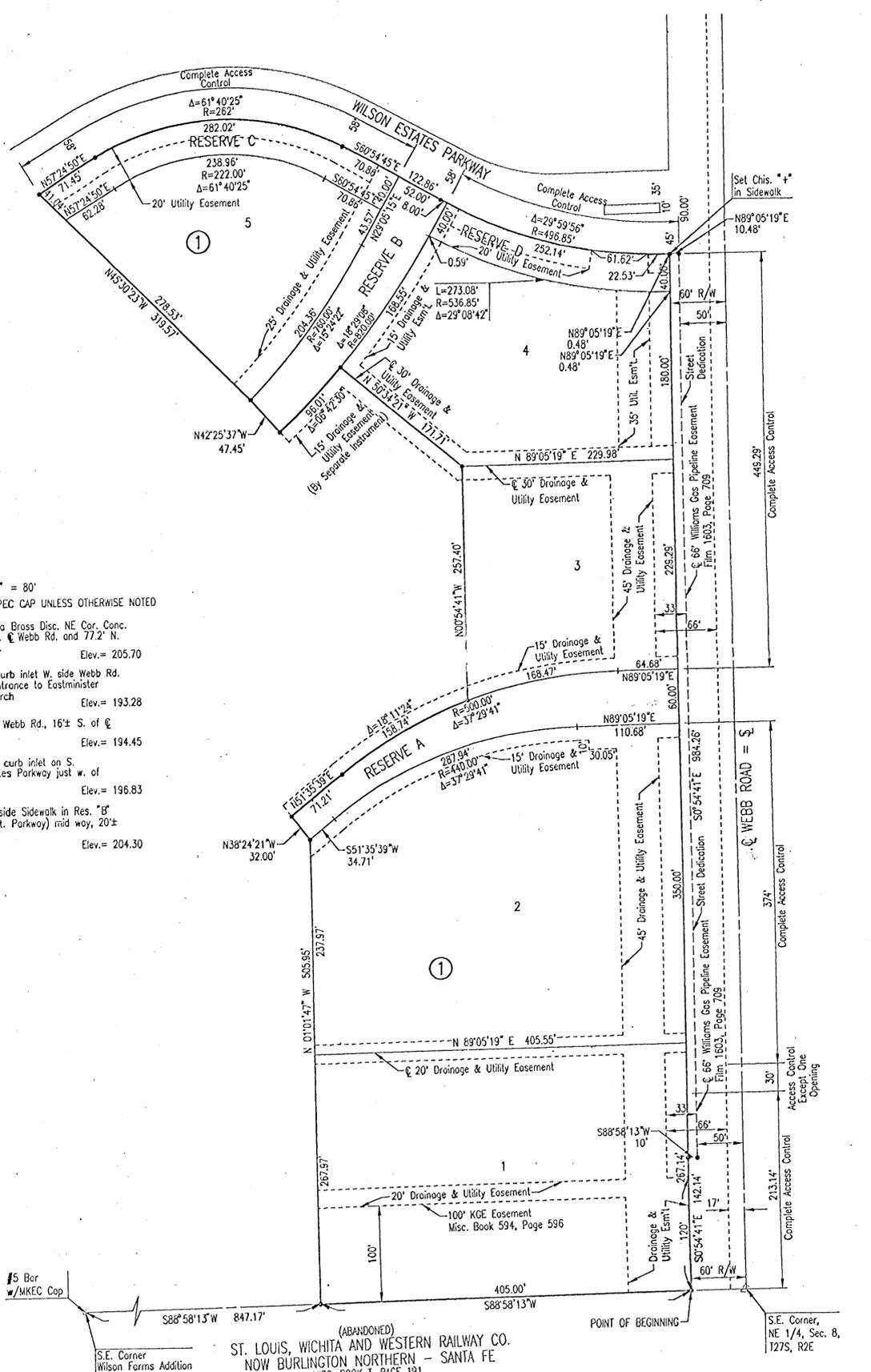


WILSON ESTATES MEDICAL PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 25th DAY OF November, 2002, WE HAVE SURVEYED AND PLATTED WILSON ESTATES MEDICAL PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES, THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 2 AND RESERVE "B", LEGACY PARK WILSON ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE S.E. CORNER OF SAID LOT 1, THENCE BEARING S88°58'13"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 405.00 FEET; THENCE BEARING N01°01'47"W A DISTANCE OF 32.00 FEET; THENCE BEARING N38°24'21"W A DISTANCE OF 32.00 FEET; THENCE BEARING N51°35'39"E A DISTANCE OF 71.21 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°11'24", AN ARC DISTANCE OF 158.74 FEET; THENCE BEARING N00°54'41"W A DISTANCE OF 257.40 FEET; THENCE BEARING N57°24'50"E A DISTANCE OF 171.71 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET AND CHORD BEARING S44°13'07"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°42'30" AN ARC DISTANCE OF 96.01 FEET; THENCE BEARING N42°23'37"W A DISTANCE OF 47.45 FEET; THENCE BEARING N48°39'23"W A DISTANCE OF 319.57 FEET TO A POINT ON THE NORTH LINE OF RESERVE "B"; THENCE BEARING N57°24'50"E ALONG THE NORTH LINE OF RESERVE "B" A DISTANCE OF 71.45 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 262.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°40'25", AN ARC DISTANCE OF 282.02 FEET; THENCE BEARING S67°54'45"E A DISTANCE OF 122.86 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 496.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'56" AN ARC DISTANCE OF 260.14 FEET; THENCE BEARING N89°05'19"E A DISTANCE OF 10.48 FEET TO THE N.E. CORNER OF RESERVE "B"; THENCE BEARING S07°54'41"E ALONG THE EAST LINE OF RESERVE "B" AND SAID LOT 1 A DISTANCE OF 984.26 FEET; THENCE BEARING S88°58'13"W A DISTANCE OF 10.00 FEET; THENCE BEARING S00°54'41"E A DISTANCE OF 142.14 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES, THE SAME TO BE KNOWN AS WILSON ESTATES MEDICAL PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF WILSON ESTATES MEDICAL PARK COMMUNITY UNIT PLAN (DP-260).

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-260 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

THE STREET DEDICATION ALONG WEBB ROAD IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE PRIVATE STREET IN RESERVES "A" AND "B" ARE HEREBY PLATTED FOR THE USE OF LOTS 1 THROUGH 5, BLOCK 1.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM WEBB ROAD AND WILSON ESTATES PARKWAY OVER AND ACROSS THE EAST AND NORTH LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO WILSON ESTATES PARKWAY AT ONE LOCATION AS SHOWN, AND SHALL ALSO HAVE ACCESS TO WEBB ROAD AT TWO LOCATIONS AS SHOWN.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR PRIVATE DRIVE, DRAINAGE, LANDSCAPING, SIGNAGE AND UTILITIES. RESERVES "C" AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, SIGNAGE, DRAINAGE, UTILITIES AND SIDEWALKS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN WILSON ESTATES MEDICAL PARK.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER:
WILSON RESIDENTIAL COMPANY, L.L.C.
GEORGE E. LAHAM, II, PRESIDENT

VISION PARTNERS, L.L.C.
GEORGE E. LAHAM, II, MANAGER

WILSON ESTATES MEDICAL PARK MASTER OWNER'S ASSOCIATION
GEORGE E. LAHAM, II, PRESIDENT

ORAL & MAXILLOFACIAL PROPERTIES, LLC

KENNETH W. NELSON, MEMBER
JOHN D. GAGNON, MEMBER

WOELLER REAL ESTATE COMPANY, LLC

CHRISTOPHER A. WOELLER, MEMBER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF December, 2002, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON RESIDENTIAL COMPANY, L.L.C.

MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF December, 2002, BY GEORGE E. LAHAM, II, MANAGER OF VISION PARTNERS, L.L.C.

MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF December, 2002, BY KENNETH W. NELSON, MEMBER OF ORAL & MAXILLOFACIAL PROPERTIES, LLC.

MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF December, 2002, BY JOHN D. GAGNON, MEMBER OF ORAL & MAXILLOFACIAL PROPERTIES, LLC.

MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF December, 2002, BY CHRISTOPHER A. WOELLER, MEMBER OF WOELLER REAL ESTATE COMPANY, LLC.

MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04

WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WILSON ESTATES MEDICAL PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

GARY D. SCHWITT, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF November, 2002, BY GARY D. SCHWITT, SENIOR VICE PRESIDENT OF INTRUST BANK, N.A.

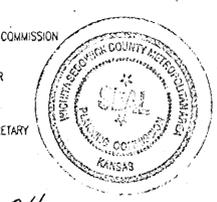
MICHELE C. BAKER, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 4-17-04

MICHELE C. BAKER, Notary Public - State of Kansas
My Appl. Expires 4-17-04

THIS PLAT OF WILSON ESTATES MEDICAL PARK HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 7th DAY OF November, 2002.

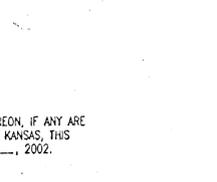
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
Bernard A. Hentze, CHAIR
DALE MILLER, SECRETARY



REVIEWED IN ACCORDANCE WITH K.S.A. 12-512(b) THIS 7th DAY OF December, 2002, BY TRICIA L. ROBELLO, LS 1124, DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 17th DAY OF December, 2002.

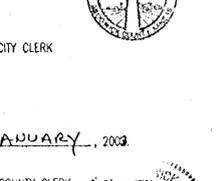
AT THE DIRECTION OF THE CITY COUNCIL
Chris Cheres, CITY MANAGER
Pat Graves, CITY CLERK



ENTERED ON TRANSFER RECORD THIS 8th DAY OF January, 2003
Don Brace, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 1:02 PM ON THE 27th DAY OF January, 2003

Linda Kizzire, DEPUTY REGISTER OF DEEDS



#2161309

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF January, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON ESTATES MEDICAL PARK MASTER OWNER'S ASSOCIATION.

Dawn A. Truman, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: November 1, 2004

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF January, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON ESTATES MEDICAL PARK MASTER OWNER'S ASSOCIATION.

Dawn A. Truman, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: November 1, 2004

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

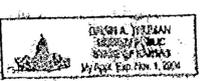
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF January, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON ESTATES MEDICAL PARK MASTER OWNER'S ASSOCIATION.

Dawn A. Truman, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: November 1, 2004

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF January, 2003, BY GEORGE E. LAHAM, II, PRESIDENT OF WILSON ESTATES MEDICAL PARK MASTER OWNER'S ASSOCIATION.

Dawn A. Truman, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: November 1, 2004





Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2002

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2002-99 -- Final Plat of Wilson Estates Medical Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 7, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated November 1, 2002.

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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

November 1, 2002

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2002-99 -- Final Plat of Wilson Estates Medical Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A guarantee is required. A cross-lot drainage agreement is also needed.*
- D. **Traffic Engineering** has requested that the following street improvements shall be guaranteed:
 1. Extension of a left-turn lane to serve the northbound left movements at Webb Road and Wilson Estates Parkway, and construction of a contingent northbound left-turn lane on Webb Road to serve the proposed southern driveway.
 2. Provide a third lane on Wilson Estates Parkway between the first entrance and Webb, said lane being designed for dual eastbound lanes onto Webb at the intersection and transitioning to dual westbound lanes (one left-turn only, one through) at the first entrance to the medical office park. A medial strip shall be designed to align the lane configurations.
 3. Signalize the intersection of Wilson Estates Parkway and Webb Road.
 4. Prohibit left-turns onto Wilson Estates Parkway from the eastern entrance by use of a directional raised medial in the private drive entrance.

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T 316.268.4421 F 316.268.4390

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- E. The plat shall denote the right-of-way width of Wilson Estates Parkway.
- F. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- G. 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.
- H. 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 the governing body.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Wilson Estates Medical Park Community Unit Plan (CUP2002-10, DP-260).
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. **The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved prior to MAPC approval of the plat.**
- M. The final plat tracing shall include all the necessary certifications.
- N. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- O. On the final plat Tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- P. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- R. 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.
- S. The platting 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.
- T. 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.)
- U. 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.
- V. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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 that have been adopted as being acceptable is available through the Planning Department. Certificates, which are

SUB 2002-99 -- Final Plat of Wilson Estates Medical Park Addition
November 1, 2002
Page 4

required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 7, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wilson Residential Company, LLC, 150 N. Market, Wichita, KS 67202
Barbara Waddell, 3306 Diablo Way, Castle Rock CO 80104
Bob Kaplan, Kaplan, McMillan & Harris, 430 N. Market, Wichita, KS 67202
Terry A. Cassady, 9400 Wilson Estates Parkway, #2003, Wichita, KS 67206
Bradley Stout, Thompson, Stout and Goering, LLC, Bank of America Center, 100 N. Broadway, Ste. 710, Wichita, KS 67202
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(FINAL PORTION OF OVERALL PRELIMINARY PLAT APPROVED 10/31/01; PRELIMINARY PLAT APPROVED 10/3/02)

CASE NUMBER: SUB 2002-99 -- WILSON ESTATES MEDICAL PARK ADDITION

OWNER/APPLICANT: Wilson Residential Company, L.L.C., 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st North, West side of Webb

SITE SIZE: 10.6 acres

NUMBER OF LOTS

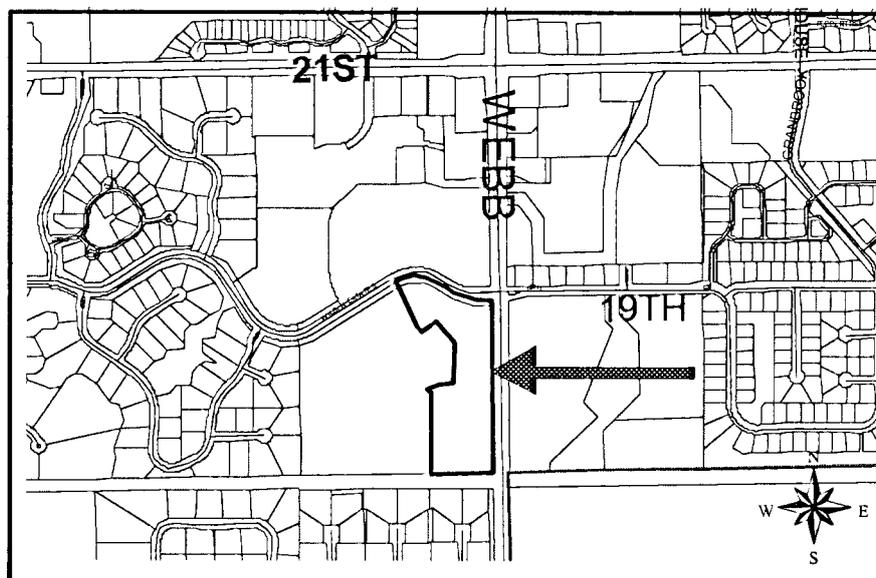
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 1.25 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



SUB 2002-99 -- Final Plat of WILSON ESTATES MEDICAL PARK ADDITION
November 7, 2002 - Page 2

NOTE: This is a replat of Lot 1, Block 2 and Reserve B of the Legacy Park Wilson Estates Addition. The site has been approved for a zone change (ZON 2002-18) from SF-5, Single-Family Residential to GO, General Office subject to replatting. The Wilson Estates Medical Park Community Unit Plan (CUP2002-10, DP-260) was also approved for this site.

This final plat consists of the eastern portion of the overall preliminary plat approved for the site and represents the first phase of development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A guarantee is required. A cross-lot drainage agreement is also needed.**
- D. **Traffic Engineering** has requested that the following street improvements shall be guaranteed:
 - 1. Extension of a left-turn lane to serve the northbound left movements at Webb Road and Wilson Estates Parkway, and construction of a contingent northbound left-turn lane on Webb Road to serve the proposed southern driveway.
 - 2. Provide a third lane on Wilson Estates Parkway between the first entrance and Webb, said lane being designed for dual eastbound lanes onto Webb at the intersection and transitioning to dual westbound lanes (one left-turn only, one through) at the first entrance to the medical office park. A medial strip shall be designed to align the lane configurations.
 - 3. Signalize the intersection of Wilson Estates Parkway and Webb Road.
 - 4. Prohibit left-turns onto Wilson Estates Parkway from the eastern entrance by use of a directional raised medial in the private drive entrance.
- E. The plat shall denote the right-of-way width of Wilson Estates Parkway.
- F. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- G. 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.

SUB 2002-99 -- Final Plat of WILSON ESTATES MEDICAL PARK ADDITION
November 7, 2002 - Page 3

- H. 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 the governing body.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Wilson Estates Medical Park Community Unit Plan (CUP2002-10, DP-260).
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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- L. **The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved prior to MAPC approval of the plat.**
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- N. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- O. On the final plat Tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- P. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. 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.
- S. 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.
- T. 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.)

SUB 2002-99 -- Final Plat of WILSON ESTATES MEDICAL PARK ADDITION
November 7, 2002 - Page 4

- U. 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.
- V. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.