LEGACY PARK WILSON ESTATES ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 6TH DAY OF MARCH, 2000, WE HAVE SURVEYED AND PLATTED LEGACY PARK WILSON ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES, AND A STREET, THE SAME BEING DESCRIBED AS FOLLOWS:

A REPLAT OF WEBB ROAD COMMERCIAL ADDITION, WILSON RETIREMENT 2ND ADDITION AND WILSON APARTMENTS ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS TOGETHER WITH A TRACT IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS; BEGINNING AT THE SOUTHEAST CORNER OF WILSON FARMS ADDITION; THENCE BEARING N1°01'47"W ALONG THE EAST LINE OF WILSON FARMS ADDITION, A DISTANCE OF 989.96 FEET TO THE NORTH LINE OF RESERVE "S"; THENCE ALONG THE NORTH LINE OF RESERVE "S" IN WILSON FARMS ADDITION, ALONG A CURVE WITH A RADIUS OF 246.50 FEET AND CHORD BEARING OF N69°47'30"W, THROUGH A CENTRAL ANGLE OF 74°24'39", AN ARC DISTANCE OF 320.13 FEET; THENCE CONTINUING ALONG RESERVE "S", BEARING N32°35'10"W, A DISTANCE OF 222.56 FEET; THENCE BEARING N57°24'50"E, A DISTANCE OF 126.66 FEET; THENCE BEARING N0°42'31"W A DISTANCE OF 400.14 FEET TO THE SOUTHWEST CORNER OF WILSON RETIREMENT 2ND ADDITION; THENCE BEARING N89°10'53"E ALONG THE SOUTH LINE OF WILSON RETIREMENT 2ND ADDITION, A DISTANCE OF 531.04 FEET TO A POINT ON THE WEST LINE OF WILSON APARTMENTS ADDITION; THENCE ALONG A CURVE WITH A RADIUS OF 227.71 FEET AND A CHORD BEARING OF S16°00'53"W, THROUGH A CENTRAL ANGLE 33°40'14", AN ARC DISTANCE OF 133.81 FEET; THENCE BEARING S0°49'07"E, A DISTANCE OF 279.24 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 379.43 FEET, THROUGH A CENTRAL ANGLE OF 31°46'03", AN ARC DISTANCE OF 210.37 FEET; THENCE BEARING S32°35'10"E, A DISTANCE OF 45 FEET TO THE SOUTHWEST CORNER OF WILSON APARTMENTS ADDITION; THENCE ALONG THE SOUTH LINE OF WILSON APARTMENTS ADDITION WITH A BEARING OF N57°24'50"E, A DISTANCE OF 368.37 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 320 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°40'25", AN ARC DISTANCE OF 344.45 FEET; THENCE BEARING S60°54'45"E, A DISTANCE OF 172.86 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 199.98 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'56", AN ARC DISTANCE OF 104.70 FEET; THENCE BEARING N89°05'19"E A DISTANCE OF 179.91 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, T27S, R2E; THENCE BEARING S0°54'41"E ALONG SAID EAST LINE, A DISTANCE OF 1216.40 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE BEARING S88°58'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1312.17 FEET TO THE POINT OF BEGINNING, EXCEPT DEDICATED STREET RIGHT-OF-WAY.

ALL PORTIONS OF WEBB ROAD COMMERCIAL ADDITON; WILSON RETIREMENT 2ND ADDITION; WILSON APARTMENT ADDITION; TOGETHER WITH THE TEMPORARY DRAINAGE EASEMENTS AS PER FILM 1824, PAGE 1214 AND FILM 1798, PAGE 1898, AND WATERLINE EASEMENTS AS PER FILM 1821, PAGE 537, AND FILM 1692, PAGE 315, AND THE UTILITY EASEMENT AS PER FILM 1676, PAGE 708, TOGETHER WITH THE EASEMENT FOR RIGHT OF WAY AS PER FILM 1537, PAGE 880 WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT
REGISTERED
3-6-00
LS-832
KANSAS
LAND SURVEYOR

James R. Beckett
JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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, BLOCKS, RESERVES, AND A STREET, THE SAME TO BE KNOWN AS LEGACY PARK WILSON ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM WEBB ROAD AND 21ST STREET NORTH OVER AND ACROSS THE EAST AND NORTH LINES OF BLOCK 1 AND THE EAST LINE OF BLOCK 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET NORTH AND WEBB ROAD AT ONE LOCATION EACH AS SHOWN; LOTS 2 AND 3, BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION EACH AS SHOWN; LOTS 3, 4, AND 5, BLOCK 1 SHALL HAVE ACCESS TO WEBB ROAD AT ONE LOCATION EACH AS SHOWN; LOT 1, BLOCK 2, SHALL HAVE ACCESS TO WEBB ROAD AT TWO LOCATIONS.

RESERVES "A", "B", AND "C" ARE FOR OPEN SPACE LANDSCAPING, ENTRY MONUMENTS, WALKWAYS, LIGHTING, IRRIGATION, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "D" IS FOR PRIVATE STREET, DRAINAGE, LANDSCAPING, ENTRY MONUMENTS, WALKWAYS, LIGHTING, IRRIGATION AND UTILITIES. THE RESERVES SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN LEGACY PARK WILSON ESTATES ADDITION.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-200 AND DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

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

OWNERS: WILSON ESTATES

BY: _____
ROBERT G. WILSON, MANAGING PARTNER

LAHAM HOLDING COMPANY, L.L.C.

BY: _____
GEORGE E. LAHAM II, MANAGING PARTNER

BY: _____
BARBARA W. WADDELL

PRAIRIE STATE BANK

BY: _____
MIKE S. SIKES, SENIOR VICE PRESIDENT

BENCOR/WEBB21, L.L.C.

BY: _____
BENJAMIN T. HORTON, MANAGER

EAST POINTE DEVELOPMENT, L.L.C.

BY: _____
J. DOUGLAS MALONE, MEMBER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2000, BY ROBERT G. WILSON, MANAGING PARTNER, WILSON ESTATES.

DAWN A. TRUMAN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: DAWN A. TRUMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. July 15, 2000

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2000, BY GEORGE E. LAHAM II, MANAGING PARTNER, LAHAM HOLDING COMPANY, L.L.C.

DAWN A. TRUMAN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: DAWN A. TRUMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. July 15, 2000

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF April, 2000, BY BARBARA W. WADDELL.

SARAH LINDSEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 8-24-2003

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF April, 2000, BY MIKE S. SIKES, SENIOR VICE PRESIDENT, PRAIRIE STATE BANK.

KRISTI L. NEWMAN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: August 26, 2002

8-26-02

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF April, 2000, BY BENJAMIN T. HORTON, MANAGER, BENCOR/WEBB21 L.L.C.

SARAH LINDSEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 8-24-2003

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF March, 2000, BY J. DOUGLAS MALONE, MEMBER, EAST POINTE DEVELOPMENT, L.L.C.

DAWN A. TRUMAN, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: DAWN A. TRUMAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. July 15, 2000

WE, FIRST NATIONAL BANK OF AMARILLO, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF LEGACY PARK WILSON ESTATES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____
GREG BURGESS, ~~EXECUTIVE~~ SENIOR VICE PRESIDENT

STATE OF TEXAS }
COUNTY OF POTTER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF March, 2000, BY GREG BURGESS, ~~EXECUTIVE~~ SENIOR VICE PRESIDENT, FIRST NATIONAL BANK OF AMARILLO.

DORA M. EVANS, NOTARY PUBLIC

DORA M. EVANS
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 9-18-2002

MY APPOINTMENT EXPIRES: 9-18-2002

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

BY: _____
JOHN M. FRAZEE, SENIOR VICE PRESIDENT

GEORGIA A. DOTSON
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 3-13-2003

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF April, 2000, BY JOHN M. FRAZEE, SENIOR VICE PRESIDENT, COMMERCE BANK, N.A.

GEORGIA A. DOTSON, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 3-13-2003

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

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BY: _____, CHAIRMAN
FRANCIS M. GAROFALO

BY: _____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

_____
TRICIA L. ROBELLO, LS #1246
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 _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2000.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

LEGACY PARK WILSON ESTATES ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

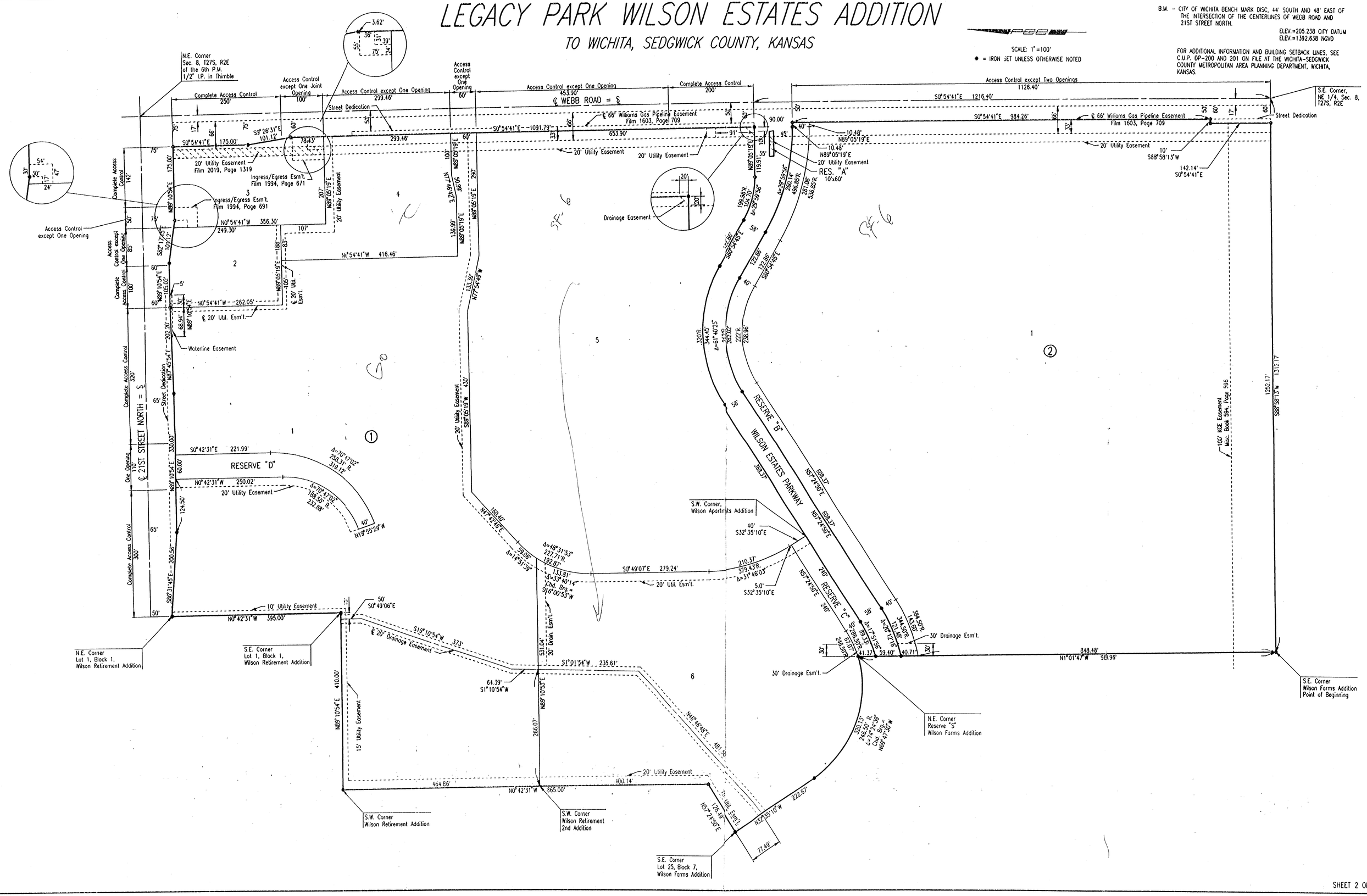
SCALE: 1"=100'

● = IRON SET UNLESS OTHERWISE NOTED

B.M. - CITY OF WICHITA BENCH MARK DISC, 44' SOUTH AND 48' EAST OF THE INTERSECTION OF THE CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH.

ELEV.=205.238 CITY DATUM
ELEV.=1392.638 NGVD

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES, SEE C.U.P. OP-200 AND 201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.



SHEET 2 OF 2

Q:\1999\99803\Legacy Park Wilson\dwg\FINAL PLAT 04-12-2000 09:48:27 am

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

February 10, 2000

Rob Hartman
PEC
303 S. Topeka
Wichita, KS 67202

RE: S/D 00-11 -- One-Step Final Plat of LEGACY PARK WILSON ESTATES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on ~~January~~ Feb. 10 13, 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 ~~January 7,~~ Feb. 4 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 and 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.

WICHITA — SEDGWICK COUNTY

W.SC

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

February 4, 2000

Rob Hartman
PEC
303 S. Topeka
Wichita, KS 67202

RE: S/D 00-11 -- One-Step Final Plat of LEGACY PARK WILSON ESTATES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 3, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. *No additional 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 plat proposes six access openings along Webb Road and three openings along 21st Street North in accordance with the approved CUPs. The access controls referenced in the plattor's text shall be corrected to note "Lot 1, Block 1". Distances shall be shown for all segments of access control. Access openings located within 250 feet of the intersection of 21st Street North and Webb Road are limited to right turns only, or a guarantee provided for future construction of a raised medial.

E. A joint access easement between Lots 3 and 4, Block 1, shall be established by separate instrument.

F. A Cross-Lot Circulation Agreement between the non-residential lots in the plat shall be provided.

G. In accordance with the CUP's, the applicant shall provide a guarantee for the following traffic improvements: a) A deceleration lane for southbound Webb Road traffic at Wilson Estates Parkway; b) a left turn lane for northbound Webb Road traffic at Wilson Estates Parkway; c) a

deceleration lane for eastbound traffic on 21st North; and d) left turn lanes for eastbound and westbound traffic at 21st Street North and Greenleaf for entrance into Lot 1, Block 1 and the residential subdivision north of 21st Street North.

H. 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.

I. 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.

J. 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.

K. 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.

L. The applicant shall provide a guarantee for paving of Wilson Estates Parkway.

M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUPs (referenced as DP-200 and DP-201) and their special conditions for development on this property.

N. The plattor'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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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 a 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.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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.

W. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 10, at ~~12:00~~ 2:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Laham Holding Company, L.L.C., 150 N. Market,Wichita, KS 67202
Wilson Estates, P.O. Box 771139, Wichita, KS 67277
Prairie State Bank, Attn: James Bunck, P.O. Box 520, Augusta, KS 67010
Barbara W. Waddell, 6118 Blue Ridge Drive, Apt. E, Highlands Randy, CO 80126-3691
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
February 10, 2000

STAFF REPORT
(One-Step Final Plat Approved 2/03/2000)

CASE NUMBER: **S/D 00-11 -- LEGACY PARK WILSON ESTATES ADDITION**

APPLICANT: Laham Holding Company, L.L.C., 150 N. Market, Wichita, KS 67202; Wilson Estates, P.O. Box 771139, Wichita, KS 67277; Prairie State Bank, Attn: James Bunck, P.O. Box 520, Augusta, KS 67010; Barbara W. Waddell, 6118 Blue Ridge Dr., Apt. E, Highlands Randy, CO 80126-3691

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

LOCATION: Southwest corner of 21st St. North and Webb Road

SITE SIZE: 82.4 Acres

NUMBER OF LOTS

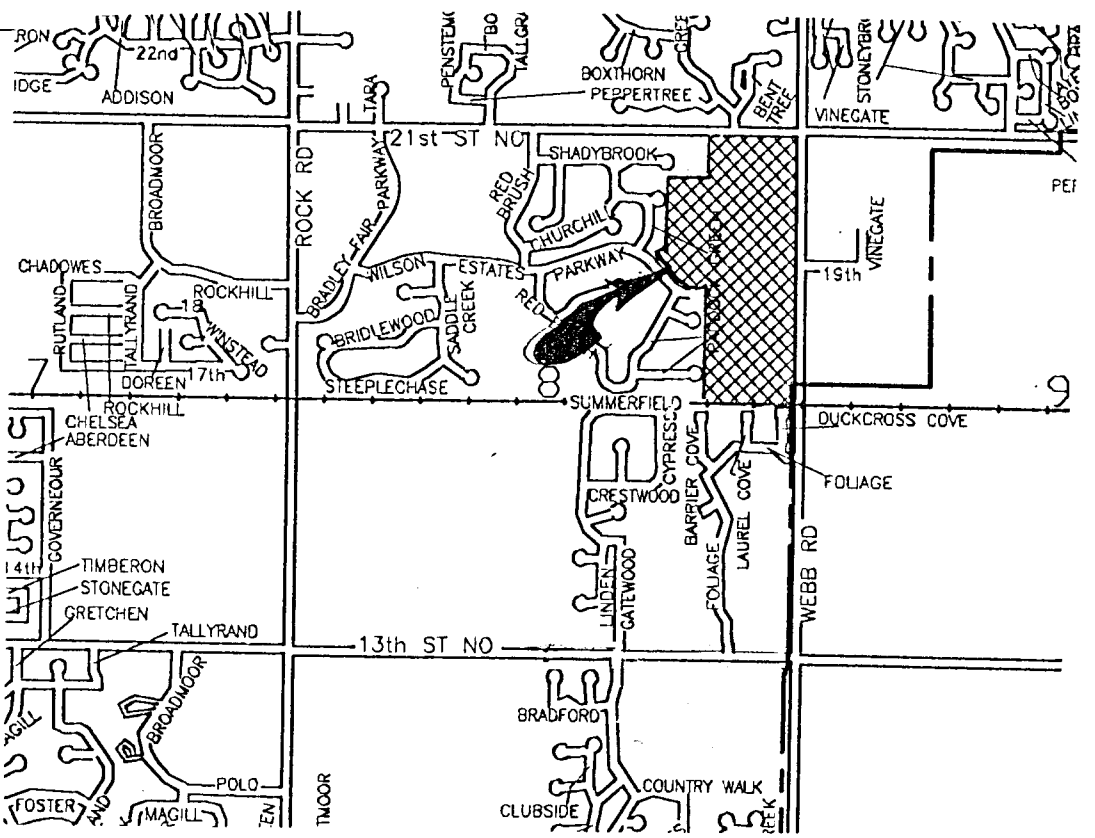
Residential:	3
Office:	
Commercial:	4
Industrial:	
Total:	7

MINIMUM LOT AREA: 1.1 Acres

CURRENT ZONING: SF-6, Single-Family Residential; GO, General Office; and LC, Limited Commercial,

PROPOSED ZONING: LC, Limited Commercial; GO, General Office; and SF-6, Single-Family Residential

VICINITY MAP



Note: This site was approved for a zone change to LC, Limited Commercial and GO, General Office (Z-3346 and Z-3347) and is also subject to the Wilson Estates Residential Community Unit Plan (DP-201) and the Wilson Property N.E. Community Unit Plan (DP-200). This is a replat of Webb Road Commercial Addition, Wilson Retirement 2nd Addition and Wilson Apartments Addition.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for any guarantees or easements. ***No additional 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 plat proposes six access openings along Webb Road and three openings along 21st Street North in accordance with the approved CUPs. The access controls referenced in the plattor's text shall be corrected to note "Lot 1, Block 1". Distances shall be shown for all segments of access control. Access openings located within 250 feet of the intersection of 21st Street North and Webb Road are limited to right turns only, or a guarantee provided for future construction of a raised medial.

E. A joint access easement between Lots 3 and 4, Block 1, shall be established by separate instrument.

F. A Cross-Lot Circulation Agreement between the non-residential lots in the plat shall be provided.

G. In accordance with the CUP's, the applicant shall provide a guarantee for the following traffic improvements: a) A deceleration lane for southbound Webb Road traffic at Wilson Estates Parkway; b) a left turn lane for northbound Webb Road traffic at Wilson Estates Parkway; c) a deceleration lane for eastbound traffic on 21st North; and d) left turn lanes for eastbound and westbound traffic at 21st Street North and Greenleaf for entrance into Lot 1, Block 1 and the residential subdivision north of 21st Street North.

H. 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.

I. 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.

J. 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.

K. 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.

L. The applicant shall provide a guarantee for paving of Wilson Estates Parkway.

M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUPs (referenced as DP-200 and DP-201) and their special conditions for development on this property.

N. The plattor'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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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 a 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.

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U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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