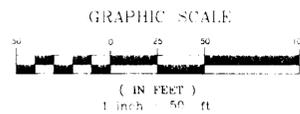
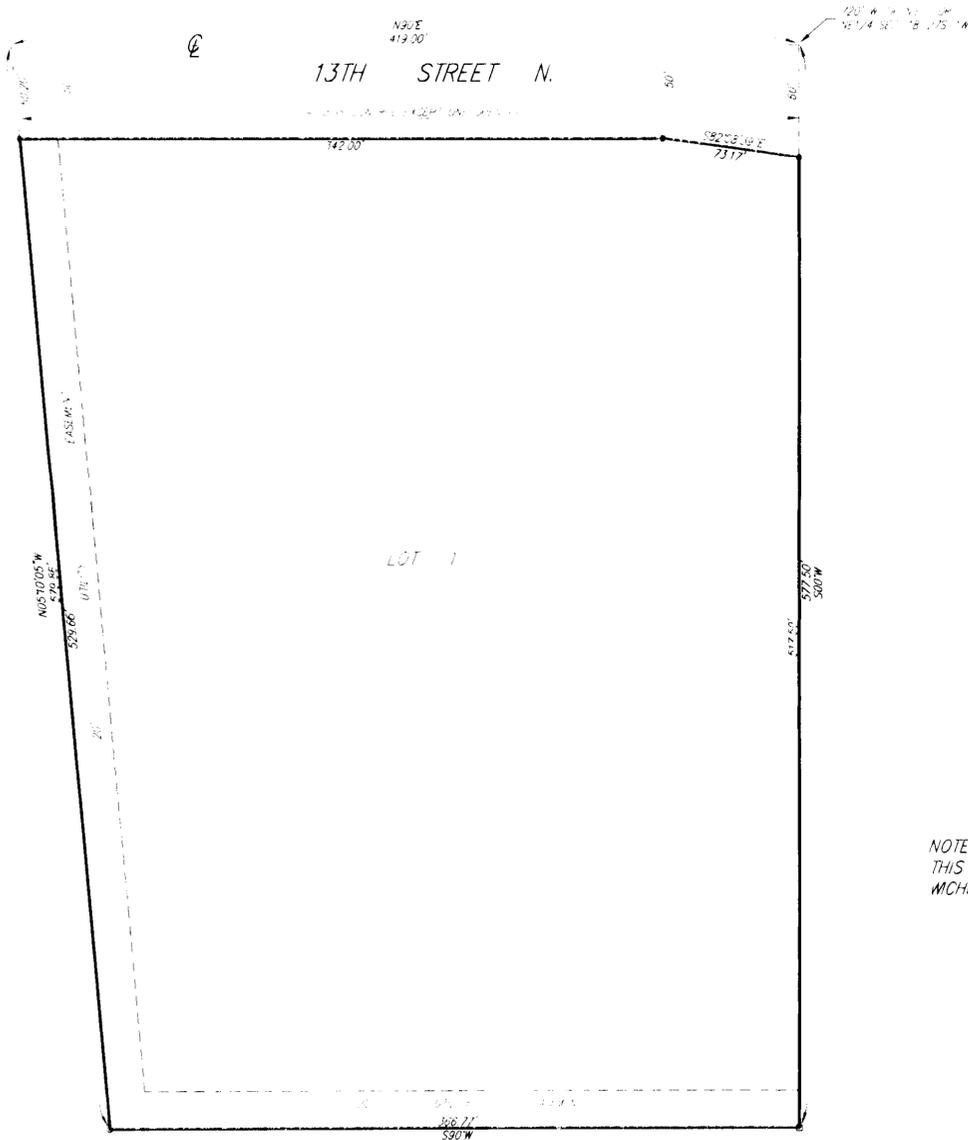


WICHITA RETIREMENT RESIDENCE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing received 11-21-99



NOTE:
THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE
WICHITA RETIREMENT RESIDENCE P.U.D., (P.U.D.-10)

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WICHITA RETIREMENT RESIDENCE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The north 35 rods of the east 68 3/4 rods of the Northeast Quarter of Section 18, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, except that part platted as Brandt Commercial Addition, Wichita, Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Date 22 November 1999 Savoy, Ruggles & Bohm, P.A.
Mark A. Savoy RLS #788
Surveyor



Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "WICHITA RETIREMENT RESIDENCE ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutter's rights of access to or from 13th Street North over and across the north line of Lot 1 are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to 13th Street North at one location as shall be approved by the City Engineer for the City of Wichita, Kansas. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Colson & Colson Construction Co.
William E. Colson
Managing General Partner

State of Oregon)
County of Marion) SS

The foregoing instrument acknowledged before me, this 19th day of November 1999, by William E. Colson, Managing General Partner, on behalf of Colson & Colson Construction Co.

Kat Kathanahy Notary Public

My App't. Exp. 6-27-03

This plat of "WICHITA RETIREMENT RESIDENCE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

Bob Knight Mayor

Pat Burnett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 1999.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, LS #1246

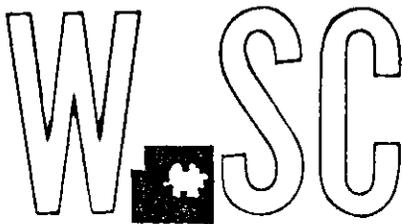
State of Kansas)
Sedgwick County) SS
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, at _____ o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

Entered on transfer record this _____ day of _____,

Linda Kizzire Deputy
James Alford County Clerk

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
316) 268-4421
FAX 316) 268-4390

August 26, 1999

Savoy, Ruggles and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 99-57-- One-Step Final Plat of WICHITA RETIREMENT RESIDENCE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on August 26, 1999, 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 August 20, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

RE: S/D 99-57-- One-Step Final Plat of WICHITA RETIREMENT RESIDENCE ADDITION
August 26, 1999
Page 2

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

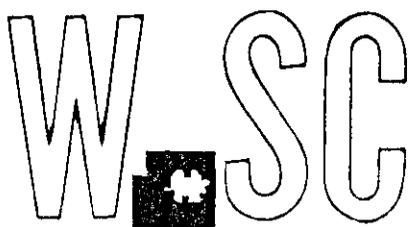
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Brandt Real Estate, LLC, 145 N. Westfield, Wichita, KS 67212
Curry Brandaw, Architect, 2260 McGilchrist St., SE, Ste. 100, Salem, OR 97302
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE 316-258-4421
FAX 316-268-4330

August 20, 1999

Savoy, Ruggles and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: S/D 99-57-- One-Step Final Plat of WICHITA RETIREMENT RESIDENCE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 19, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Municipal services appear to be available to serve this site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees or easements 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. No guarantees are required.
- D. The plat proposes one access opening along 13th St. North. The plat's text shall specify that the location of the opening is subject to approval by the City Engineer.
- E. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- F. The applicant is reminded that a 15-ft landscape buffer is required along the west and south property lines in accordance with the PUD approval.
- G. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of PUD#10.

- H. A PUD Certificate shall be submitted prior to City Council consideration, identifying the approved PUD (referenced as PUD #10) and its special conditions for development on this property.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. **Southwestern Bell requests additional easements.**
- R. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

RE: S/D 99-57-- One-Step Final Plat of WICHITA RETIREMENT RESIDENCE ADDITION
August 20, 1999
Page 3

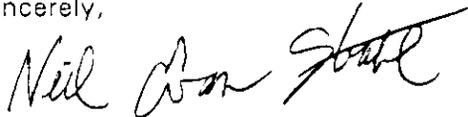
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, August 26, 1999, at 1:00 p.m.

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

Sincerely,

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: Brandt Real Estate, LLC, 145 N. Westfield, Wichita, KS 67212
Curry Brandaw, Architect, 2260 McGilchrist St., SE, Ste. 100, Salem, OR 97302
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 8/19/99)

CASE NUMBER: S/D 99-57 - WICHITA RETIREMENT RESIDENCE ADDITION

OWNER/APPLICANT: Brandt Real Estate 13, L.L.C., 145 N. Westfield, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South side of 13th St. North, West of Maize Road

SITE SIZE: 5.2 acres

NUMBER OF LOTS

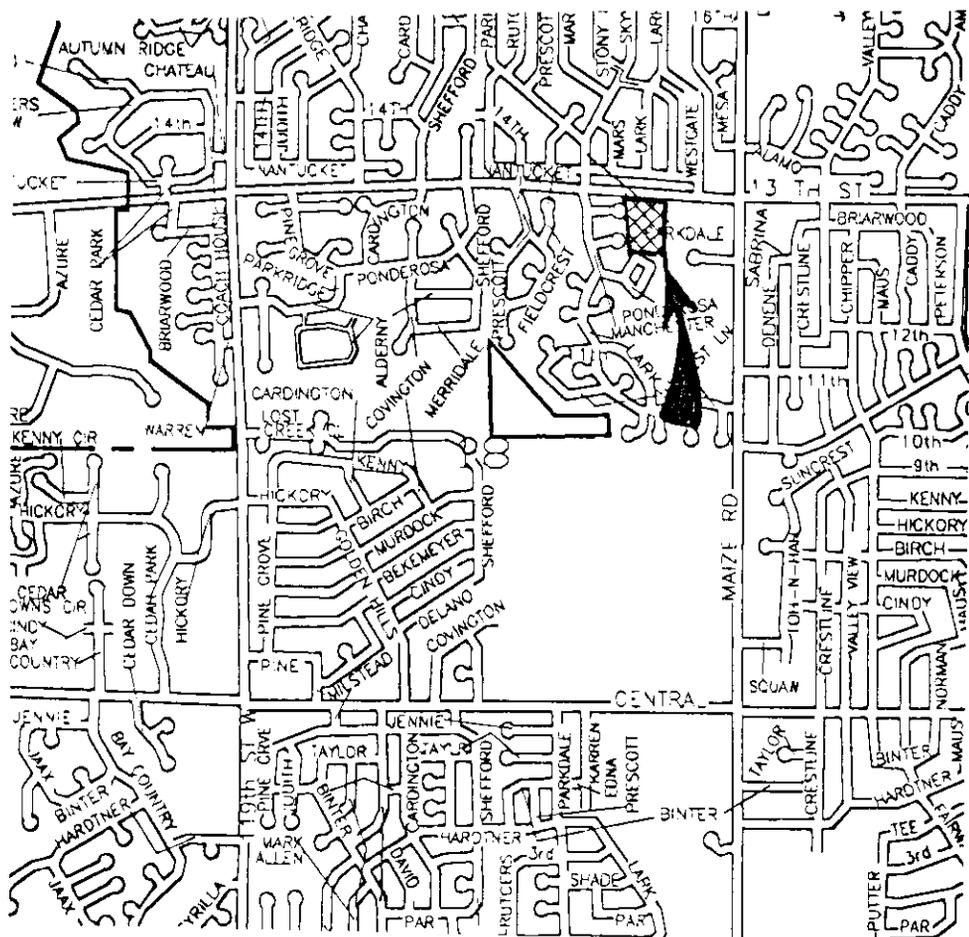
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.72 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Planned Unit Development, PUD #10

VICINITY MAP



Note: This is an unplatted site located within the City. A Planned Unit Development (PUD #10) was approved for this site for an assisted living facility.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve this site. City Engineering needs to comment on the need for any guarantees or easements. **No guarantees or easements 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. No guarantees are required.**
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- H. A PUD Certificate shall be submitted prior to City Council consideration, identifying the approved PUD (referenced as PUD #10) and its special conditions for development on this property.
- I. 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.
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- K. 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.

- L. 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.
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