

NOTES

- LOCATION: Located in east Bel Aire, approximately a quarter mile south of 53rd Street and west of Webb Road in an area mixed use with residential to the north and west, a storage unit facility to the south, and commercial and manufacturing east of Webb Road.
- LOT TOTAL: 74 Residential - 69 Commercial - 5
- EXISTING/PROPOSED USES: Existing - No Current Land Uses
Proposed - Residential and Commercial Land Uses
- ZONING: Existing - C-1 Proposed - R-5 and C-1
- PLAT AREA: Gross: 1,089,610 sq. ft. or 25.01 acres ± Net: 1,036,672 sq. ft. or 23.80 acres ±/-
- SURVEY DATE: October 2024 (by MKEC)
- SETBACKS: All Lots shall adhere to the setback requirements as follows: Front, Rear, and Street Side Setbacks shall be as per depicted hereon, or otherwise as per the Zoning Regulation. Internal Side Setbacks for Lots 1-36, inclusive, Block 1, Lots 1-21, inclusive, Block 2, and Lots 1-12, inclusive, Block 3, shall be 5 feet, unless otherwise shown hereon.
- PUBLIC UTILITIES: Municipal sanitary sewer will be extended to the subject property from existing sanitary sewer mains on the north and the southwest of the subject property. Municipal water is provided by existing 16 inch main on the east side of Webb Road and will extend throughout the property connecting to existing subdivisions on the west and north sides of the property. Municipal stormwater sewer shall be provided throughout the property draining primarily to the southwest.
- ACCESS: All abutters rights of access to or from North Webb Road over and across the east line of "Skyview at Webb Addition," are hereby granted to the appropriate governing body, provided however two full movement openings and one right turn in/out only opening are allowed, as indicated hereon.
- RESERVES: Reserve uses shall be defined on the final plat but generally all Reserves are platted for open space, benches, berms, landscaping, irrigation, signs, monuments, water features, sidewalks (public and private), fences/walls, lighting, shade structures, drainage facilities including but not limited to drainage structures, drainage pipes and culverts, conveyance of cross-lot drainage, detention/retention ponds, utilities confined by easement (platted or otherwise separate instrument), and service line connections. The Reserves are hereby reserved for the stated uses and shall be owned and maintained by the developer, and/or a lot owner's association, and/or their successors and/or assigns. The screening berming/landscaping within Reserves B and C shall be provided at a minimum height of 8 feet.
- FLOOD: According to FEMA FIRM Community Unit Panels 20173C0238C, effective date December 22, 2016, this property lies within a portion of flood zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Flood Hazard".
- DRAINAGE: A drainage report shall accompany this plat. Minimum Pads shall be established per the final plat

LEGAL DESCRIPTION

The North 882.00 feet of the East 1235.00 feet of the South Half of the Northeast Quarter of Section 20, Township 26 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

LEGEND

- Deciduous Tree
- Coniferous Tree
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Telephone Riser
- Power Pole and Deadman
- Power Pole
- Electric Box
- Water Valve
- Stormwater Inlet
- Back of Curb to Back of Curb
- Edge of Pvmnt. to Edge of Pvmnt.
- Easement
- Fence
- Stormwater Sewer Pipe
- Water Line
- Sanitary Sewer Line
- Gas Line
- Overhead Electric
- Underground Electric
- Fiber Optic Cable
- Zoning Line
- Section Corner Monument
- Found monument (see annotation for type)
- Set 5/8" Rebar w/ MKEC CLS id Cap
- Benchmark
- (M) - Measured
- (P) - Platted
- (CM) - Calculated from Measured
- (CP) - Calculated from Plat
- 1 - Lot Number
- 1 - Block Number

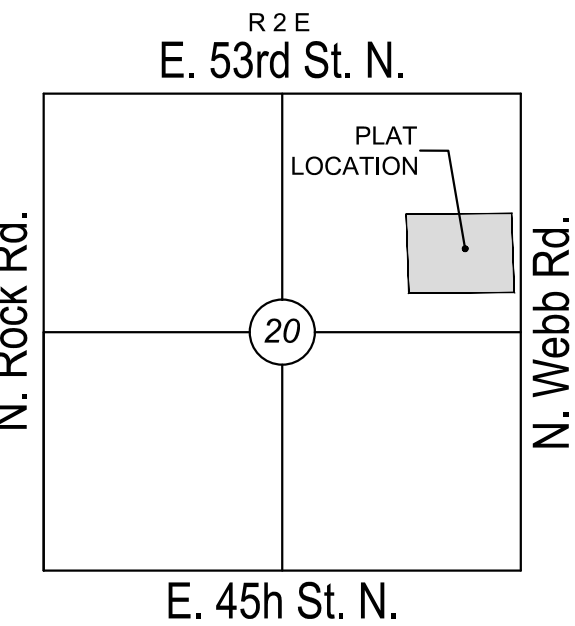
SCALE: 1"=60'

Basin of Bearings: Kansas coordinate system of 1983 south zone bearing of S02°02'38"E on the east line of the Northeast Quarter, Section 20, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

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 1.0001200144

BENCHMARKS

- BM#1 Chiseled "X" on east side of inlet, approximately 31 feet south and 12 feet west of the southwest corner of Skyview at Webb Addition.
N: 1718684.660 E: 1679324.884
Elev. = 1403.441 NAVD88
- BM#2 Chiseled "X" on east end of the north top of curb of entrance to storage units, approximately 45 feet south and 4 feet west of the southeast corner of Skyview at Webb Addition.
N: 1718681.629 E: 1680507.604
Elev. = 1422.336 NAVD88
- BM#3 Chiseled "X" on top of curb at the south end of road in front of fire hydrant on E. Chris Ct., approximately 41 feet north and 138 feet east of the northwest corner of Skyview at Webb Addition.
N: 1719638.197 E: 1679443.650
Elev. = 1406.423 NAVD88



VICINITY MAP

PRELIMINARY PLAT

Lying within a portion of the S 1/2, NE 1/4, Sec. 20, T26S, R2E, 6th P.M.

SKYVIEW AT WEBB ADDITION

OWNER/DEVELOPER: New Holland Capital, LLC Attn: Isaiah J. Ast

1645 S. West St., Wichita, KS

67213-1101

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Planning Commission Meeting: Dec. 12th
Date of Preparation / Submitted: Nov. 18, 2024 - Rev. Dec. 5th