

final tracing
received 11-9-01
plot 2

BRENTWOOD SOUTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

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 "BRENTWOOD SOUTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

The E1/2 of the SW1/4 of Sec. 33, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, except that portion platted as Christ Community Church Addition, Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 12 Oct 2001  Mark A. Savoy Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots, Blocks and Streets to be known as "BRENTWOOD SOUTH ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. Access Control is hereby granted to the appropriate governing body (as indicated on the face of the plat.) Reserves "A", "B", shall permit drainage and drainage structures, irrigation, walks, landscaping, and utilities confined to easements. Reserve "C" shall permit signage, recreational related structures, drainage and drainage structures, ponds, playground equipment, picnic tables, berms, swimming pools and small pool structures, parking lots, bridges, gazebos, restroom facilities, irrigation, lighting, landscaping, walks, walls and utilities confined to easements. Reserves "D", "E", and "F" shall permit entry features/monuments, signage, berms, irrigation, walls, walks, lighting, and utilities confined to easements. The wall easement is hereby granted for the construction and maintenance of a private fence or wall. 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.

Brentwood Development, Inc.

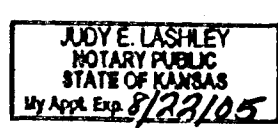
Stephen G. Miller, President
Stephen G. Miller

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 12 day of October 2001, by Stephen G. Miller, President of Brentwood Development, Inc., on behalf of the corporation.

Judy E. Lashley Notary Public

My App't. Exp. 8/22/05



We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "BRENTWOOD SOUTH ADDITION", Wichita, Sedgwick County, Kansas.

Patrick F. Walden, President & CEO
Patrick F. Walden Title

This plat of "BRENTWOOD SOUTH 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 _____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis Acting 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 _____, 2001.

At the Direction of the City Council

Chris Cherches City Manager

Pat Burnett City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

Entered on transfer record this _____ day of _____, 2001.

Don Brace County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2001, at _____ o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

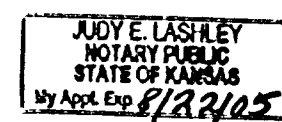
Linda Kizzire Deputy

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 12 day of October 2001, by Patrick F. Walden President & CEO of Garden Plain State Bank, on behalf of the Bank.

My App't. Exp. 8/22/05

Judy E. Lashley Notary Public





Wichita-Sedgwick County Metropolitan Area Planning Department

July 5, 2001

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

RE: SUB 2001-32 -- Final Plat of Brentwood South Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 5, 2001, 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 June 29, 2001.

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 black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2001

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

RE: SUB 2001-32 -- Final Plat of Brentwood South Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 28, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for any other guarantees or easements. ***No additional easements are required.***
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. ***City Engineering has required a drainage guarantee. Minimum pad elevations need to be platted for the lots abutting the lake.***
- F. County Engineering requests Applicant's comments on how traffic will be handled on Pawnee. ***County Engineering has required right and left turn bays along Pawnee.***
- 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strip located between the site's south property line and driving surface for Pawnee.

- 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 appropriate governing body, 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. For the Reserves indicated as platted for swimming pools, a site plan shall be submitted with the final plat tracing, for review and approval by the Director of Planning. The site plan shall provide the information indicated in the Subdivision Regulations. Otherwise, a conditional use and public hearing will be needed in the future.
- J. The Applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of all through, non-cul-de-sac streets.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. Lots 4 and 5, Block 1, and Lots 2 and 3, Block 5, exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification has been approved.
- M. The County Fire Department needs to comment on the plat's street names. Stoneybrook along the north portion of the plat needs to be revised to Clark.
- N. 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.
- O. 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.
- P. 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.
- Q. The platator'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.
- R. 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.)

- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. KGE has requested additional easements.
- Z. 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. Certificates, which are 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, July 5, 2001, at 1:00 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.



Neil Evan Strahl, Senior Planner
Current Plans Division

STAFF REPORT

(Final Plat Approved 6/28/01; Preliminary Plat Approved 3/29/01)

CASE NUMBER: SUB 2001-32 -- BRENTWOOD SOUTH ADDITION

OWNER/APPLICANT: Brentwood Development, 527 N. Forestview, Wichita, KS 67235

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

LOCATION: Northeast corner of Webb and Pawnee

SITE SIZE: 74.3 Acres

NUMBER OF LOTS

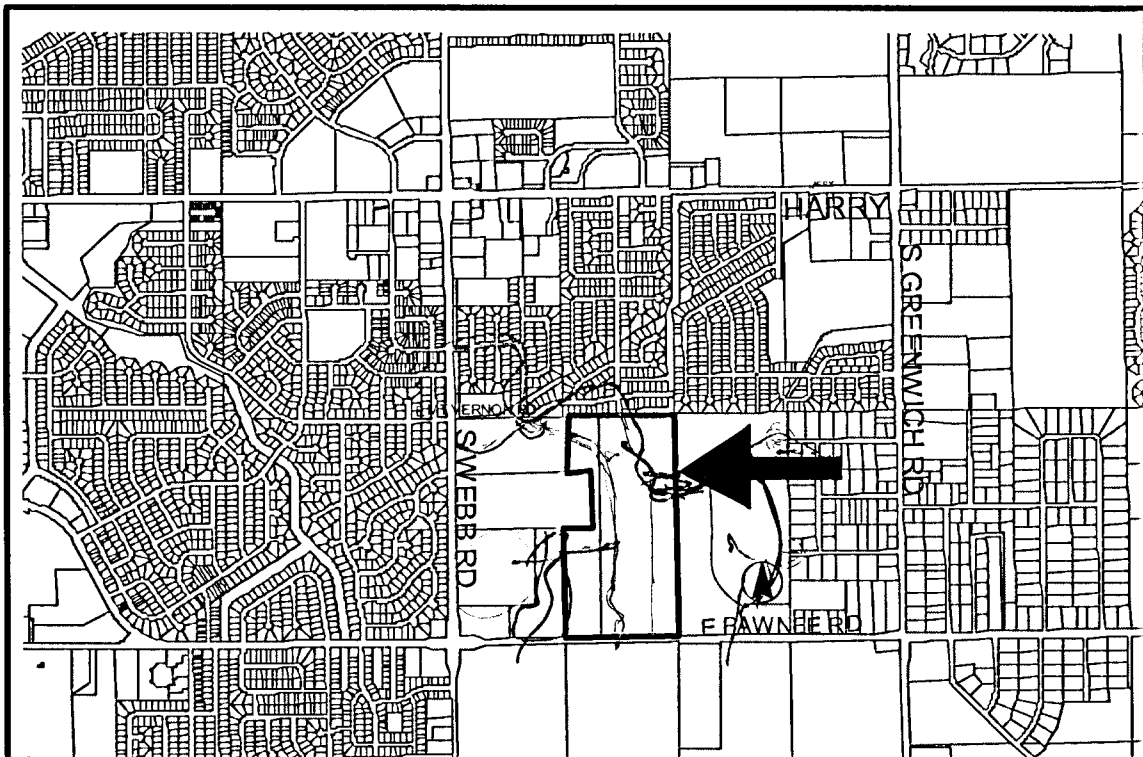
Residential:	177
Office:	
Commercial:	
Industrial:	
Total:	177

MINIMUM LOT AREA: 8,400 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for any other guarantees or easements. No additional easements are required.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. City Engineering has required a drainage guarantee. Minimum pad elevations need to be platted for the lots abutting the lake.
- F. County Engineering requests Applicant's comments on how traffic will be handled on Pawnee. County Engineering has required right and left turn bays along Pawnee.
- 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. This covenant shall also provide for the Homeowner's Association to maintain the parking strip located between the site's south property line and driving surface for Pawnee.
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- J. The Applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of all through, non-cul-de-sac streets.
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SUB 2001-32 -- Final Plat of BRENTWOOD SOUTH ADDITION

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