

# MAPLE SHADE ADDITION

Final tracing  
revised  
11-9-01

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

This plat of "MAPLE SHADE 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

\_\_\_\_\_ Acting Chairman

J.D. Michaelis

\_\_\_\_\_ Secretary

Marvin S. Krout

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

\_\_\_\_\_ City Manager

Chris Cherches

\_\_\_\_\_ City Clerk

Pat Burnett

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

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_ County Clerk  
Don Brace

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.

\_\_\_\_\_ Register of Deeds  
Bill Meek

\_\_\_\_\_ Deputy  
Linda Kizzire

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 5 day of November 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. Ashley  
Notary Public  
JUDY E. ASHLEY  
NOTARY PUBLIC  
STATE OF KANSAS  
Exp. 8/22/05

That part of the SW1/4, Sec. 33, TWP. 27-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said SW1/4, thence N00°E, along the West line of said SW1/4, 1986.75 feet for a place of beginning; thence N89°58'E, 1322.84 feet to the East line of the W1/2 of said SW1/4; thence N00°10'W, along the East line of the W1/2 of said SW1/4, 678.97 feet to the N.E. Corner of the W1/2 of said SW1/4; thence S89°25'39"W, along the North line of said SW1/4, 1175.90 feet to a point 145 feet East of the N.W. Corner of said SW1/4, thence S00°W, 354.20 feet, thence S89°25'39"W, 145 feet to the West line of the said SW1/4; thence S00°W, along the West line of said SW1/4, 312.33 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 9 November 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 Reserves, Lots, a Block, and a Street to be known as "MAPLE SHADE 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.) Reserve "A" shall permit berms, entry features, walls, gazebos, benches, picnic tables, playground structures, landscaping, lighting, irrigation, walks, signage, drainage ponds and drainage structures, and utilities confined to easements. Reserve "B" shall allow for all those uses in Reserve "A" with the addition of swimming pools, pool related structures, parking, and restrooms. The Reserves shall be owned and maintained by a Homeowners Association. 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.

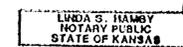
Stephen G. Miller  
President  
Stephen G. Miller

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 24 day of Oct 2001, by Stephen G. Miller, President of Brentwood Development, Inc., on behalf of the corporation.

Linda S. Hamby  
Notary Public

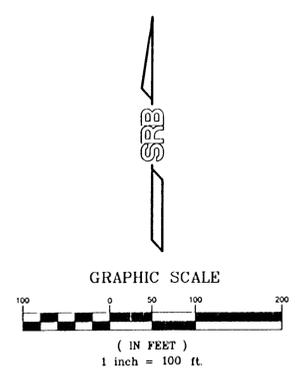
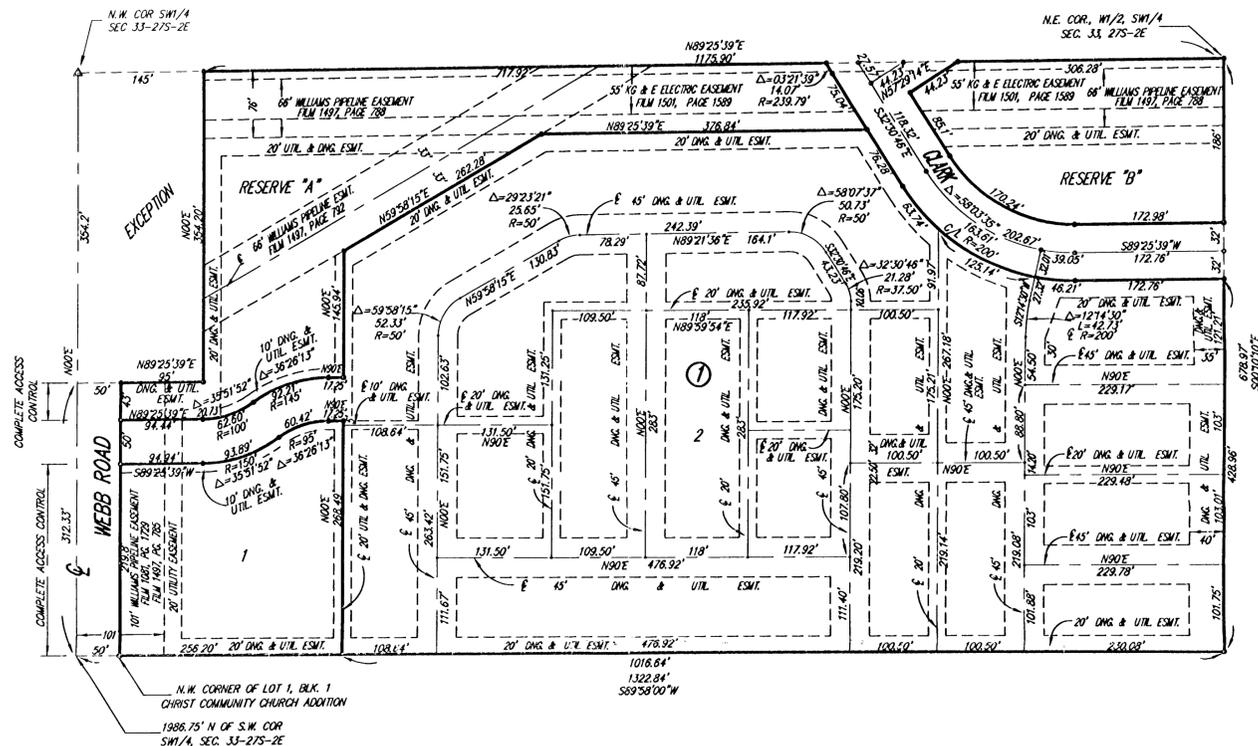
My App't. Exp. 10-30-03



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

Garden Plain State Bank

Patrick F. Walden  
President & CEO  
Patrick F. Walden



- Δ = 3/4" IRON PIPE (FOUND)
- = 1/2" IRON PIPE (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)

Please contact Western Resources (or its successor) Electric Transmission Engineering Department (currently 785-575-8219) before conducting any proposed construction activities that could place people, equipment, or facilities within Western Resources' easement, shown on this plat, designated as Film 1501, Page 1589, dated December 29, 1994.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 23, 2001

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

RE: SUB 2000-55 -- Final Plat of Maple Shade Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 23, 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 August 17, 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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

August 17, 2001

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

RE: SUB 2000-55 -- Final Plat of Maple Shade Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 16, 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 site will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. 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. County Engineering requests a sanitary sewer layout.
- D. The applicant shall guarantee the extension of City water to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the need for any additional guarantees or easements. An off-site drainage easement is requested unless this Addition is platted concurrently with Brentwood South Addition to the east. A drainage guarantee is required.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. On-site detention will be needed on the final drainage plan.
- H. The plattor's text shall include ownership and maintenance responsibilities of the reserves.

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on the south side of Clark.
- P. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Clark at the plat's east line unless the abutting street to the east has been constructed. The temporary turnaround shall be established by separate instrument.
- Q. City Fire Department should comment on the plat's street names. Stoneybrook should be revised to "Clark".  
  
The street name has been revised as requested.
- R. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #83) and its special conditions for development on this property.
- S. 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.

- 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 316-729-0102) 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 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, August 23, 2001, at 1:30 p.m.

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

**STAFF REPORT**

(Revised Final Plat Approved 8/16/01; Final Plat Approved 6/28/01)

**CASE NUMBER:** SUB 2000-55 -- MAPLE SHADE ADDITION

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

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

**LOCATION:** North of Pawnee, East side of Webb Road

**SITE SIZE:** 19 Acres

**NUMBER OF LOTS**

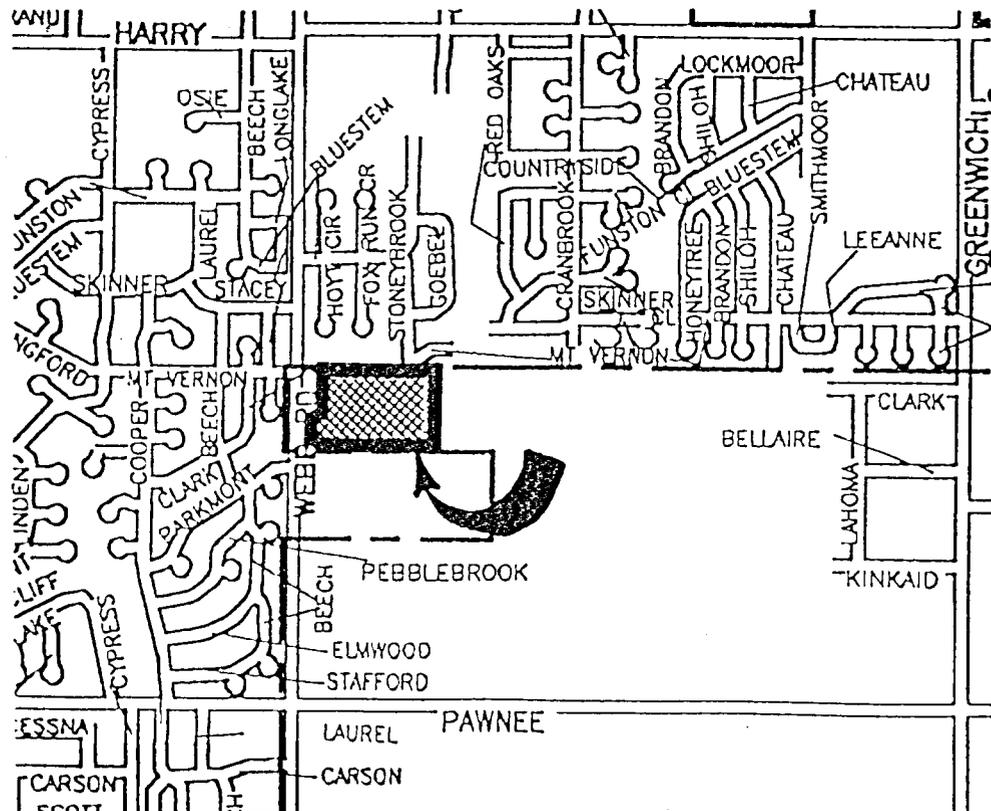
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 14,800 Sq. Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** MF-18, Multi-Family Residential; NO, Neighborhood Office

**VICINITY MAP**



**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change from SF-20, Single-Family Residential to NO, Neighborhood Office (Lot 1, Block 1) and MF-18, Multi-Family (Lot 2, Block 1). The site is also subject to provisions of a Protective Overlay (P-O #83) addressing density.

This revised final plat has eliminated the segment of Mt. Vernon that was previously platted, which extended from Webb Road to Clark.

**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 site will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. 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. County Engineering requests a sanitary sewer layout.
- D. The applicant shall guarantee the extension of City water to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the need for any additional guarantees or easements. An off-site drainage easement is requested unless this Addition is platted concurrently with Brentwood South Addition to the east. A drainage guarantee is required.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. On-site detention will be needed on the final drainage plan.
- H. The plat's text shall include ownership and maintenance responsibilities of the reserves.
- I. 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.
- J. 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.
- K. 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.

**SUB 2000-55 -- Revised Final Plat of MAPLE SHADE ADDITION**  
**August 23, 2001 - Page 3**

- L. 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.
- M. 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.
- N. 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.
- O. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on the south side of Clark.
- P. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Clark at the plat's east line unless the abutting street to the east has been constructed. The temporary turnaround shall be established by separate instrument.
- Q. City Fire Department should comment on the plat's street names. Stoneybrook should be revised to "Clark".  
  
The street name has been revised as requested.
- R. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #83) and its special conditions for development on this property.
- S. 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.
- 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 316-729-0102) 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.

**SUB 2000-55 -- Revised Final Plat of MAPLE SHADE ADDITION**  
**August 23, 2001 - Page 4**

- 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.