

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 12/18/03)

**CASE NUMBER:** SUB 2003-139 -- BRENTWOOD SOUTH SECOND ADDITION

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

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

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

**SITE SIZE:** 12.76 Acres

**NUMBER OF LOTS**

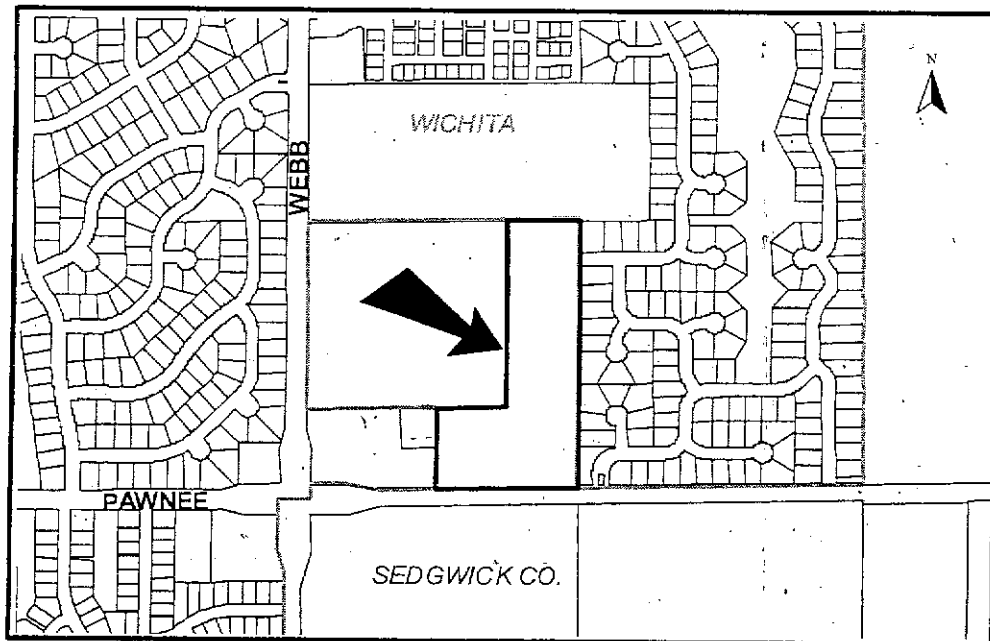
Residential:	17
Office:	
Commercial:	1
Industrial:	
Total:	18

**MINIMUM LOT AREA:** 11,390 Sq. Ft.

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

**PROPOSED ZONING:** TF-3, Two-Family Residential; LC, Limited Commercial

VICINITY MAP



**NOTE:** This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The applicant requests a zone change from SF-20, Single-Family Residential to TF-3, Two-Family and LC, Limited Commercial.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering advises that additional drainage easements may be needed based upon applicant's drainage plan.
- F. County Engineering has requested a guarantee for right and left turns into the commercial lot based on need.
- G. The plat proposes one access opening along Pawnee. The access controls are approved.
- H. The Applicant shall guarantee the paving of the proposed streets.
- I. The commercial lot needs to be relabeled since Lot 1, Block A has been designated for a residential lot.
- J. The plat's text shall include reference to "a block" in the owner's certificate.
- K. 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.
- L. 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.
- M. 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.)

**SUB 2003-139 -- Final Plat of BRENTWOOD SOUTH SECOND ADDITION**

**February 12, 2004 - Page 3**

- N. 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.
- O. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.



## Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2003

Chris Bohm  
Ruggles and Bohm  
924 N. Main Street  
Wichita KS 67203

RE: SUB 2003-139 -- Preliminary Plat of Brentwood South Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 18, 2003, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of 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. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **City/County Engineering** needs to comment on the status of the applicant's drainage concept. **County Engineering requests copy of drainage plan to determine impact upon Pawnee.**
- F. **County Engineering** has requested a drainage easement from the south line of Sedgwick County East Yard Addition to Pawnee.
- G. **County Engineering** has requested a guarantee for right and left turns into the commercial lot based on need.

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- H. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along Pawnee. The final plat shall reference the dedication of access controls in the plat's text. *The access controls are approved.*
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. Block B needs to be included in Block A as the perimeter of the blocks should be bounded by streets.
- K. The wall easement shall be referenced in the plat's text.
- L. **GIS** needs to comment on the plat's street names. *Goebel Circle needs revised to Kinkaid Cir.*
- M. 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.
- N. 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.
- 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 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- 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. Westar Energy has requested additional easements.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

Also, if not already provided, a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the owner(s) name must be submitted before the final plat is scheduled for the Subdivision Committee's consideration.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure

Copies to: Brentwood Development, Inc. 527 N. Forestview, Wichita, KS 67235  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2003-139 -- BRENTWOOD SOUTH SECOND ADDITION

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

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

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

**SITE SIZE:** 12.76 Acres

**NUMBER OF LOTS**

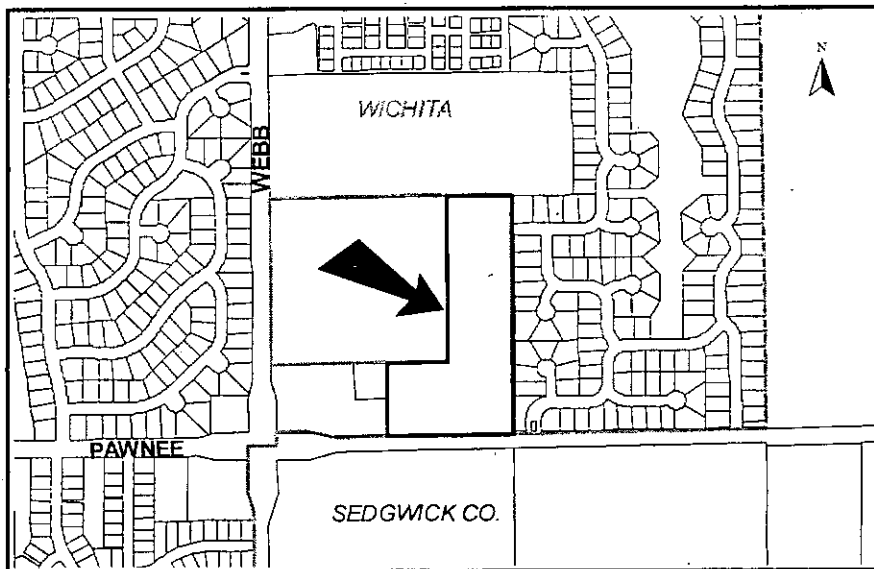
Residential:	17
Office:	
Commercial:	1
Industrial:	
Total:	<u>18</u>

**MINIMUM LOT AREA:** 11,390 Sq. Ft.

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

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**VICINITY MAP**



**NOTE:** This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The applicant requests a zone change from SF-20, Single-Family Residential to TF-3, Two-Family (Block A) and LC, Limited Commercial (Block B).

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests copy of drainage plan to determine impact upon Pawnee.
- F. County Engineering has requested a drainage easement from the south line of Sedgwick County East Yard Addition to Pawnee.
- G. County Engineering has requested a guarantee for right and left turns into the commercial lot based on need.
- H. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Pawnee. The final plat shall reference the dedication of access controls in the plat's text. The access controls are approved.
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. Block B needs to be included in Block A as the perimeter of the blocks should be bounded by streets.
- K. The wall easement shall be referenced in the plat's text.
- L. GIS needs to comment on the plat's street names. Goebel Circle needs revised to Kinkaid Cir.
- M. 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.
- N. 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.

**SUB 2003-139 -- Preliminary Plat of BRENTWOOD SOUTH SECOND ADDITION  
December 18, 2003 - Page 3**

- 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.)
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# BRENTWOOD SOUTH 2ND ADDITION

Course: N 89-34-35 E	Distance: 668.59
Course: N 00-10-10 W	Distance: 1277.70
Course: S 89-58-00 W	Distance: 345.64
Course: S 00-00-00 W	Distance: 889.75
Course: S 89-58-00 W	Distance: 319.15
Course: S 00-00-00 W	Distance: 392.50

Perimeter: 3893.33

Area: 569375.09                      13.07 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.003

Course: S 76-35-54 W

Precision 1: 1175668.44

