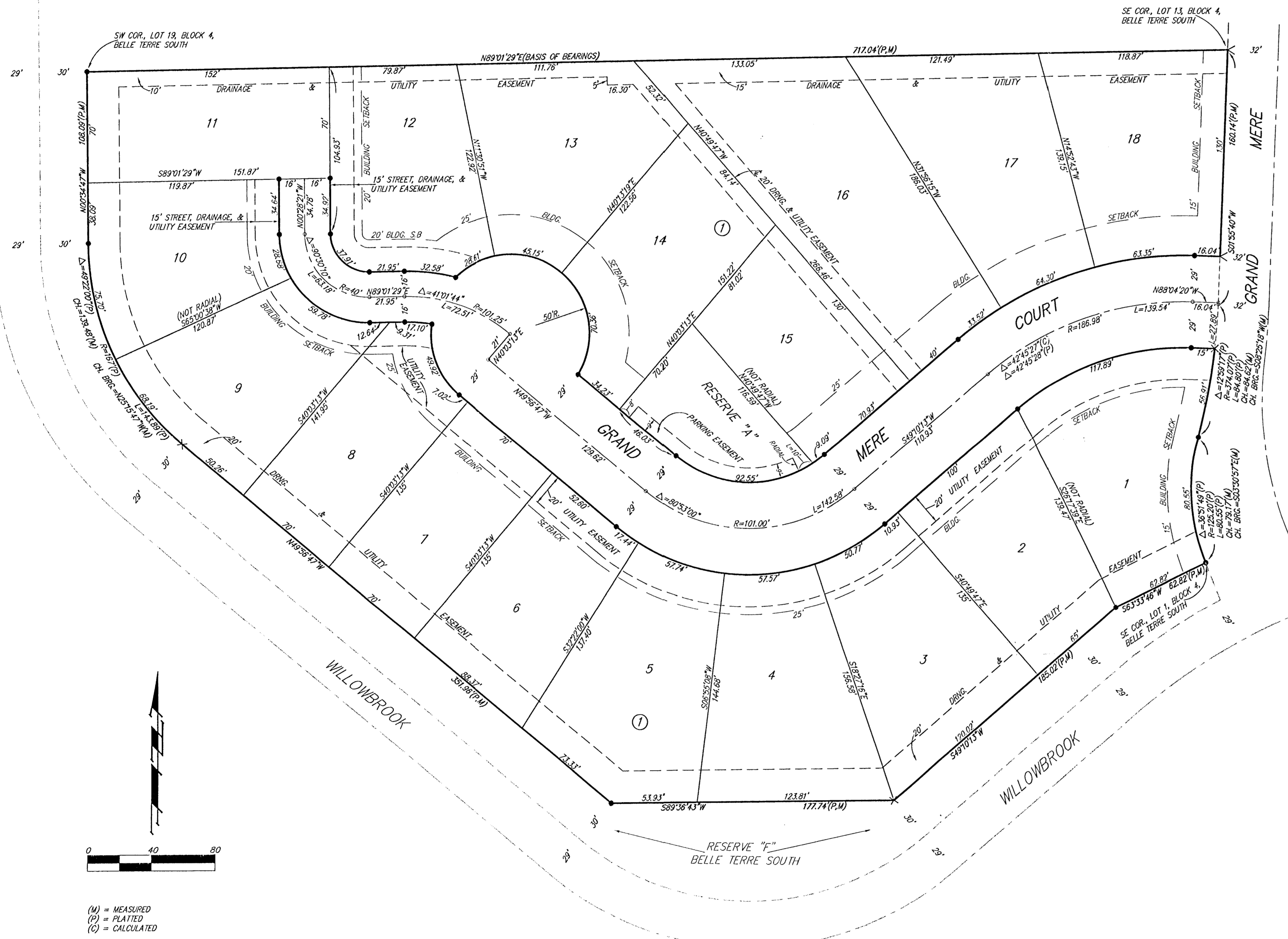


# BELLE TERRE SOUTH 2ND

## AN ADDITION TO SEDGWICK COUNTY, KANSAS

final tracing



(M) = MEASURED  
(P) = PLOTTED  
(C) = CALCULATED

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
X = CROSS (SET)  
V = "V" NOTCH (SET)

NOTE:  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPROPRIATE CITY OR COUNTY ENGINEER. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "BELLE TERRE SOUTH 2ND", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1-12, inclusive, Block 4, Belle Terre South, an Addition to Sedgwick County, Kansas, together with that part of Grand Mere Court lying between said Lots.

All being situated in the SE 1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

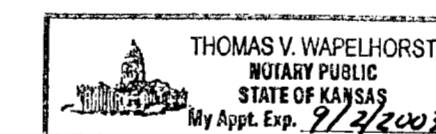
Michael G. Conroy, Surveyor  
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and a Reserve, to be known as "BELLE TERRE SOUTH 2ND", an Addition to Sedgwick County, Kansas. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The parking easement is hereby granted as indicated for residential parking only and no obstructions shall be constructed or placed on or within this easement. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, parking as confined to easement, berms, gazebos, sidewalks, and drainage. Reserve "A" shall be owned and maintained by the homeowners association for the addition.

Belle Terre Grand, LC

Gregory C. Downing, Member  
Gregory C. Downing

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 1st day of November, 1999, by Gregory C. Downing, Member of Belle Terre Grand, LC, on behalf of the company.

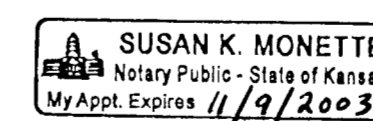


Thomas V. Waplehorst, Notary Public  
THOMAS V. WAPLEHORST

My App't. Exp. 9-2-2003

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BELLE TERRE SOUTH 2ND", an Addition to Sedgwick County, Kansas.

State Bank of Colwich



Steve Gegen, AVP  
STEVE GEGEN

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 16th day of November, 1999, by Steve Gegen, AVP of State Bank of Colwich, on behalf of the bank.

Susan K. Monette, Notary Public  
SUSAN K. MONETTE

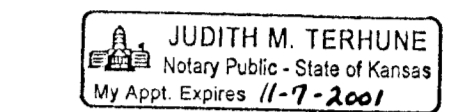
My App't. Exp. 11/9/2003

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BELLE TERRE SOUTH 2ND", an Addition to Sedgwick County, Kansas.

The Prairie State Bank

Mike S. Sikes, SE VP  
MIKE S. SIKES

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 4th day of November, 1999, by MIKE S. SIKES, SR. V.P. of The Prairie State Bank, on behalf of the bank.



Judith M. Terhune, Notary Public  
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "BELLE TERRE SOUTH 2ND", an Addition to 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

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_ day of \_\_\_, 1999.

Bill Hancock, Chairman

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

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

Entered on transfer record this \_\_\_ day of \_\_\_, 1999.

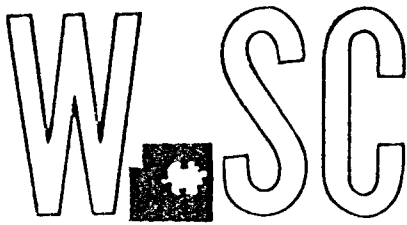
James Alford, County Clerk

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 \_\_\_, 1999, at \_\_\_ o'clock \_\_\_ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

July 29, 1999

Baughman Company, P.A.  
315 Ellis  
Wichita KS 67211

RE: S/D 99-49- One-Step Final Plat of BELLE TERRE SOUTH 2<sup>ND</sup> ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 29, 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 July 23, 1999. In addition, Item "C" shall be expanded to include the following requirement, which was inadvertently omitted:

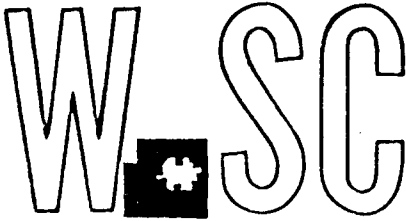
"A Respread Agreement shall be required, or in the alternative, square footage figures provided for the replatted area."

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.



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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July 23, 1999

Baughman Company, P.A.  
315 Ellis  
Wichita KS 67211

RE: S/D 99-49— One-Step Final Plat of BELLE TERRE SOUTH 2<sup>ND</sup> ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. City and County Engineering need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided. Due to existing water petition along 159th St., City Engineering should comment on the need for a respread agreement needed for special assessments due to the revised lot configuration.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County/City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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



July 23, 1999

Page 2

be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- G. 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.
- H. The platting of off-street parking areas proposed for Reserve A shall be shown as parking easements and need to be referenced in the plat's text.
- I. The applicant shall guarantee the installation of the interior street extension to the urban subdivision standard.
- J. The right-of-way for Grand Mere shall be denoted on the final plat tracing.
- 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 final plat shall reference a tie point to a section corner.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- O. 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.
- P. 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.)
- Q. 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.

July 23, 1999

Page 3

- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.

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, July 29, 1999, at 12:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

**STAFF REPORT**  
**(One-Step Final Plat Approved 7/22/99)**

**CASE NUMBER:** S/D 99-49 - BELLE TERRE SOUTH 2<sup>nd</sup> ADDITION

**OWNER/APPLICANT:** Belle Terre Grand, L.C., Attn: Gregory C. Downing, 833 N. Waco, Suite B, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North of Kellogg, west of 159th St. East

**SITE SIZE:** 6.12 acres

**NUMBER OF LOTS**

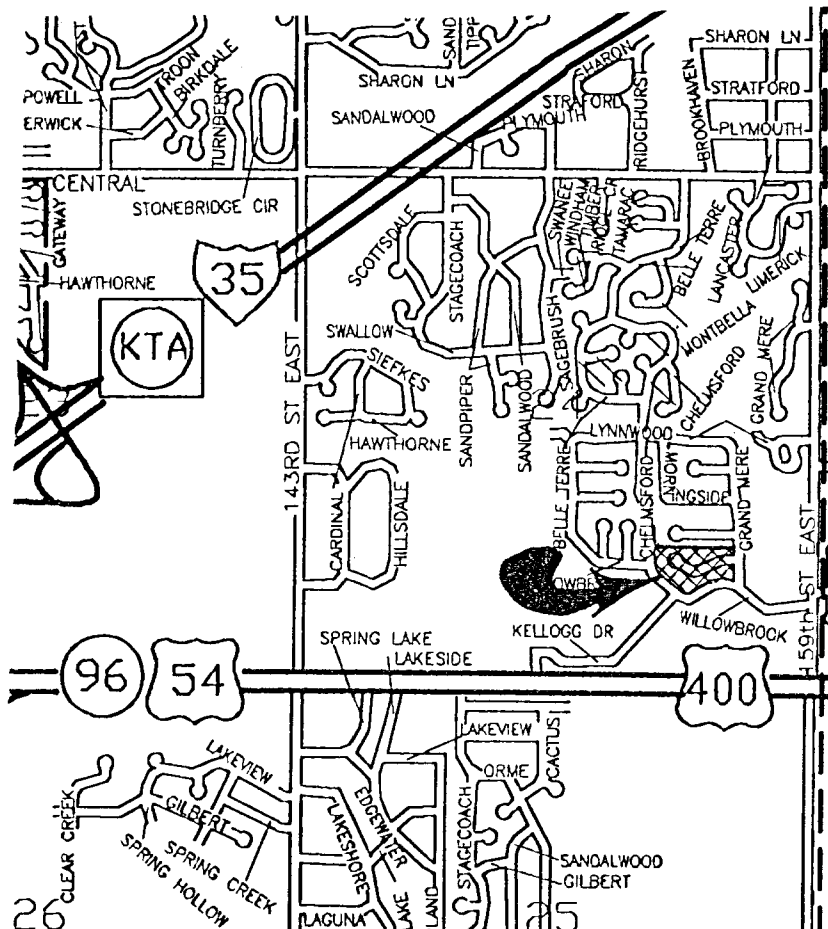
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	<u>18</u>

**MINIMUM LOT AREA:** 9,450 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ-0731) from SF-20 to SF-6 zoning subject to platting. This is a replat of 12 lots in the Belle Terre South Addition which includes an extension of Grand Mere Court.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. City and County Engineering need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided. Due to existing water petition along 159th St., City Engineering should comment on the need for a respread agreement needed for special assessments due to the revised lot configuration.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County/City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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.
- G. 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.
- H. The platting of off-street parking areas proposed for Reserve A shall be shown as parking easements and need to be referenced in the platting text.
- I. The applicant shall guarantee the installation of the interior street extension to the urban subdivision standard.
- J. The right-of-way for Grand Mere shall be denoted on the final plat tracing.

- 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 final plat shall reference a tie point to a section corner.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- N. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- O. The platting 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.
- P. 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.)
- Q. 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.
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- T. 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.

S/D 99-49 -- Final Plat of BELLE TERRE SOUTH 2<sup>ND</sup> ADDITION  
July 29, 1999 - Page 4

Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
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