

Final Hacing
6-10-98

THE ESTATES AT SHADYBROOK

SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

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 "THE ESTATES AT SHADYBROOK", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the NW1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said NW1/4; thence N00°11'E, along the west line of said NW1/4, 1153.27 feet to the intersection of the north line of Shadybrook Meadows, an Addition to Sedgwick County, Kansas, extended west; thence S89°49'E, along the north line of said Shadybrook Meadows, 368 feet for a place of beginning; thence S89°49'00"E, 87.52 feet; thence S62°26'40"E, along the northeasterly line of said Shadybrook Meadows, 624.04 feet to the S.W. Corner of Lot 14, Block 8, in Shadybrook Farm Addition, Sedgwick County, Kansas; thence N00°E, along the west line of said Shadybrook Farm Addition, 407 feet to the P.C. of a curve to the right, having a radius of 157.48 feet; thence northeasterly, along said curve and through a central angle of 37°23'30", an arc distance of 102.78 feet to the southern most corner of Lot 1, Block 1, in Scottsdale at Shadybrook Farm, Sedgwick County, Kansas; thence N52°36'30"W, along the southwesterly line of said Scottsdale at Shadybrook Farm, 150 feet to the S.W. Corner of Lot 2, Block 1, in said Scottsdale at Shadybrook Farm; thence N01°12'16"W, along the west line of said Scottsdale at Shadybrook Farm, 180.05 feet to the N.W. Corner of Lot 2, Block 1, of said Scottsdale at Shadybrook Farm; thence S88°47'44"W, along the south line of said Scottsdale at Shadybrook Farm, 295.82 feet to the S.W. Corner of Lot 5, Block 1, in said Scottsdale at Shadybrook Farm; thence S88°47'44"W, along the last described line extended west, 67.44 feet; thence S32°E, 40.22 feet; thence S12°E, 73 feet; thence S20°W, 33 feet; thence S26°W, 47 feet; thence S30°W, 148 feet; thence S82°W, 25 feet; thence N66°W, 10 feet; thence S66°W, 21 feet; thence S15°W, 10 feet; thence S24°E, 33 feet; thence S38°W, 114 feet; thence S09°W, 33 feet to the place of beginning.

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

Date 18 February 1998 Savoy, Ruggles & Bohm, P.A.
Surveyor
Mark A. Savoy, P.S. #188

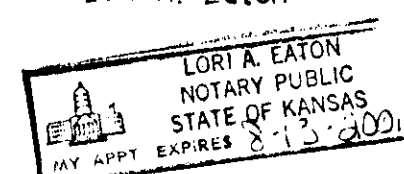
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Block, Reserves and Street to be known as "THE ESTATES AT SHADYBROOK", Sedgwick County, Kansas. Reserves "A", "B", "C", are hereby reserved for open space, landscaping, irrigation, walls, walks, lighting, barns and utilities confined to easements. The Reserves shall be owned and maintained by the Home Owners Association for the Addition. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The Floodway Reserve is hereby reserved for Floodway purposes. The Floodway shall be the responsibility of the owners of lots 1, 2, 3, 4 and 5, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Minimum Building Pad elevations for lowest opening into structures are as shown on the face of the plat. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall, utilities are allowed to cross the wall easements.

Richard A. Gottsponer Julie Gottsponer
Richard Gottsponer Julie Gottsponer
Estates of Shadybrook, L.L.C.
Bill Blair President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 20th day of May, 1998, by Richard Gottsponer and Julie Gottsponer his wife.

My App't. Exp 8-13-2001 Lori A. Eaton Notary Public



This plat of "THE ESTATES AT SHADYBROOK", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez 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 _____, 1998.

Bob Knight Mayor
Pat Burnett City Clerk

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 1998.

Mark F. Schroeder Chairman
Paul W. Hancock Chairman Pro-Tem
Betsy Gwin Commissioner
Thomas G. Winters Commissioner
Melody C. Miller Commissioner
James Alford County Clerk

Entered on transfer record this _____ day of _____, 1998.

James Alford County Clerk

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzira Deputy

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "THE ESTATES AT SHADYBROOK", Sedgwick County, Kansas.

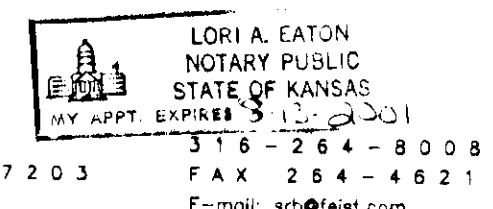
Commerce Bank, N.A.

Terry R. Neher PRES. ELIABADO 5/15/98

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of May, 1998, by Bill Blair, President of Estates of Shadybrook, L.L.C. on behalf of the Bank.

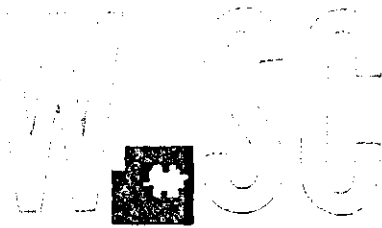
My App't. Exp 8-13-2001 Lori A. Eaton Notary Public



SRB 924 NORTH MAIN
WICHITA, KANSAS 67203
FAX 264-4621
E-mail: ard@eat.com
SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING

DWG FILE: 009019-R.C.
PROJECT NO. 97J00901P

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

January 15, 1998

FILE COPY

Savoy, Ruggles & Bohm
924 N Main
Wichita KS 67203

Re: S/D97-95 -- Final Plat of SHADYBROOK ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 15, 1998, 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 January 9, 1998.

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 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 this plat. This will be used by the City and County GIS Departments.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Blair Construction, Inc., Attn.: Bill Blair, President, P. O. Box 276, Andover, KS 67002
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213



Making Better Places to Live

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

January 9, 1998

FILE COPY

Savoy, Ruggles & Bohm
924 N Main
Wichita KS 67203

Re: S/D97-95 -- Final Plat of SHADYBROOK ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 8, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has approved the drainage concept. Minimum pad elevations are requested for the lots adjacent to the creek. Portions of some of the lots are within the Floodplain; and if intended for building sites, these areas will need to be removed from FEMA maps.

The final plat has denoted minimum building pad elevations as requested. County Engineering requests submittal of the drainage plan. The minimum building pad elevation for lot 4 needs revised.
- E. The final plat tracing must indicate bearings that match those described in the legal description. Specifically, the northeast bearing for the north line of the plat would appear to be a southwest bearing; and the southeast bearings for Lots 6 and 7 would appear to be northwest bearings.

- F. The final plat should be submitted with a revised name as an Addition now exists within Wichita with the name "Shadybrook Estates".
✓ The final plat has indicated the requested name change.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot since the lots abut 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.
✓
- H. The proposed interior street will need to be named on the final plat.
The interior street has been named "Stagecoach Court" on the final plat. County Fire has found the name acceptable.
✓
- I. Paving of the proposed interior street to the urban street pavement standard will need to be guaranteed by the applicant.
→
- J. The applicant is reminded that a platting binder is required with the final plat. Approval of the plat will be subject to the submittal of the binder and any relevant conditions found by such a review.
✓
- K. Lot 5 does not conform with the 100-foot lot width requirement for the SF-20 zoning district. An increase in the distance of the building setback from the road would meet the standard.
✓ On the final plat, the building setback has been increased to 40 feet as requested.
- L. 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.
✓
- 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.) Fire Department requests a hydrant installed at the intersection of Stagecoach Street and the proposed interior street.
- 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.

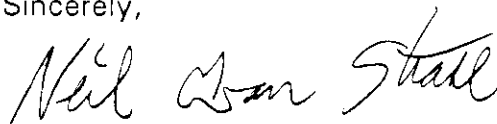
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations 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. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. *The representative from Southwestern Bell has requested additional easements as denoted on the attached plat.*
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The wall easements need to be referenced in the plat's text.

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 15, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

CC: Blair Construction, Inc., Attn.: Bill Blair, President, P. O. Box 276, Andover, KS 67002
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-9

January 15, 1998

STAFF REPORT

(Final Plat-Approved 01/08/98, Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-95 - THE ESTATES AT SHADYBROOK

OWNER/APPLICANT: Blair Construction Inc., Bill Blair, President, P.O. Box 276,
Andover, KS 67002

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, c/o Mark Savoy, 924 N. Main,
Wichita, KS 67203

LOCATION: South of Central, east of 143rd Street East

SITE SIZE: 7.03 acres

NUMBER OF LOTS

Residential: 7

Office:

Commercial:

Industrial:

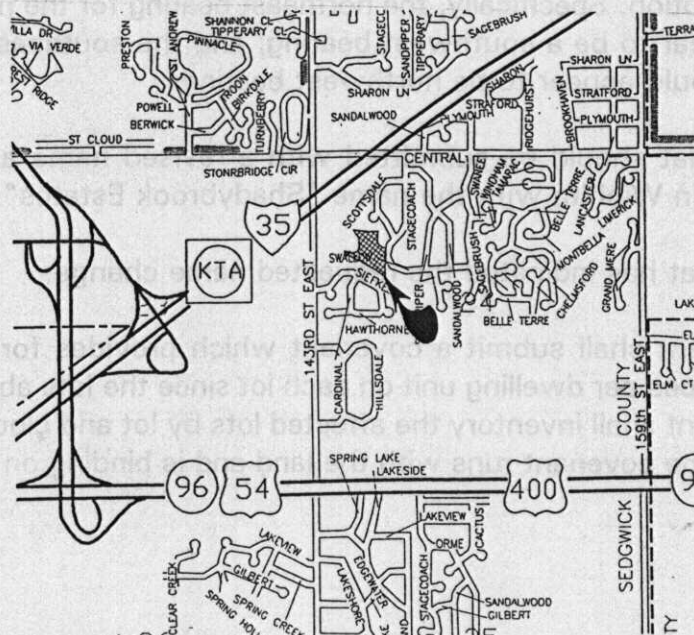
Total: 7

MINIMUM LOT AREA: 25,750 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



FILE COPY

Note: This site is located in the County in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan and classified as a suburban subdivision.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has approved the drainage concept. Minimum pad elevations are requested for the lots adjacent to the creek. Portions of some of the lots are within the Floodplain; and if intended for building sites, these areas will need to be removed from FEMA maps.

The final plat has denoted minimum building pad elevations as requested. County Engineering requests submittal of the drainage plan. The minimum building pad elevation for lot 4 needs revised.

- E. The final plat tracing must indicate bearings that match those described in the legal description. Specifically, the northeast bearing for the north line of the plat would appear to be a southwest bearing; and the southeast bearings for Lots 6 and 7 would appear to be northwest bearings.
- F. The final plat should be submitted with a revised name as an Addition now exists within Wichita with the name "Shadybrook Estates".

The final plat has indicated the requested name change.

- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot since the lots abut 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.

- H. The proposed interior street will need to be named on the final plat.

The interior street has been named "Stagecoach Court" on the final plat. County Fire has found the name acceptable.

- I. Paving of the proposed interior street to the urban street pavement standard will need to be guaranteed by the applicant.
- J. The applicant is reminded that a platting binder is required with the final plat. Approval of the plat will be subject to the submittal of the binder and any relevant conditions found by such a review.
- K. Lot 5 does not conform with the 100-foot lot width requirement for the SF-20 zoning district. An increase in the distance of the building setback from the road would meet the standard.

On the final plat, the building setback has been increased to 40 feet as requested.

- L. 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.
- 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.) Fire Department requests a hydrant installed at the intersection of Stagecoach Street and the proposed interior street.
- 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 316-729-0102) 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. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. **The representative from Southwestern Bell has requested additional easements as denoted on the attached plat.**
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The wall easements need to be referenced in the plat's text.