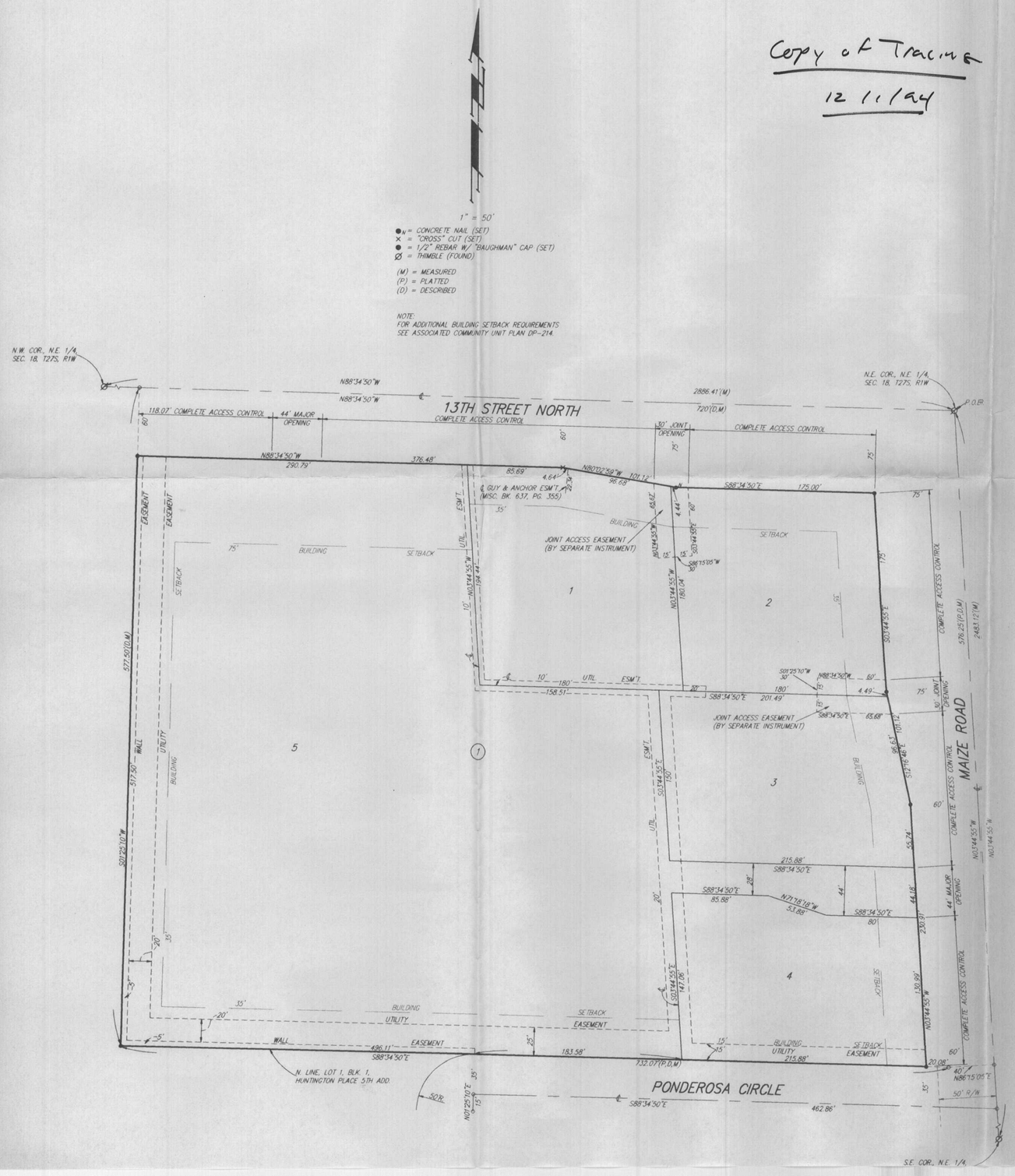
BRANDT COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copy of Tracing
12/1/94



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BRANDT COMMERCIAL ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Beginning at the N.E. Corner of the N.E. 1/4 of Sec. 18, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence N88°34'50"W along the north line of said N.E. 1/4, 720 feet; thence S01°25'10"W perpendicular to the last described course, 35 rods (577.5 feet) to a point on the north line of Lot 1, Block 1, Huntington Place 5th Addition, Wichita, Sedgwick County, Kansas; thence S88°34'50"E along the north line of said Lot 1 and along the north line of Ponderosa Circle as platted in Huntington Place Commercial, an Addition to Wichita, Sedgwick County, Kansas, 732.07 feet to a point 40 feet west of the east line of said N.E. 1/4 as measured perpendicularly; thence N86°15'05"E perpendicular to the east line of said N.E. 1/4, 40 feet to the east line of said N.E. 1/4; thence N03°44'55"W along the east line of said N.E. 1/4, 576.25 feet to the point of beginning.

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

Baughman Company, P.A.

GREGORY F. SEVERNS REGISTERED LS-876 11-15-94 KANSAS LAND SURVEYOR

Gregory F. Severns, Surveyor

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, and streets to be known as "BRANDT COMMERCIAL ADDITION", to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines are allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Access controls as depicted on the face of the plat are hereby granted to the City of Wichita, Kansas.

Brandt Real Estate 13, L.L.C.

Earl O. Brandt, Managing Member
Earl O. Brandt

Railroad Savings Bank, F.S.B.

Douglas N. Starkweather, Vice-President
Douglas N. Starkweather

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 14th day of November 1994, by Earl O. Brandt, Managing Member of Brandt Real Estate 13, L.L.C., on behalf of Brandt Real Estate 13, L.L.C.

Mildred E. Franz, Notary Public
MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

My App't. Exp. 2-3-95

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 29th day of November 1994, by Douglas N. Starkweather, Vice-President of Railroad Savings Bank, F.S.B., on behalf of the bank.

ANNE GIROUX NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-22-96

Anne Giroux, Notary Public

My App't. Exp. 4-22-96

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

Intrust Bank, N.A.

V.P., (Title)

This plat of "BRANDT COMMERCIAL ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 3rd day of November, 1994.

Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

Chairman
James D. Miner

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 _____, 1994.

Mayor
Elma Broadfoot

City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1994.

County Clerk
Susan E. Crockett-Spoon

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 _____, 1994, at ____ o'clock ____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 29th day of November 1994, by Wm. R. Summers, Vice Pres. (Title) of Intrust Bank, N.A., on behalf of the bank.

Joleen Barnhart, Notary Public

My App't. Exp. 11-14-95

JOLEEN BARNHART Notary Public - State of Kansas My Appt. Expires

SEDGWICK COUN...

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 3, 1994

Yung Design Group
c/o Terry Smythe
4912 East 29th Street North
Wichita, KS 67220

Re: S/D 94-65 BRAND COMMERCIAL ADDITION - (Final Plat)

Dear Mr. Smythe:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 3, 1994, 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 October 27, 1994.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Earl Brandt, 107 N. Market, Wichita, KS 67202
Poe Engineering, Attn: Ken Hill, 434 North Oliver, Wichita, KS 67208
Mike Lindebak, City Engineer

SEDGWICK COU...

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 27, 1994

Yung Design Group
c/o Terry Smythe
4912 East 29th Street North
Wichita, KS 67220

Re: S/D 94-65 BRANDT COMMERCIAL ADDITION (Final Plat)

Dear Mr. Smythe:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 27, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The plat shall also indicate any needed easements and an off-site easement shall be obtained by the applicant and submitted with the final plat tracing.

B. As requested by the applicant, the existing petition for Ponderosa Circle will be used for this street; however, a sidewalk certificate shall be submitted for the installation of sidewalk along the north side of this street. This certificate shall note that the sidewalk will be installed upon construction of the street and not just upon development of the site.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by City Engineering, needed cross-lot drainage agreements or easements shall be submitted for recording with the plat.

D. In accordance with DP-214, General Provision #13, the applicant shall guarantee construction of continuous decel lanes along 13th and Maize as well as extension of left-turn lanes for the major entrances on both streets. These guarantees shall include sidewalk construction along both arterial streets.

E. In accordance with DP-214, General Provision #19, the applicant shall guarantee construction of the portions of the two major entrances which will be within public right-of-way. The portions of the major entrances on private property will be required to be constructed at the time of site development.

F. In accordance with DP-214, General Provision #19, if multiple ownership is anticipated, an owners' association agreement providing for the maintenance of the open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. On the final plat tracing, any setback not subject to being varied based on conditions noted in the CUP, shall be platted. Specifically, a 35-foot building setback shall be indicated along the west and south lines of Lot 5, the 35-foot setback on Lot 5 to Maize Road shall be clearly shown within that lot's narrow extension out to this street, and Lot 4's 15-foot utility easement adjacent to Ponderosa Circle shall also be labeled a building setback.

I. As requested by Southwestern Bell Telephone, a 10-foot utility easement shall be shown running along the west and south line of Lot 1 (and a 20' utility easement along the west line of Lots 3 & 4 (also crossing the area of Lot 5 between Lots 3 & 4).

J. The applicant shall submit for the plat file copies of the Joint Access Easements being created by separate instrument.

K. 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.

L. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

N. Recording of the plat within 30 days after approval by the City Council.

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, November 3, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Earl Brandt, 107 N. Market, Wichita, KS 67202
Poe Engineering, Attn: Ken Hill, 434 North Oliver, Wichita, KS 67208
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-4

METROPOLITAN AREA PLANNING COMMISSION

November 3, 1994

STAFF REPORT

(Final Plat Approved 10/27/94, Preliminary Plat Approved 9/1/94)

CASE NUMBER: S/D 94-65 BRANDT COMMERCIAL ADDITION

OWNER/APPLICANT: Earl Brandt, 107 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North, Wichita, KS 67220
and
Poe Engineering, Attn: Ken Hill, 434 North Oliver, Wichita, KS 67208

LOCATION: South of 13th Street North and west of Maize Road

SITE SIZE: 8.0 Acres

NUMBER OF LOTS

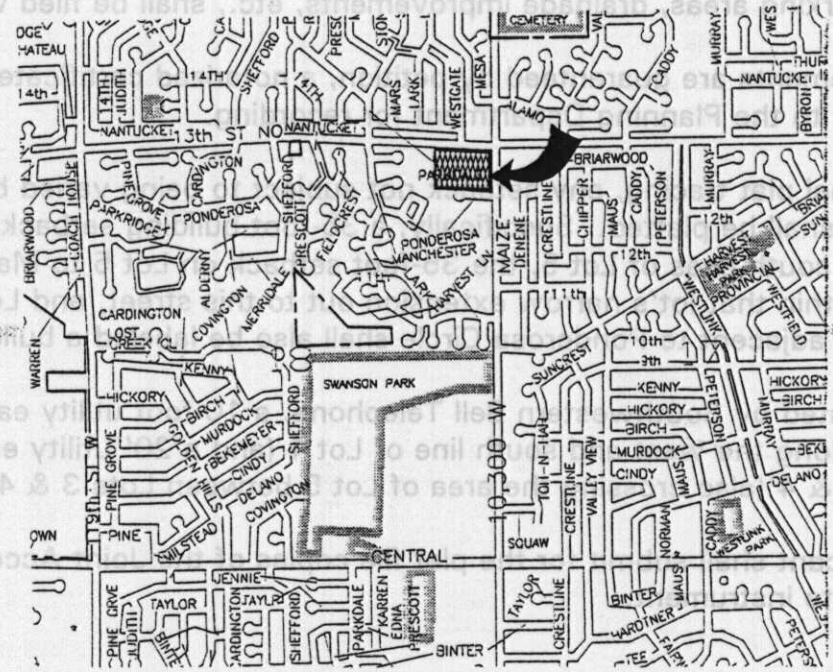
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 0.7 Acres

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z- 3139) and CUP DP-214

VICINITY MAP:



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NOTE: This property is currently zoned "AA" and "LC" but a zone change (Z- 3139 "AA" to "LC") and commercial C.U.P. (DP-214) have been recommended for approval by the MAPC. City Council will review the requests 8/30/94.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The plat shall also indicate any needed easements and an off-site easement shall be obtained by the applicant and submitted with the final plat tracing.

B. As requested by the applicant, the existing petition for Ponderosa Circle will be used for this street; however, a sidewalk certificate shall be submitted for the installation of sidewalk along the north side of this street. This certificate shall note that the sidewalk will be installed upon construction of the street and not just upon development of the site.

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