

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/4/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8-5-94

Sedawick County)

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

Gregory F. Severns

Downing Development Company, L.L.C.

Member
Gregory C. Downing

Michael C. Wood Teresa A. Wood

Sedgwick County) 33

My appointment Expires _____

Notary Public

Sadawick County) SS

My appointment Expires _____

Notary Public

Bank IV Kansas, N.A.

Senior Vice-President

James W. Faith

Sedawick County) SS

My appointment Expires

Notary Public

Dated this _____ day _____ 1994.

Wichita-Sedgwick County Metropolitan Area
Planning Commission

Chairman

James D. Miner

Secretary

Marvin S. Krout

Mayor

Elma Broadfoot

City Clerk

Pat Burnett

Chairman Pro-Term

Andrew L. Bias

Commissioner

Commissioner

Commissioner

County Clerk

Entered on transfer record this _____ day
1994.

Susan E. Crockett-Spoon County Clerk

State of Kansas)
Sedawick County) SS

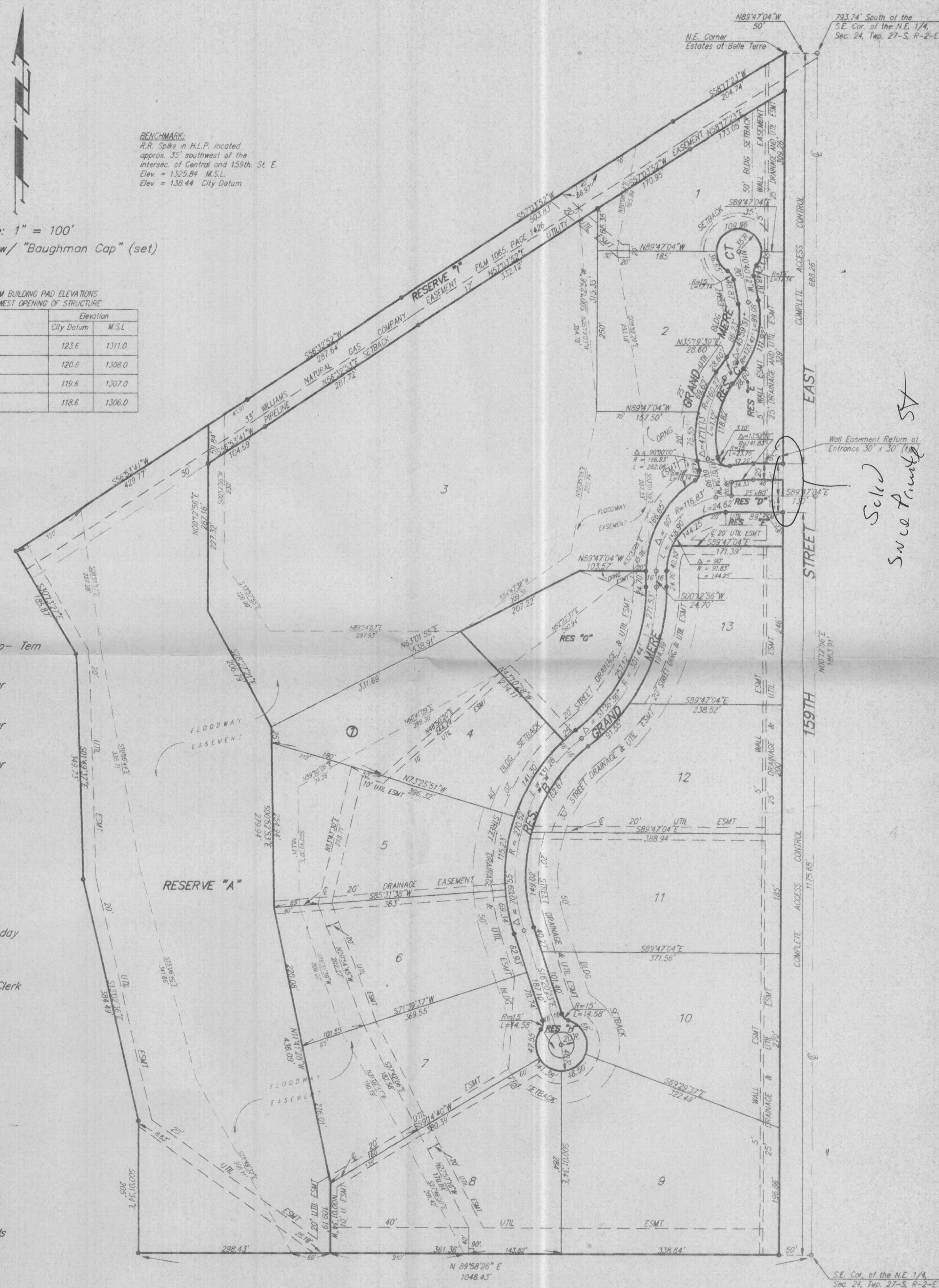
This is to certify that this plat has been
filed for record in the office of the Register of Deeds,
this _____ day of _____
_____ 1994, at _____ o'clock _____ M.,
and is duly recorded.

Register of Deeds

Pat Kettler

Scale: 1" = 100'

Lot & Block	Elevation	
	City Datum	M.S.L.
1, 2, 3, 4 - BLK 1	123.6	1311.0
5 - BLK 1	120.6	1308.0
6 - BLK 1	119.6	1307.0
7, 8 - BLK 1	118.6	1306.0



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 16, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-53 ESTATES AT BELLE TERRE SECOND - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on August 11, 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 August 5, 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Don Losew
Senior Planner

DL:rh

cc: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne, Andover, KS 67002
Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

1400 B1

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

August 5, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-53 ESTATES AT BELLE TERRE SECOND (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- Phil has 11/1/94 - will take to Rob for Warren & Lindbaker S.S.*
- A. While an Outside-the-City water agreement was required for this site, the platting binder does not indicate that such an agreement has been recorded. The applicant shall therefore submit such an agreement for this plat or provide proof that such agreement has been recorded.
 - B. Since this plat is now creating an additional Reserve, revised covenants shall also be submitted to include the Reserves now being platted.
 - C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
 - D. 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.
 - E. 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.
 - F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-

101(c).

H. 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, April 11, 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: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne,
Andover, KS 67002
Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

August 11, 1994

STAFF REPORT

(Final Plat Approved 8/4/94)

CASE NUMBER: S/D 94-53 ESTATES AT BELLE TERRE SECOND

OWNER/APPLICANT: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne, Andover, KS 67002

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

AGENT: Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: West of 159th Street East and south of Central

SITE SIZE: 37.38 Acres

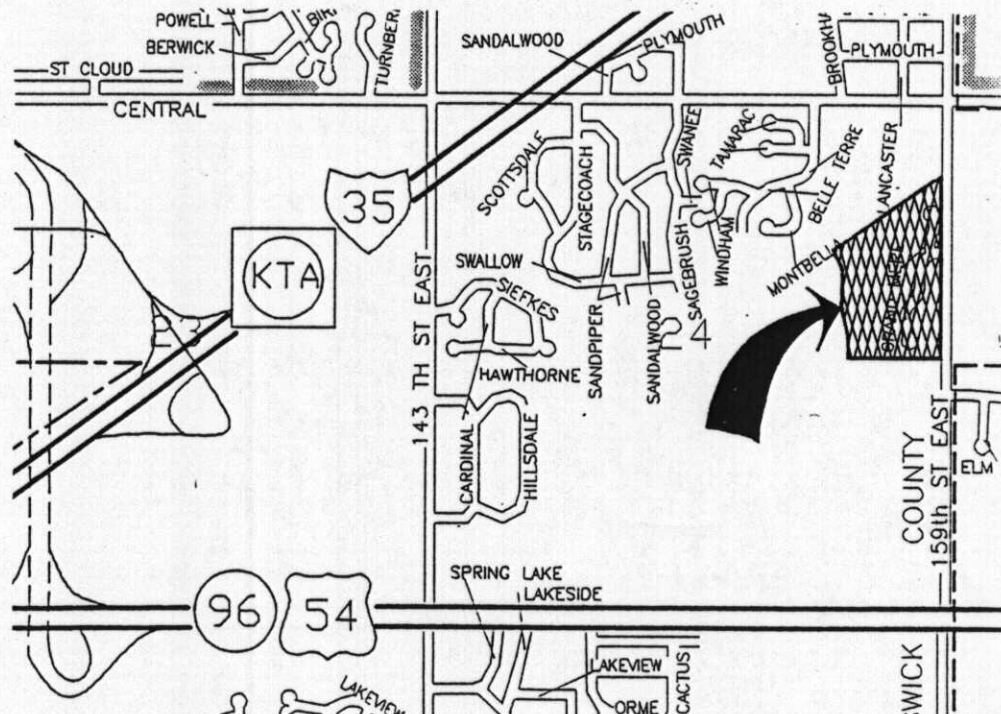
NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 1 Acre

CURRENT ZONING: "R-1" County Suburban Residential

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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- B. Since this plat is now creating an additional Reserve, revised covenants shall also be submitted to include the Reserves now being platted.
- C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- D. 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.
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- F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.