

locations, such uses may not be allowed by the County permitting agent. As appropriate the text of the final plat tracing shall be amended to clarify this situation.

- J. The applicant is advised that prior to the final plat tracing being scheduled for County Commission approval that County Engineering will need to verify the acceptability of the floodway being platted. At this time, FEMA maps may contain an error and any platted floodway will need to correspond to the actual floodway needed for this site.
- K. On the final plat tracing, the recording information for the Williams Gas Easement shall be indicated. A copy of this document shall be submitted for the plat file. Further, the building setback shall be indicated as a Pipeline "setback to distinguish it from a platted setback".
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- M. On the final plat tracing, 159th Street shall include "East" in this street's name.
- N. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

February 25, 1993

STAFF REPORT

(Final Plat Approved 2/18/93, Preliminary Plat Approved 10/29/92)

CASE NUMBER: S/D 93-6 ESTATES AT BELLE TERRE ADDITION

OWNER/APPLICANT: Downing Development Company, 1124 Terradyne,
Wichita, KS 67002

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th Street
North, Wichita, KS 67220

LOCATION: South of Central and west of 159th Street East

SITE SIZE: 37.38 Acres

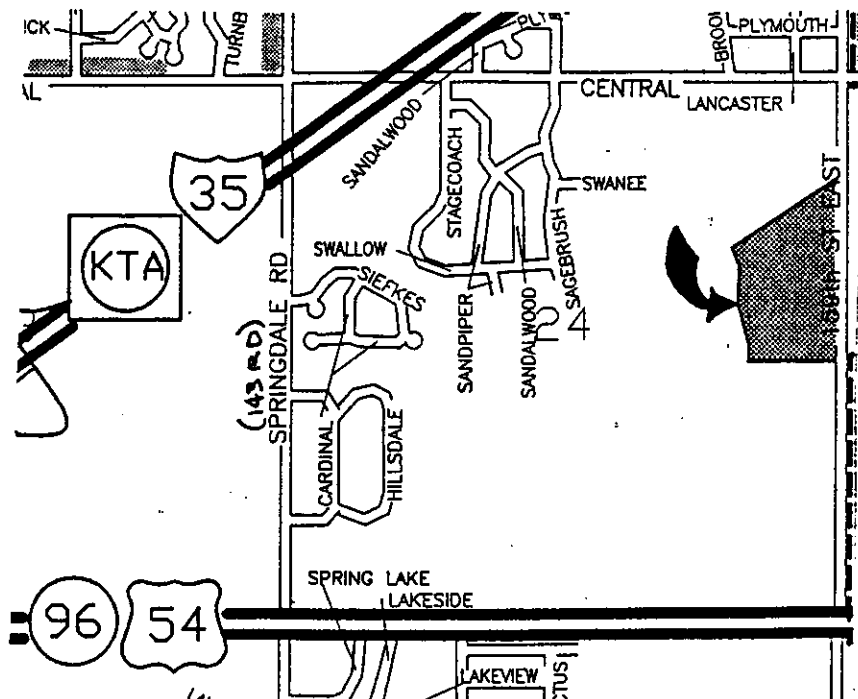
NUMBER OF LOTS

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

MINIMUM LOT AREA: 44,000 sq. ft.

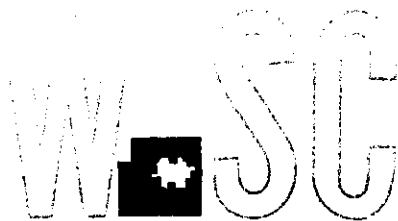
CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. Since this plat is in the County, but within 3-miles of Wichita, both the City Council and Board of County Commissioners must approve this plat. The final plat tracing shall provide approval/signature blocks for both of these political bodies.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed extension of water along both Central and 159th Street East. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed private interior streets to the 29-foot public street standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Separate Certificates of Petitions shall be submitted for those projects involving City and County improvements.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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 a method similar to special assessments.
- I. The applicant needs to clarify if a "clubhouse and related facilities" is intended to be located in Reserve A or Reserve G. Not only is Reserve A apparently encumbered by floodway, but no direct access appears possible for such a facility in Reserve A. The applicant is further advised that while clubhouses and swimming pools have been interpreted and specifically indicated as an allowed use in Reserves platted for City of Wichita



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 25, 1993

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

Re: S/D 93-6 Estates at Belle Terre Addition (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 25, 1993, 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 February 19, 1993.

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
Senior Planner

DL:rh

cc: Gregory C. Downing, 1124 W. Terradyne, Wichita, KS 67002
Mike Lindebak, City Engineer

ESTATES AT BELLE TERRE

SEDGWICK COUNTY, KANSAS.

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 "ESTATES AT BELLE TERRE", Sedgwick County, Kansas and that the accompanying plot is a true and correct exhibit of the property surveyed described as being that part of the N.E. 1/4 of Sec. 24, Twp. 27-S, R-2-E of the 8th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner of said N.E. 1/4; thence with an assumed bearing of S 00 12'36" W along the east line of said N.E. 1/4, 783.74 feet for a point of beginning; thence N 89 47'04" W, 50 feet; thence S 58 17'23" W, 204.74 feet; thence S 57 03'52" W, 503.83 feet; thence S 56 32'52" W, 297.64 feet; thence S 56 53'41" W, 429.77 feet; thence S 30 13'27" E, 185.87 feet; thence S 01 49'37" E, 348.73 feet; thence S 13 02'36" E, 384.49 feet; thence S 00 01'34" E, 205 feet to a point on the south line of said N.E. 1/4; thence N 89 58'26" E, 1048.43 feet to the S.E. Corner of said N.E. 1/4; thence N 00 12'36" E, 1883.91 feet to the point of beginning.

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

Date _____
Baughman Company, P.A.

Gregory F. Severns
Surveyor

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be plotted into Lots, a Block, and reserves to be known as "ESTATES AT BELLE TERRE", Sedgwick County, Kansas. Reserve "A" is hereby reserved for floodway, lakes, drainage, parks, sidewalks, landscaping, gazebo, clubhouse and related facilities, and utility purposes confined to easements as shown. Reserve "B" and "C" is hereby reserved for private streets, drainage, and utility purposes. Reserve "D" is hereby reserved for streets, guard-house, landscaping, and utility purposes. Reserve "E" is hereby reserved for entry easements, sidewalks, landscaping, and utility purposes confined to easements as shown. Reserve "F" is hereby reserved for streets, water features, and utility purposes. Reserves "A", "B", "C", "D", "E", "F", "G", and "H" shall be owned and maintained by the homeowners association for the addition. The utility easements are hereby granted for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The floodway easements are hereby reserved for floodway purposes and shall be the responsibility of the homeowners association until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the floodway. No buildings 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 said appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. The wall easement is hereby granted for construction and maintenance of the levee wall; utilities may cross the wall easement. 159th Street East is hereby dedicated to and for the use of the public. All abutters rights of access to or from 159th Street over and across the east line of Lot 1, 9, 10, 11, 12, 13 and over and across the east line of Reserve "D" and Reserve "E" are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the accompanying plot.

Downing Development Company, L.L.C.

Gregory C. Downing
President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1993, by Gregory C. Downing, President of Downing Development Company, L.L.C. on behalf of Downing Development Company, L.L.C.

My appointment Expires _____

Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plot of "ESTATES AT BELLE TERRE", Sedgwick County, Kansas.

Prairie State Bank

Randall D. Craven
Vice-President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1993, by Randall D. Craven, Vice-President of Prairie State Bank on behalf of the bank.

Notary Public

This plot of ESTATES AT BELLE TERRE Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day _____, 1993,
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
L. O. Breckenridge Jr.

Secretary
Marvin S. Krout

This plot approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1993.

Mayor
Frank M. Ojke

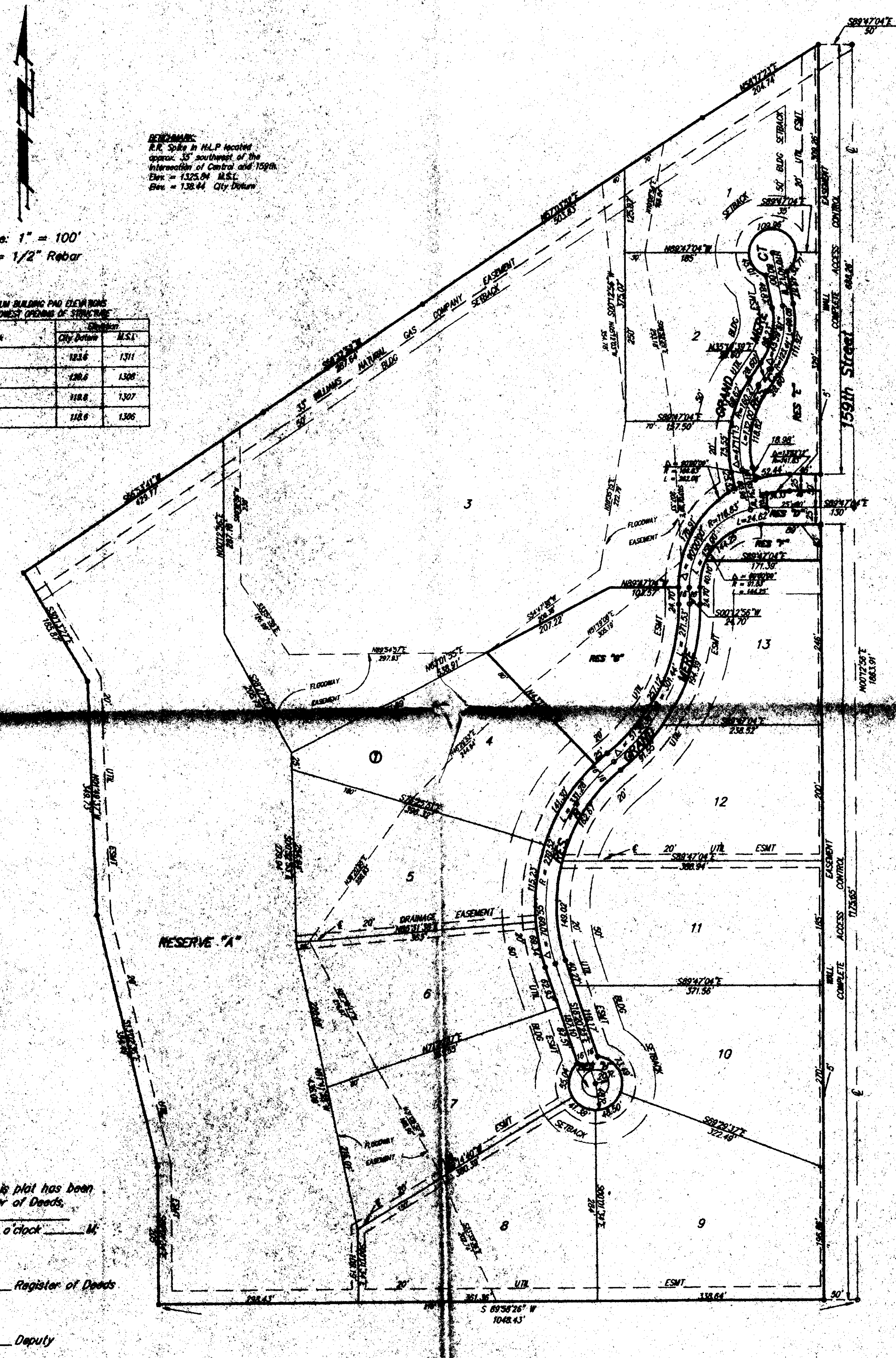
City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1993.

County Clerk
Susan E. Crockett-Spoon

Scale: 1" = 100'
• = 1/2" Rebar

Lot & Block	City Datum	M.S.L.
1, 2, 3, 4 - BLK 1	183.6	1311
5 - BLK 1	180.6	1308
6 - BLK 1	118.8	1307
7, 8 - BLK 1	118.6	1306



State of Kansas) SS
Sedgwick County)
I, _____, do hereby certify that this plot has been
filed for record in the office of the Register of Deeds,
this _____ day of _____, 1993, at _____ o'clock _____ M.

Register of Deeds

Deputy
Pat Rether