

109th STREET NORTH

(60' Public R/W)

N 89°50'15" E 1318.45

FINAL PLAT

BENTLEY MEADOWS

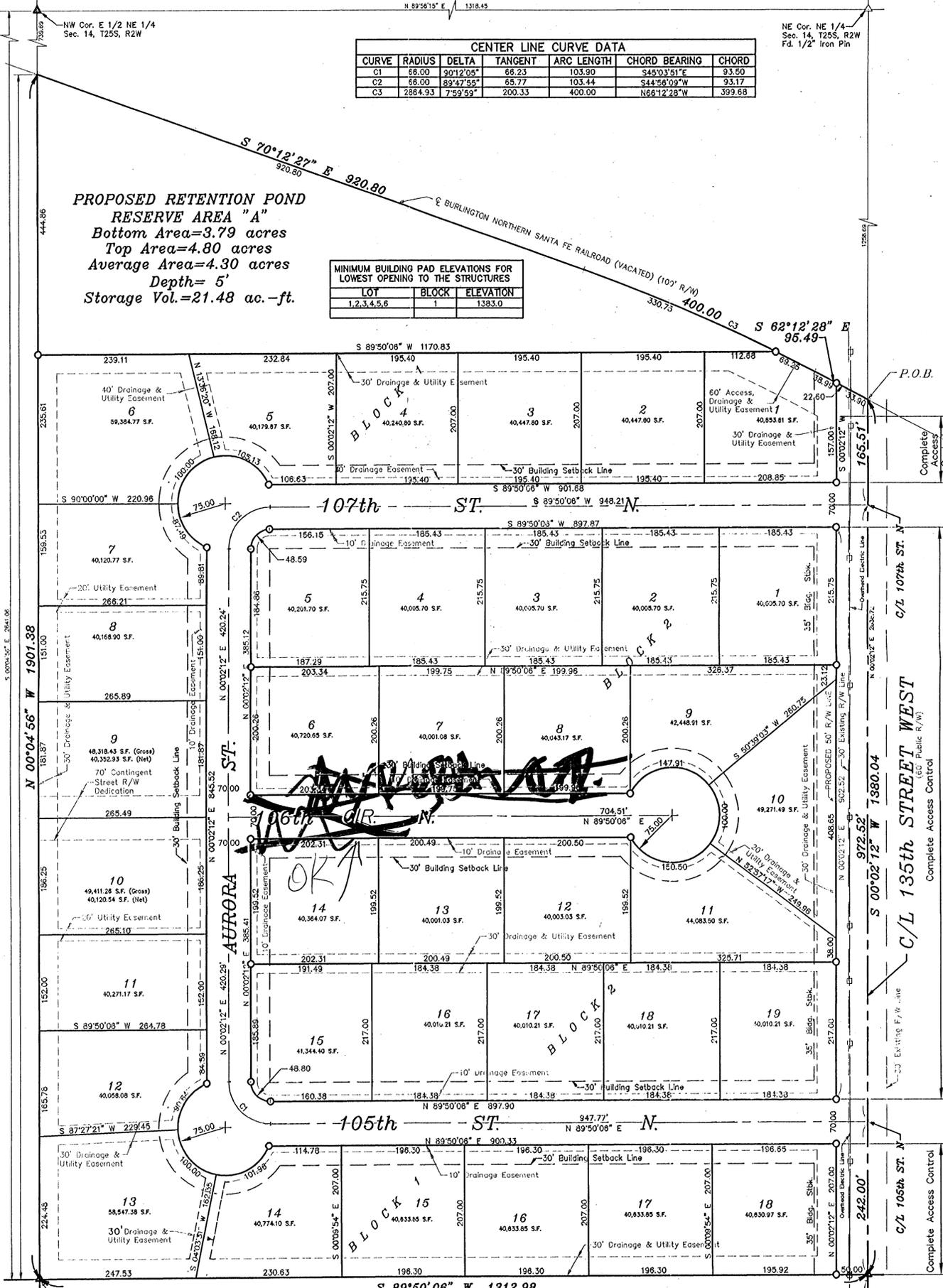
A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER SECTION 14, TOWNSHIP 25 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

Final tracing joined 12/20/02

Table with 6 columns: CURVE, RADIUS, DELTA, TANGENT, ARC LENGTH, CHORD BEARING, CHORD. Contains data for curves C1, C2, and C3.

PROPOSED RETENTION POND RESERVE AREA "A" Bottom Area=3.79 acres Top Area=4.80 acres Average Area=4.30 acres Depth= 5' Storage Vol.=21.48 ac.-ft.

Table with 3 columns: LOT, BLOCK, ELEVATION. Lists lot numbers 1 through 6 and their corresponding elevations.



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was and the accompanying plat...

A portion of the East Half of the Northeast Quarter of Section 14, Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence South 00°02'12" West (basis of bearings is assumed) along the East line of said Northeast Quarter 1258.69 feet for the point of beginning; thence continuing South 00°02'12" West along the East line of said Northeast Quarter 1360.04 feet to the Southeast corner of said Northeast Quarter; thence South 89°50'06" West along the South line of said Northeast Quarter 1312.98 feet to the Southwest corner of the East Half of said Northeast Quarter; thence North 00°04'56" West along the West line of the East Half of said Northeast Quarter 1901.37 feet to the centerline of the now vacated Burlington, Northern, and Santa Fe Railroad, said point being 739.69 feet South of the Northwest corner of the East Half of said Northeast Quarter; thence South 70°12'27" East along the centerline of said vacated railroad 920.80 feet to the point of curvature; thence on a curve to the right having a radius of 2864.93 feet and following said curve and the centerline of said vacated railroad a distance 400.00 feet to the point of tangency, thence South 62°12'28" East along the centerline of said vacated railroad 95.49 feet to the point of beginning, containing 50.025 Acres, subject to any easements of record.

Date November 2, 2002. Lloyd P. Dorzwiler, L.S. 885, Surveyor.

OWNER'S CERTIFICATE AND DESCRIPTION

This is to certify that the undersigned owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of BENTLEY MEADOWS, a subdivision in the East Half of the Northeast Quarter of Section 14, Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; the drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for drainage purposes and shall be owned and maintained by the homeowners association for the addition. The street is hereby granted to and for the use of the public. The contingent street dedications are hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be born by the person(s) or agency that owns said adjacent subdivision. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. A drainage plan has been developed for this plat and all drainage easements, right-of-way, or reserves shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater.

Roy R. Baker, President Bentley Growth L.L.C. Louis Belanger, Vice President Bentley Growth L.L.C.

NOTARY CERTIFICATE

STATE OF KANSAS } COUNTY OF SEDGWICK }

The foregoing instrument was acknowledged before me this 7th day of November, 2002, by Roy Baker, President, Bentley Growth LLC, on behalf of the corporation.

Notary Public: Lauria Reber, Notary Public - State of Kansas, My Appl. Expires 01/15/05.

NOTARY CERTIFICATE

STATE OF KANSAS } COUNTY OF SEDGWICK }

The foregoing instrument was acknowledged before me this 7th day of November, 2002, by Louis Belanger, Vice President, Bentley Growth LLC, on behalf of the corporation.

Notary Public: Wanda S. Mast, Notary Public - State of Kansas, My Appl. Expires Jan 2, 2003.

DEPUTY COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS } COUNTY OF SEDGWICK }

Revised to be in accordance with K.S.A. 58-2005 on this 8th day of November, 2002.

Tricia L. ... Surveyor

MORTGAGE HOLDER

I, Allen D. Stealey, Executor of the Estate of Earl F. Raymond, Deceased, dated October 10, 2000, holder of a mortgage on the above described property do hereby consent to the plat of BENTLEY MEADOWS, a subdivision in the East Half of the Northeast Quarter of Section 14 Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas.

Allen D. Stealey, Executor of the Estate of Earl F. Raymond, deceased.

NOTARY CERTIFICATE

STATE OF KANSAS } COUNTY OF SEDGWICK }

The foregoing instrument was acknowledged before me this 6th day of November, 2002, by Allen D. Stealey, Executor of the Estate of Earl F. Raymond, deceased, on behalf of the Estate.

Notary Public: Wanda S. Mast, Notary Public - State of Kansas, My Appl. Expires Jan 2, 2003.

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS } COUNTY OF SEDGWICK }

This plat of BENTLEY MEADOWS, a subdivision in the East Half of the Northeast Quarter of Section 14, Township 25 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 21st day of October, 2002.

Bernard A. Hentzen, Chairperson

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

State of Kansas } County of Sedgwick }

The plat approval and all dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of ___ 2002.

Ben Sciortino, Chairperson

Don Brace, County Clerk

TRANSFER OF RECORD

STATE OF KANSAS } COUNTY OF SEDGWICK }

Entered on transfer record on this ___ day of ___ 20__.

Don Brace, County Clerk

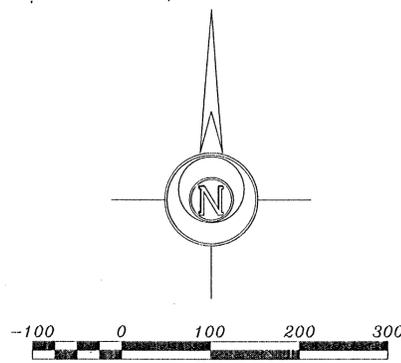
REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS } COUNTY OF SEDGWICK }

This is to certify that this instrument was filed for record in the Register of Deeds Office at ___ on this ___ day of ___ 20__ in Book ___ Page ___.

Bill Meek, Register of Deeds

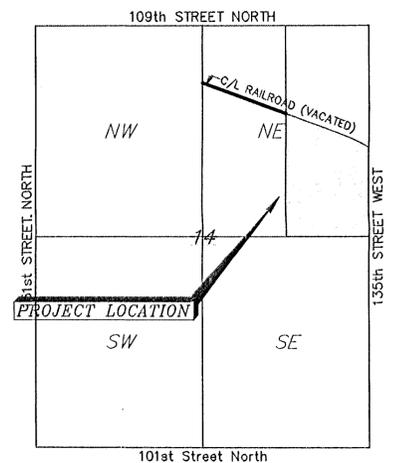
Linda Kizzire, Deputy



BASIS OF BEARING = ASSUMED

- LEGEND: Sectional Monument Found, Sectional Monument Set w/5/8" x 24" Rebar w/GSS Cap, 5/8" x 24" Rebar Set in Concrete, Point of Beginning, Property Monument Found, Property Monument Set.

CLOSURE TABLE: Perimeter Distance = 6,010.68, Northing = 0.0124, Easting = -0.0052, Error of Closure = 0.0134', Precision = 1:448,558.



VICINITY MAP (NOT TO SCALE) Section 14, T25S, R2W

BENCHMARK #2: 60d Spike in Power Pole at Northeast Quadrant of Raymond and Reagan Intersection Elevation=1386.68

ON-SITE BENCHMARK: Top of Tee Post driven 1' south of existing power pole located 67' south of Northeast corner of Lot 1, Block 1 and 27' west of section line of 135th Street West. Elevation=1384.20



Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2002

Garber Surveying Service, P.A.
423 W. First Avenue
Hutchinson, KS 67501

RE: SUB 2001-17 -- One-Step Final Plat of Bentley Meadows Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 4, 2002.

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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 4, 2002

Garber Surveying Service, P.A.
423 W. First Avenue
Hutchinson, KS 67501

RE: SUB 2001-17 -- One-Step Final Plat of Bentley Meadows Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 3, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *In accordance with the zone change, no development shall occur until individual, on-site, alternative sewer systems are permitted by County Code Enforcement. A restrictive covenant shall be submitted to that effect.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. *A revised drainage plan is needed to reflect the new lot layout. The drainage plan needs to identify outlet for the detention pond and method of achieving positive drainage away from the site.*
- D. The plat shall be corrected to reference complete access control along the plat's frontage to 135th St. West. The final plat shall reference the access controls in the plat's text.
- E. 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.
- F. 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

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covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- G. The proposed Access Management Policy requires a 60-ft half-street right-of-way width along rural arterials. The Subdivision Committee has approved a waiver of the required 60-ft right-of-way along 135th Street. A 50-ft right-of-way is approved.
- H. County Fire Department needs to comment on the plat's street names. Hunter needs changed to Aurora Ct. Emily needs changed to 105th St. N. Autumn needs changed to 107th St. N.
- I. County Engineering requests the installation of Hunter Street to a 36-ft rock standard. The Subdivision Committee has required the Applicant to guarantee the installation of all internal streets to the 32-foot standard.
- J. Because of the landlocked nature of Reserve A, a means of access shall be provided to such a Reserve.
- K. In accordance with the zone change approval, the applicant shall provide a guarantee for a four-inch layer of "AB-3" rock sub-surface, and a two-inch layer of sand and gravel surface material, to be placed on 135th Street adjacent to this property extending to 109th St. This improvement shall be done to the existing standards of the county, and shall be approved by the County Public Works Director.
- L. The Applicant is advised that if platted, the building setbacks may be reduced to 30 feet from the interior streets.
- M. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the west property line. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text. The language should state that "the contingent street dedications are hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- N. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- O. County Surveying has advised that property corners to be installed need shown.
- P. The centerline of Emily Street and Autumn Street needs located along the section line.
- Q. The dimension on the east line of Lots 9 and 11, Block 2, needs added.
- R. Block 1 has duplicate Lot numbers, and needs renumbered.
- S. Block 2 needs labeled.
- T. The curve data on the north line of the subdivision needs shown on the face of the plat.

- U. The interior streets need to be installed prior to plat development with the streets being approved and accepted by the county
- V. **County Fire** request restrictive covenants which requires access drives to any structures in access of 150 feet from the edge of the road be installed prior to the start of any above grade construction work. Such drive to be installed according to fire department specifications:
 - a) 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.
 - b) The surface will need to be an all weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- W. The name of the mortgage holder listed on the plat should correspond with the name listed on the platting binder,
- X. The platator'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.
- Y. 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.)
- Z. 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.
- AA. 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.
- BB. 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.
- CC. 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.

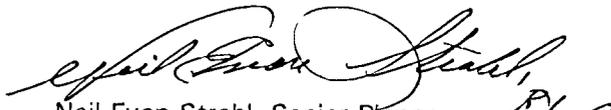
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- FF. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Westar Energy has requested additional easements.
- GG. 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 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, October 10, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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


Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bentley Growth, LLC, 11826 E. First Street, Wichita, KS 67206
Harlan Foraker, P.E., 810 W. Douglas, Ste. C, Wichita, KS 67203
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 10/03/02; PRELIMINARY PLAT DEFERRED 3/1/01)

CASE NUMBER: SUB 2001-17 -- BENTLEY MEADOWS ADDITION

OWNER/APPLICANT: Bentley Growth, L.L.C., 11826 East 1st Street, Wichita, KS 67206

AGENT: Certified Engineering Design, Attn: Harlan Foraker, 810 West Douglas, Suite C, Wichita, KS 67203-6105

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West 1st Ave., Hutchinson, KS 67501

LOCATION: South of 109th Street North, West side of 135th St. West

SITE SIZE: 50 acres

NUMBER OF LOTS

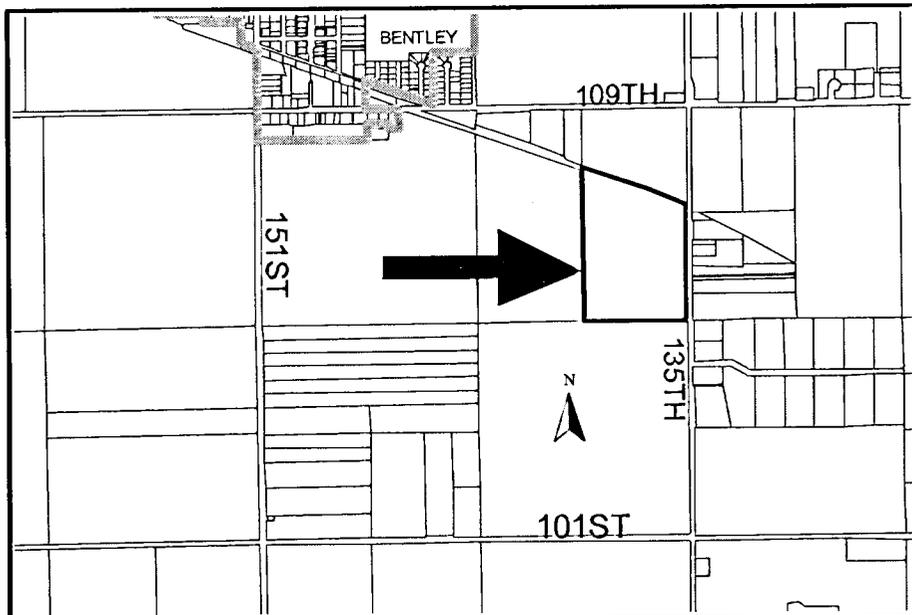
Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	<u>37</u>

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. A zone change (ZON 2001-73) has been approved from RR, Rural Residential to SF-20, Single-Family Residential. A Protective Overlay was also required which limited the lot sizes to a minimum of 40,000 square feet. The site is located in the Bentley Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **In accordance with the zone change, no development shall occur until individual, on-site, alternative sewer systems are permitted by County Code Enforcement. A restrictive covenant shall be submitted to that effect.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **A revised drainage plan is needed to reflect the new lot layout. The drainage plan needs to identify outlet for the detention pond and method of achieving positive drainage away from the site.**
- D. The plat shall be corrected to reference complete access control along the plat's frontage to 135th St. West. The final plat shall reference the access controls in the plat's text.
- E. 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.
- F. 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.
- G. The proposed Access Management Policy requires a 60-ft half-street right-of-way width along rural arterials. **The Subdivision Committee has approved a waiver of the required 60-ft right-of-way along 135th Street. A 50-ft right-of-way is approved.**
- H. **County Fire Department** needs to comment on the plat's street names. **Hunter needs changed to Aurora Ct. Emily needs changed to 105th St. N. Autumn needs changed to 107th St. N.**
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SUB 2001-17 -- One-Step Final Plat of BENTLEY MEADOWS ADDITION
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