

BELRIV ADDITION SEDGWICK COUNTY, KANSAS

Final tracing
received 5-4-99

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 platted "BELRIV ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 12, 13, 14, 15, and 16, Block 3, Belle Terre South, an Addition to Sedgwick County, Kansas.
All being situated in the SE1/4 of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.
Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

Michael G. Conrey, Surveyor
18-974-26-99

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, a Street, and Reserves, to be known as "BELRIV ADDITION", Sedgwick County, Kansas. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and pedestrian access easement is hereby granted as indicated for drainage purposes and for pedestrian access purposes to or from Reserve "A" and no fences or other obstructions shall be constructed or placed on or within this easement. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. Reserve "A" is hereby reserved for roadway, lakes, drainage, sidewalks, landscaping, and berms. Reserve "B" is hereby reserved for drainage, sidewalks, and landscaping. Reserve "C" & "F" are hereby reserved for screening walls, entry monuments, sidewalks, landscaping, berms, and streets, drainage, and utilities as confined to easements. Reserves "D" & "E" are hereby reserved for streets, entry monuments, landscaping, and utilities. Reserves "A", "B", "C", "D", "E", and "F" shall be owned and maintained by the homeowners association for the addition. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 159th Street East over and across the east line of Reserves "B", "C", and "F" and over and across the east line of Lots 1 through 12, inclusive, Block B, 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.

K Todd Allam, Member
K. Todd Allam

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 27th day of APRIL, 1999, by K. Todd Allam, Member of K. Todd Allam Construction, LLC, on behalf of the company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Comm. Expires 11-7-2001

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this ___ day of ___, 1999.

Bill Hancock, Chairman
James Alford, County Clerk

This plat of "BELRIV ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ___ day of ___, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson, 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 ___, 1999.

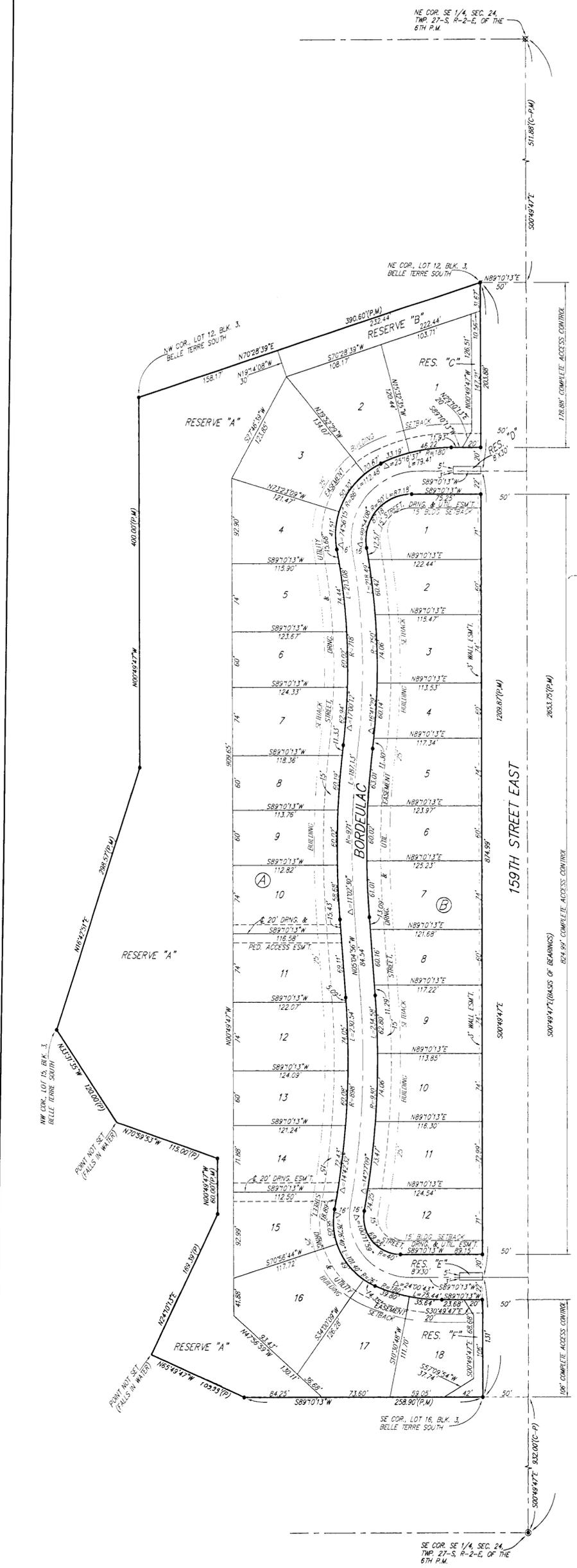
Bob Knight, Mayor
Pat Burnett, City Clerk

Entered on transfer record this ___ day of ___, 1999.
James Alford, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 1999, at ___ o'clock ___ M., and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-282-7211 • 315 ELLIS • WICHITA, KANSAS 67211



- #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - #6 REBAR IN TRIMBLE (FOUND)
 - ⊗ R.R. SPIKE (FOUND)
- (M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO

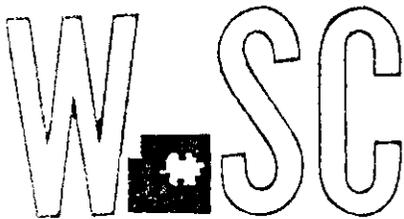
BENCHMARK:
U.S.G.S. STANDARD TABLET 75' NORTH AND 42' EAST OF S.E. CORNER SEC. 24, AT U.S. HIGHWAY 54 AND 159TH STREET EAST. ELEV. = 1301.83 NOVD.

LOT	BLOCK	ELEVATION NOVD
1,2,3	A	1307
4-17	A	1306

NOTE:
NO BUILDING PERMITS ARE TO BE ISSUED FOR ANY LOTS THAT ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA WITHIN "BELRIV ADDITION" UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED AT OR ABOVE THE ELEVATION SHOWN ABOVE, OR UNLESS A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THAT REMOVES THE SUBJECT PROPERTY FROM THE SPECIAL FLOOD HAZARD AREA, WHICH WOULD THEN ALLOW BUILDINGS TO BE CONSTRUCTED WITH THE LOWEST OPENING AS SPECIFIED ABOVE.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPROPRIATE CITY OR COUNTY ENGINEER. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

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

April 15, 1999

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

RE: S/D 99-15 -- Final Plat of BELRIV ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1999, 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 April 9, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

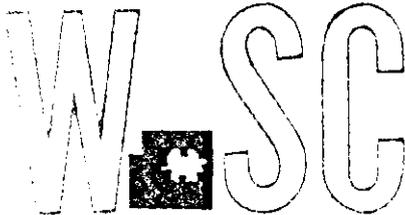
A handwritten signature in black ink that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: K. Todd Allam, 251 N. Water, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
PHONE: 316-268-4421
FAX: 316-268-4390

April 9, 1999

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

RE: S/D 99-15 -- Final Plat of BELRIV ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

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. Due to existing water petition along 159th St., square footage of the lots needs to be submitted to spread cost of assessments.
- C. City and County Engineering need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. The applicant shall guarantee the abandonment of the sanitary sewer line denoted in the preliminary plat. New petitions for sewer and paving will be required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan and if the boundaries of the floodway are adequate. A FEMA Map amendment will be needed, along with revised minimum pad elevations.

The minimum building opening elevations have been denoted on the final plat; however they shall be designated in National Geodatic Vertical Datum (NGVD).

- F. County Engineering needs to comment on the need for improvements to 159th St. East. The three-lane road to the south shall be extended to the south entrance of this plat.

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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 159th St. East.

H. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

I. 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 a method similar to special assessments.

J. Reserves C and F shall indicate the location of the easements as noted in the plattor's text.

K. The applicant shall guarantee the installation of the interior street to the urban subdivision standard.

L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

M. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

N. County Fire needs to comment on the plat's street name. The street name is acceptable.

O. The County Commissioners signature block need only include the signature of the Chairman.

P. The plattor'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.

Q. 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.)

R. 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.

- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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 Release 13 version of 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. 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 15, 1999, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: K. Todd Allam, 251 N. Water, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 4/8/99; Preliminary Plat Approved 3/4/99)

CASE NUMBER: S/D 99-15 - BELRIV ADDITION

OWNER/APPLICANT: K. Todd Allam, 251 N. Water, Wichita, KS 67202

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

LOCATION: North of Kellogg on the west side of 159th St. East

SITE SIZE: 9.8 acres

NUMBER OF LOTS

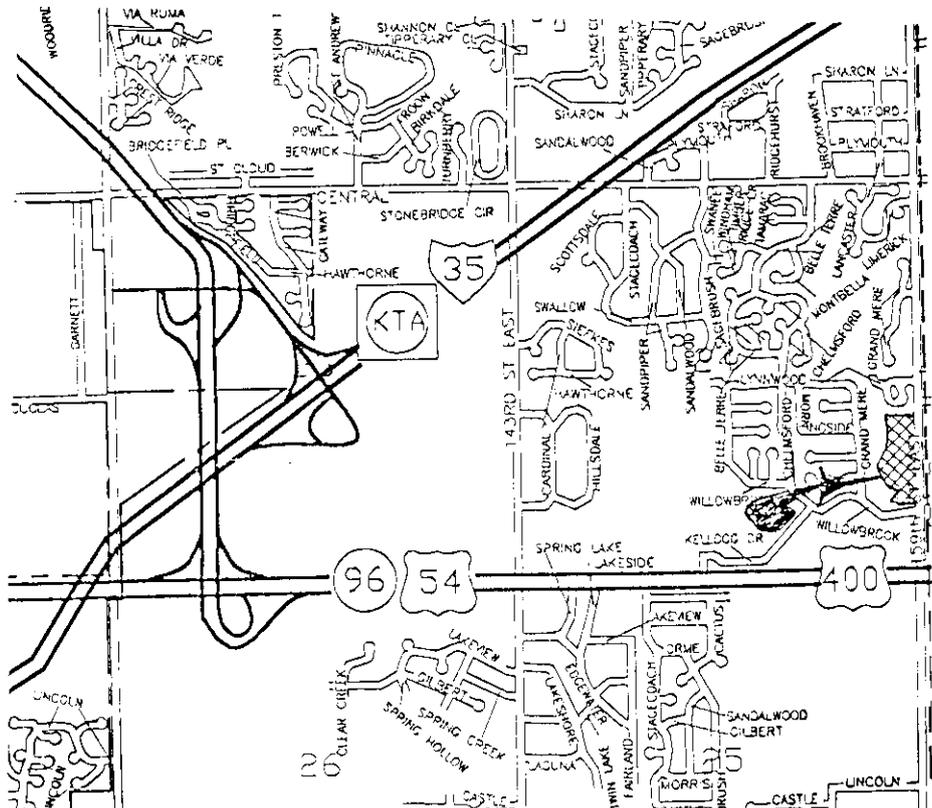
Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	30

MINIMUM LOT AREA: 6,901 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ-0731) from SF-20 to SF-6 zoning subject to platting. This is a replat of five lots in the Belle Terre South Addition.

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. *Due to existing water petition along 159th St., square footage of the lots needs to be submitted to spread cost of assessments.*
- C. *City and County Engineering* need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. The applicant shall guarantee the abandonment of the sanitary sewer line denoted in the preliminary plat. *New petitions for sewer and paving will be required.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. *County Engineering* needs to comment on the status of the applicant's drainage plan and if the boundaries of the floodway are adequate. *A FEMA Map amendment will be needed, along with revised minimum pad elevations.*

The minimum building opening elevations have been denoted on the final plat; however they shall be designated in National Geodatic Vertical Datum (NGVD).
- F. *County Engineering* needs to comment on the need for improvements to 159th St. East. *The three-lane road to the south shall be extended to the south entrance of this plat.*
- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 159th St. East.
- H. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- I. 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 a method similar to special assessments.

- J. Reserves C and F shall indicate the location of the easements as noted in the plat's text.
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- Q. 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.)
- R. 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.
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April 15, 1999

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