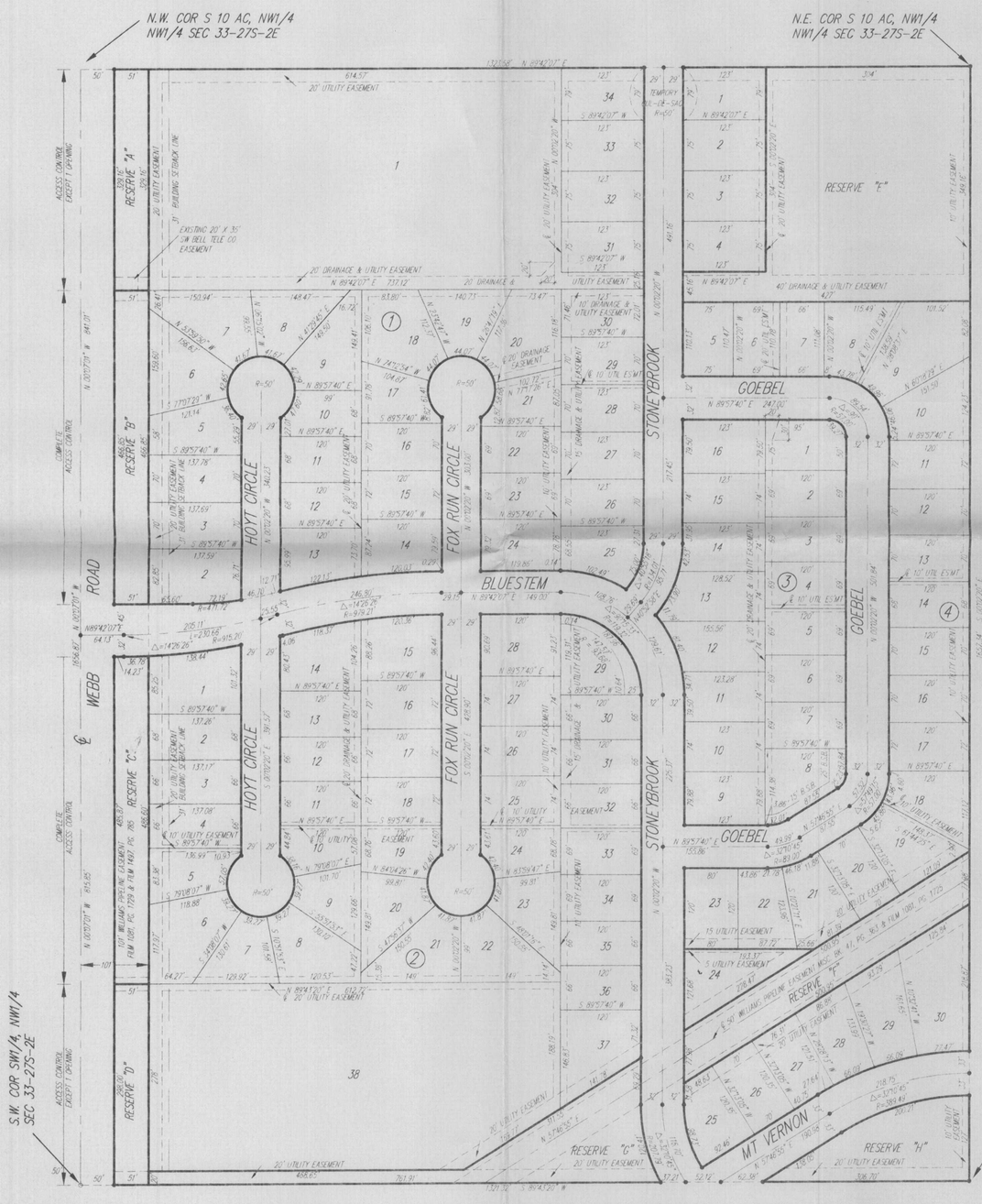
BRENTWOOD VILLAGE

WICHITA, SEDGWICK COUNTY, KANSAS.

Copied from Tracing 1/30/97



SRB
924 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4621

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE 00527PF1-S.A.M.
PROJECT NO. 96F00527P

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BRENTWOOD VILLAGE", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The SW1/4 of the NW1/4 of Sec. 33, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas and the south 10 Acres of the NW1/4 of the NW1/4 of Sec. 33, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

All existing Public easements & dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.
Surveyor

Date 17 JAN '97

Mark A. Savoy
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks, Reserves, and Streets to be known as "BRENTWOOD VILLAGE", Wichita, Sedgwick County, Kansas. Reserves "A" and "D" are hereby reserved for open space, land scaping, entrance features, and drive entrances and shall allow the appropriate governing body to install for public use, walks, paths and improvements for bike paths, hiking trails, and/or similar recreational facilities, all as shall be acceptable with the owner of the underlying pipeline easement. Reserves "B" and "C" are hereby reserved for open space, land scaping, entrance features and shall allow the appropriate governing body to install for public use, walks, paths and improvements for bike paths, hiking trails, and/or similar recreational facilities, all as shall be acceptable with the owner of the underlying pipeline easement. Reserve "E" is hereby reserved for drainage, drainage retension and recreational purposes. Reserve's "F" and "G" are hereby reserved for open space, land scaping, and recreational purposes and shall allow the appropriate governing body to install for public use, walks, paths and improvements for bike paths, hiking trails and/or similar recreational facilities, all as shall be acceptable with the owner of the underlying pipeline easement. Reserve "H" is hereby reserved for open space, land scaping and recreational purposes and shall allow the appropriate governing body to install for public use, improvements for bike paths, hiking trails and/or similar recreational purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block 1, Brentwood Village, Wichita, Sedgwick County, Kansas. Reserve "D" shall be owned and maintained by the owner of Lot 38, Block 2, Brentwood Village, Wichita, Sedgwick County, Kansas. Reserves "B", "C", "E", "F", "G" and "H" shall be owned and maintained by the Home Owners Association for the Addition. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for storm sewer and drainage purposes. The temporary Cul-De-Sac easement is hereby granted to and for the use of the public, until such time that the property adjacent to the north dedicates the continuing right-of-way for Stoneybrook and an improved street is extended north. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Webb Road, over and across the west line of Reserves "A", "B", "C" and "D" are hereby granted to the appropriate governing body, provided however that Reserves "A" and "D" shall have access to Webb Road at one location each as shall be determined by the Engineer of the appropriate governing body. Minimum building pad elevation for lowest opening to structures for Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 4, shall be 174 City Datum, being 1361.4 MSL.

Brentwood Development, Inc.

Stephen G. Miller, President
Stephen G. Miller

20th Century Baptist Church, Inc.
NKA Colonial Heights Baptist Church, Inc.

Rodney Ramsey

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 21st day of January 1997, by Stephen G. Miller, President of Brentwood Development, Inc., on behalf of the corporation.

My App't. Exp 8/30/99 — Judy E. Lashley — Notary Public

JUDY E. LASHLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8/30/99

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this ____ day of January 1997, by ____ of 20th Century Baptist Church, Inc., NKA Colonial Heights Baptist Church, Inc., on behalf of the Church.

My App't. Exp ____ — Tiffany S. Voran — Notary Public

TIFFANY S. VORAN
Notary Public - State of Kansas
My Appt. Expires

This plat of "BRENTWOOD VILLAGE", Wichita, 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 November 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John C. Frye

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of sanitary sewer districts within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area, this ____ day of ____ 1997.

Mayor
Bob Knight

City Clerk
Pat Burnett

Entered on transfer record this ____ day of ____, 1997.

County Clerk
James Alford

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 ____ 1997, at ____ o'clock ___M: and is duly recorded.

Register of Deeds
Larry Consolver

Deputy
Michael D. Hurtt

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "BRENTWOOD VILLAGE", Wichita, Sedgwick County, Kansas:

Garden Plain State Bank
Senior Vice President
Patrick F. Walden

Cherry Creek Development, Inc.
Clifford A. Nies, President
Clifford A. Nies

Emprise Bank
Randy S. Brehm, Vice President
Randy S. Brehm

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 21st day of January 1997, by Patrick F. Walden Senior Vice President of Garden Plain State Bank, on behalf of the Bank.

My App't. Exp 8-26-97 — Judy E. Lashley — Notary Public

JUDY E. LASHLEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8/26/97

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 17th day of January 1997, by Clifford A. Nies President of Cherry Creek Development, Inc., on behalf of the Corporation.

My App't. Exp 9-6-99 — Joyce Kay Gittens — Notary Public

JOYCE KAY GITTENS
Notary Public
State of Kansas
My Appt. Expires

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged before me, this 21st day of January 1997, by Randy S. Brehm Vice-President of Emprise Bank, on behalf of the bank.

My App't. Exp 6/4/2000 — Lisa Blingler — Notary Public

LISA BLINZLER
Notary Public - State of Kansas
My Appt. Expires 6-4-2000

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

November 14, 1996

Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67207

Re: S/D 96-66 (BRENTWOOD VILLAGE ADDITION Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1996, 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 November 7, 1996.

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 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: Stephen G. Miller, 401 S. Keith, Wichita, KS 67209
Colonial Heights Baptist Church, 1758 S. Webb, Wichita, KS 67207
Mike Lindebak, City Engineer

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

November 7, 1996

Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67207

Re: S/D 96-66 (BRENTWOOD VILLAGE ADDITION Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

withdrawn

A. If the applicant intends to obtain a zone change for any portion of this site, such a zone change request should be applied for before submittal of a final plat (SCZ-0724 has been filed). Further, the final plat tracing will not be scheduled for City Council review until any such zone change has been approved, and the final plat tracing shall reflect any relevant conditions required by a zone change (access to Webb, Building Setbacks, lot configurations, etc.).

SCZ-0723 now

OK – just needs to be published

B. Prior to this plat being forwarded to the City Council, all of this site shall have been annexed to the City of Wichita.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since the guarantee will be with the County, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow for formation of a County sewer district within the City.

D. The applicant shall guarantee the extension of City water to serve the lots being platted.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along both sides of Mt. Vernon (a collector), and along one side of Bluestem and Stoneybrook (from this south line to the north line of the plat).

F. As required by Traffic Engineering, the applicant shall guarantee a southbound left-turn lane to serve this site's entrance at Bluestem from Webb Road.

G. The applicant shall guarantee any drainage improvements required by the platting of this

property.

H. The applicant shall guarantee construction of the storm sewers required by this plat.

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

J. 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.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

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 58-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. The final plat tracing shall indicate the recording information for the pipeline easements on this property.

N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

O. The applicant shall submit copies of the instruments which establish the pipeline easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

Because of the numerous easements (pipeline, KG&E, etc.) listed in the platting binder, the applicant's agent shall submit a marked copy of the final plat documenting where these easements are located or if off-site, noting where the easement is located. As indicted above, all documents indicated in the plat binder need to be submitted for the plat file.

P. On the final plat, any building setback directly related to a pipeline shall be clearly labeled as a "pipeline easement" so as to avoid confusions with setbacks required by platting/zoning requirements.

Q. On the final plat tracing, typical 25-foot front yard, and 15-foot side yard (for corner lots)

building setbacks may be platted. If not platted setbacks will be based upon requirements of the zoning ordinance.

R. In order to protect the tree row along the south line of this plat, during the installation of utilities, it is recommended that the easement along the plat's south line be shown as a 30-foot easement.

S. On the final plat tracing, the interior street shown as Goeble shall be spelled "Goebel".

T. Before the final plat tracing is released for recording, proof shall be provided that the site is in the ownership of the party being shown on the plat. The plat binder presently indicates that the site is in another ownership.

U. On the final plat tracing, the minimum building pad elevation shall also be indicated in MSL.

V. 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.)

W. 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.

X. 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.

Y. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

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

AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

BB. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

CC. As indicated by City Engineering, the final plat tracing shall note on the face of the plat

and in the plattor's text, minimum building pad elevations for Lots 1 through 9 in the plat's northeast corner. These elevations shall be at least one (1) foot higher than the pond to be located in that area.

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

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Stephen G. Miller, 401 S. Keith, Wichita, KS 67209
Colonial Heights Baptist Church, 1758 S. Webb, Wichita, KS 67207
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-1

METROPOLITAN AREA PLANNING COMMISSION

November 14, 1996

STAFF REPORT

(Final Plat Approved 11/7/96, Preliminary Plat Approved 10/10/96)

CASE NUMBER: S/D 96-66 - BRENTWOOD VILLAGE ADDITION

OWNER/APPLICANT: Stephen G. Miller, 401 S. Keith, Wichita, KS 67209

OWNER/APPLICANT: Colonial Heights Baptist Church, 1758 S. Webb, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67207

LOCATION: East of Webb Road and south of Harry Street

SITE SIZE: 50.4 Acres

NUMBER OF LOTS

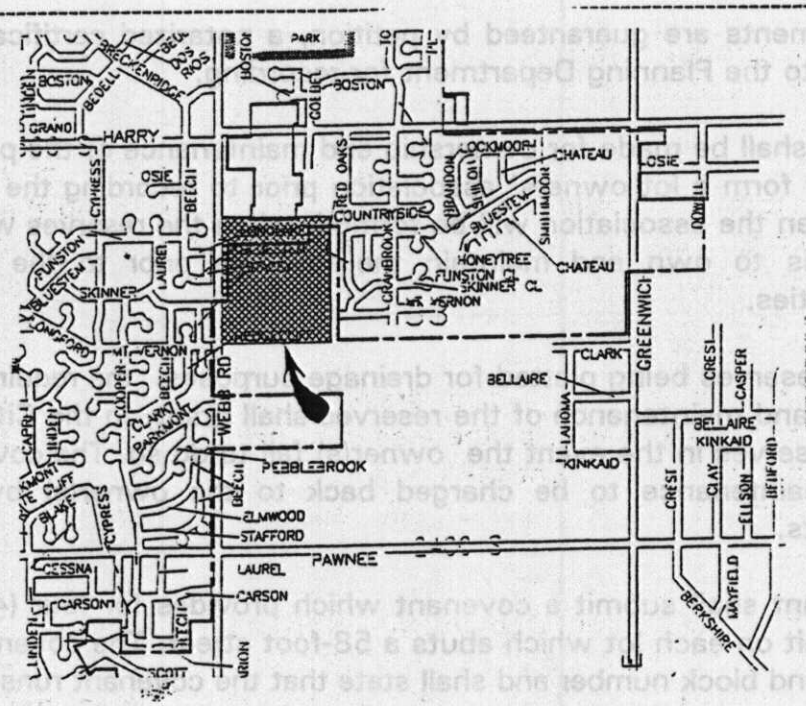
Residential:	115
Office:	1 "GO" General Office (Proposed)
Commercial:	
Industrial:	
Total:	116

MINIMUM LOT AREA: 7,920 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6", "TF-3", "GO" (upon Annexation and Proposed)

VICINITY MAP:



STAFF COMMENTS:

A. If the applicant intends to obtain a zone change for any portion of this site, such a zone change request should be applied for before submittal of a final plat (SCZ-0724 has been filed). Further, the final plat tracing will not be scheduled for City Council review until any such zone change has been approved, and the final plat tracing shall reflect any relevant conditions required by a zone change (access to Webb, Building Setbacks, lot configurations, etc.).

B. Prior to this plat being forwarded to the City Council, all of this site shall have been annexed to the City of Wichita.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since the guarantee will be with the County, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow for formation of a County sewer district within the City.

D. The applicant shall guarantee the extension of City water to serve the lots being platted.

E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along both sides of Mt. Vernon (a collector), and along one side of Bluestem and Stoneybrook (from this south line to the north line of the plat).

F. As required by Traffic Engineering, the applicant shall guarantee a southbound left-turn lane to serve this site's entrance at Bluestem from Webb Road.

G. The applicant shall guarantee any drainage improvements required by the platting of this property.

H. The applicant shall guarantee construction of the storm sewers required by this plat.

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

J. 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.

K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

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 58-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. The final plat tracing shall indicate the recording information for the pipeline easements on this property.

N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

O. The applicant shall submit copies of the instruments which establish the pipeline easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

Because of the numerous easements (pipeline, KG&E, etc.) listed in the platting binder, the applicant's agent shall submit a marked copy of the final plat documenting where these easements are located or if off-site, noting where the easement is located. As indicted above, all documents indicated in the plat binder need to be submitted for the plat file.

P. On the final plat, any building setback directly related to a pipeline shall be clearly labeled as a "pipeline easement" so as to avoid confusions with setbacks required by platting/zoning requirements.

Q. On the final plat tracing, typical 25-foot front yard, and 15-foot side yard (for corner lots) building setbacks may be platted. If not platted setbacks will be based upon requirements of the zoning ordinance.

R. In order to protect the tree row along the south line of this plat, during the installation of utilities, it is recommended that the easement along the plat's south line be shown as a 30-foot easement.

S. On the final plat tracing, the interior street shown as Goeble shall be spelled "Goebel".

T. Before the final plat tracing is released for recording, proof shall be provided that the site is in the ownership of the party being shown on the plat. The plat binder presently indicates that the site is in another ownership.

U. On the final plat tracing, the minimum building pad elevation shall also be indicated in MSL.

V. 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.)

W. 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.

X. 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.

Y. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

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

AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

BB. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

CC. As indicated by City Engineering, the final plat tracing shall note on the face of the plat and in the plattor's text, minimum building pad elevations for Lots 1 through 9 in the plat's northeast corner. These elevations shall be at least one (1) foot higher than the pond to be located in that area.