

METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 28, 1994

P.E.C.
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 94-4 - BROOKHAVEN ESTATES 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 24, 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 March 18, 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
Senior Planner

DL:rh
cc: East Side Baptist Church of Wichita, Inc., c/o Robert E. Reid, 15200 E. Central, Wichita, KS 67230
Socora Village Company, c/o Larry A. Chambers (Contract Purchaser), 104 S. Broadway - Suite 200, Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY



S/D 94-4 BROOKHAVEN ESTABLISHMENT'S 2ND ADDITION Final Plat

March 24, 1994

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N. Recording of the plat within 30 days after approval by the City Council.

O. As requested by KG&E, the final plat tracing shall provide a 10-foot utility easement along Lots 19 and 20, Block 1's common lot line.

METROPOLITAN AREA PLANNING COMMISSION

March 24, 1994

STAFF REPORT

(Final Plat Approved 3/17/94, Preliminary Plat Approved 2/17/94)

CASE NUMBER: S/D 94-4 BROOKHAVEN ESTATES 2ND ADDITION

OWNER/APPLICANT: East Side Baptist Church of Wichita, Inc., c/o Robert E. Reid, 15200 E. Central, Wichita, KS 67230
and Socora Village Company, c/o Larry A. Chambers (Contract Purchaser), 104 S. Broadway - Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 South Topeka, Wichita, KS 67202

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

SITE SIZE: 24.95 Acres

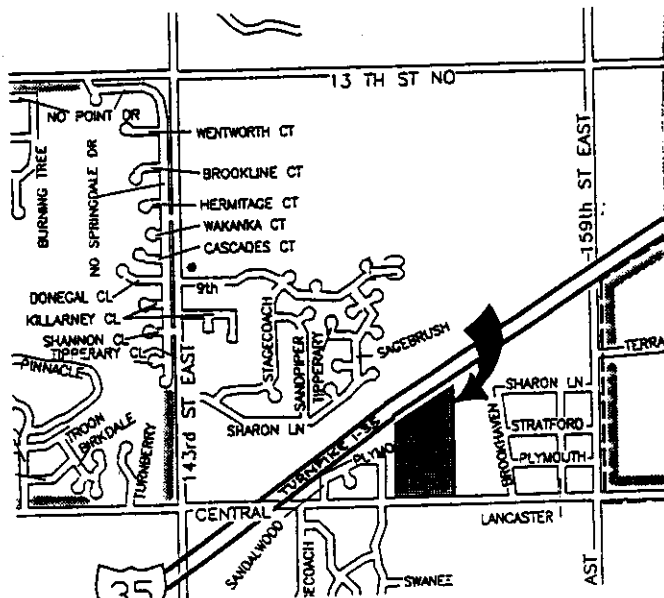
NUMBER OF LOTS
Residential: 63
Office:
Commercial:
Industrial:
Total: 63

MINIMUM LOT AREA: 8,100 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (SCZ-0662)

VICINITY MAP:



STAFF COMMENTS:

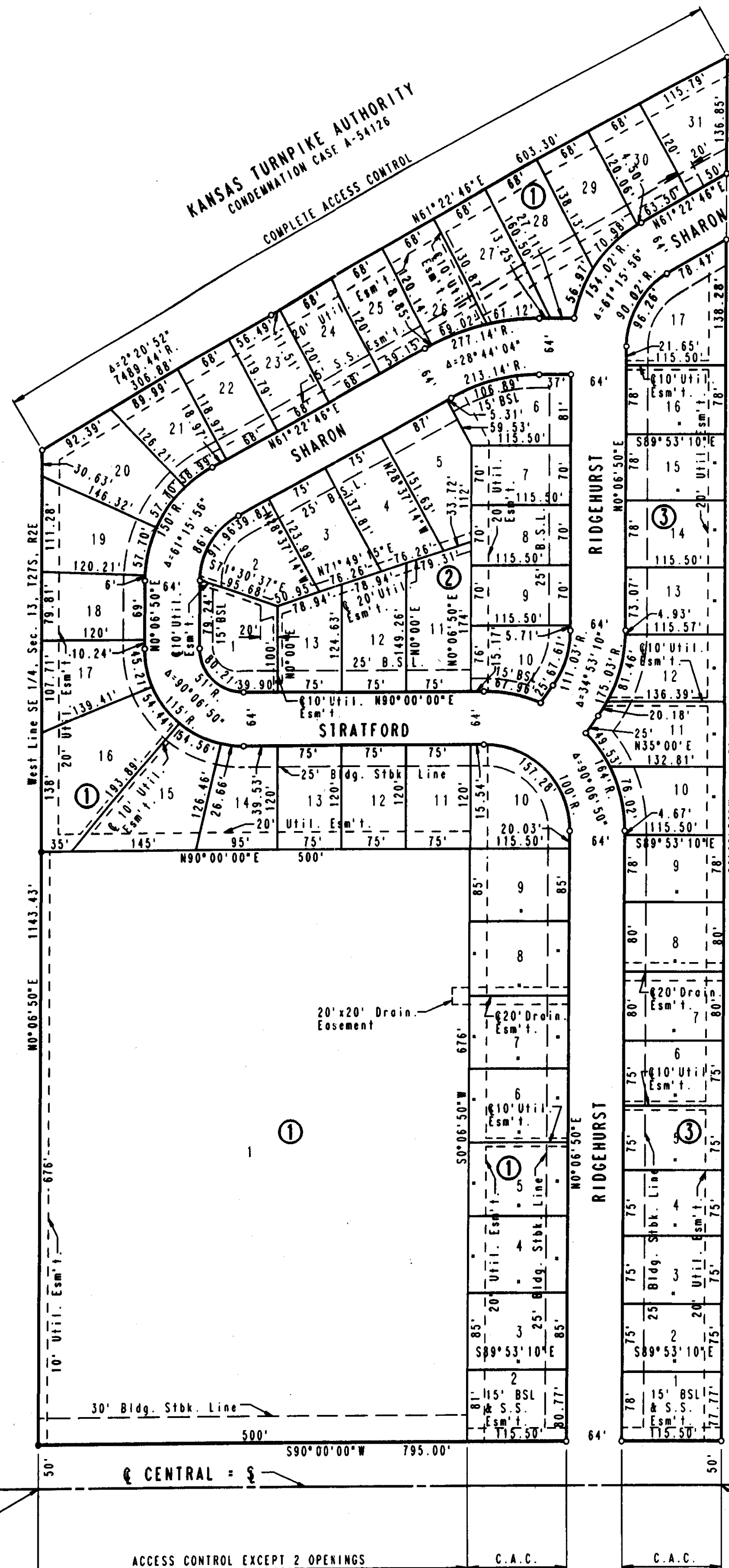
- A. The applicant shall guarantee the extension of City water to serve the lots being platted. Since this guarantee will be for City of Wichita water, the applicant shall also submit an outside-the-City water agreement.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee will also be with the County but shall be to the urban paving standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As a long continuous street, the applicant shall guarantee the installation of sidewalk along the east side of Ridgehurst.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate both a City and County Certificate of Petitions shall be submitted.
- G. It should be noted that this plat has made good use of existing street names.
- H. 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.
- I. 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.
- J. 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.
- K. The applicant is advised that various State and Federal requirements 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.
- L. Both off-site sanitary sewer and drainage easements shall be submitted to County Engineering for processing. Copies of the signed easements shall be submitted to Planning for the plat file.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

FILE COPY

BROOKHAVEN ESTATES 2ND ADDITION TO SEDGWICK COUNTY, KANSAS

REVISED COPY

FINAL PLAT



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/17/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 3-18-94

OFFICE COPY
DO NOT REMOVE

SCALE: 1"=100'
FEBRUARY 28, 1994

• = IRON SET
• = IRON FOUND

B.S.L. = BUILDING SETBACK LINE
S.S. = SANITARY SEWER
C.A.C. = COMPLETE ACCESS CONTROL

B.M. = CHISELED "O" ON CONCRETE FOOTING BETWEEN NORTH
AND SOUTHWEST COLUMNS OF BRICK STREET MARKER
AT NORTHEAST CORNER OF CENTRAL AND LANCASTER
DRIVE. EAST ENTRANCE TO BROOKHAVEN ESTATES.
ELEV. 1325.64 M.S.L.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1994,
I HAVE CAUSED TO BE SURVEYED AND PLATTED BROOKHAVEN ESTATES 2ND
ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND STREETS,
THE SAME BEING A TRACT OF LAND DESCRIBED AS:

ALL THAT PART OF THE WEST 795 FEET OF THE SOUTHEAST QUARTER
OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M.,
SEDGWICK COUNTY, KANSAS, LYING SOUTH OF THE KANSAS TURNPIKE
AUTHORITY RIGHT-OF-WAY; EXCEPT THE SOUTH 50 FEET FOR ROAD
RIGHT-OF-WAY.

ALL PORTIONS OF EAST SIDE BAPTIST CHURCH ADDITION TO SEDGWICK COUNTY,
KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED
AND REPLACED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE,
HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS,
AND STREETS, THE SAME TO BE KNOWN AS BROOKHAVEN ESTATES 2ND ADDITION
TO SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY
DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM THE KANSAS TURNPIKE AUTHORITY
RIGHT-OF-WAY ALONG THE NORTH LINE OF BLOCK 1 AND TO AND FROM CENTRAL
OVER AND ACROSS THE SOUTH LINE OF BLOCKS 1 AND 3 AS SHOWN ARE HEREBY
GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED, HOWEVER, THAT LOT 1,
BLOCK 1, SHALL HAVE ACCESS TO CENTRAL AT (2) LOCATIONS AS SHOWN; SAID
LOCATIONS TO BE DETERMINED BY THE APPROPRIATE ENGINEER.

OWNERS:

EAST SIDE BAPTIST CHURCH OF WICHITA, INC.

BY: _____, TRUSTEE

DEWEY L. FORD

BY: _____, TRUSTEE

ROGER W. GOBEL

SOCORA VILLAGE COMPANY

BY: _____, PRESIDENT

LARRY A. CHAMBERS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT THIS _____ DAY OF _____, 1994,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME
DEWEY L. FORD, TRUSTEE AND ROGER W. GOBEL, TRUSTEE, OF THE EAST SIDE
BAPTIST CHURCH OF WICHITA, INC., AND TO ME PERSONALLY KNOWN TO BE
THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND
DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF AND AS THE ACT
AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HERETO
SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE
WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT THIS _____ DAY OF _____, 1994,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME
LARRY A. CHAMBERS, PRESIDENT OF SOCORA VILLAGE COMPANY, AND TO ME
PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME
ON BEHALF AND AS THE ACT AND DEED OF SAID COMPANY. IN TESTIMONY
WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE
DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

GARY L. WILEY

MY COMMISSION EXPIRES: _____

WE, NATIONAL BANK OF ANDOVER, KANSAS, HOLDER OF A MORTGAGE ON PART OF
THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF
BROOKHAVEN ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____, PRESIDENT

DENNIS L. BUSH

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT THIS _____ DAY OF _____, 1994,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME
DENNIS L. BUSH, PRESIDENT OF NATIONAL BANK OF ANDOVER, KANSAS, AND
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION
OF THE SAME ON BEHALF AND AS THE ACT AND DEED OF SAID BANK. IN
TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, PRAIRIE STATE BANK OF WATZ, KANSAS, HOLDER OF A MORTGAGE ON PART
OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF
BROOKHAVEN ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____, VICE PRESIDENT

CHRIS A. ANDERSON

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT THIS _____ DAY OF _____, 1994,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME
CHRIS A. ANDERSON, VICE PRESIDENT OF PRAIRIE STATE BANK OF WATZ,
KANSAS, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED
THE EXECUTION OF THE SAME ON BEHALF AND AS THE ACT AND DEED OF SAID
BANK. IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED
MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED
THIS _____ DAY OF _____, 1994.

_____, CHAIRMAN

JAMES D. MINER

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1994.

_____, MAYOR

ELWA BROADFOOT

_____, DEPUTY CITY CLERK

PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS
_____ DAY OF _____, 1994.

_____, CHAIR

BETSY GWIN

_____, CHAIRMAN PRO TEM

ANDREW L. BIAS

_____, COMMISSIONER

PAUL W. HANCOCK

_____, COMMISSIONER

THOMAS G. WINTERS

_____, COMMISSIONER

MARK F. SCHROEDER

_____, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.

_____, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY
OF _____, 1994.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA