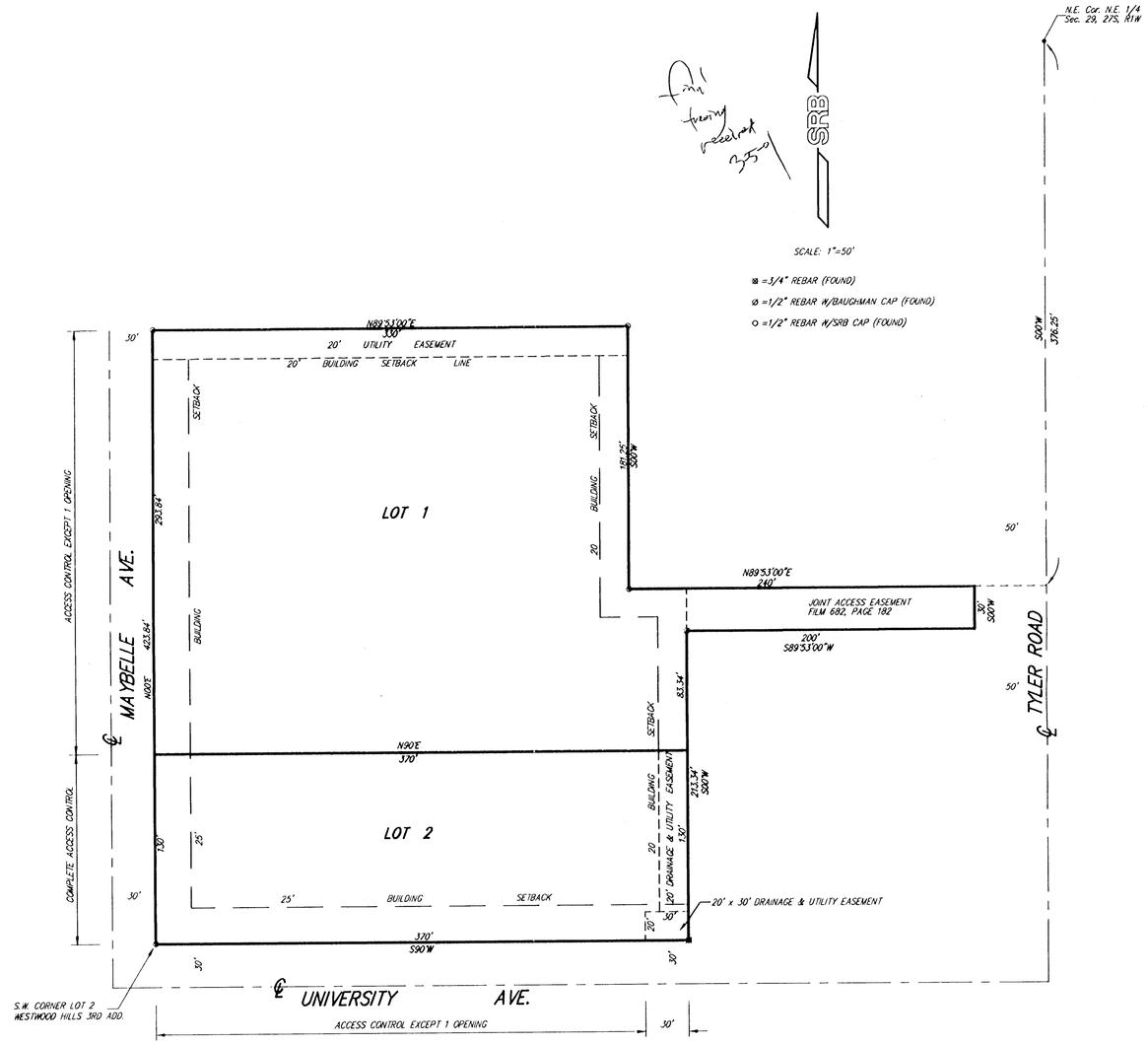
SAVANNAH PLACE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE: THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH ON THE REVISED WESTWOOD HILLS COMMUNITY UNIT PLAN D.P.-97

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 "SAVANNAH PLACE ADDITION", Wichita, 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 the following:

Lots 1 and 2, Westwood Hills 3rd Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 16 FEB 01 LS-788 _____ Surveyor
MARK A. SAVOY RLS #788

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into 2 Lots to be known as "SAVANNAH PLACE ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for the construction and maintance of all public utilities and for drainage purposes. The utility easement is hereby granted for the construction and maintenance of all public utilities. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat.) A drainage plan has been developed for this plat and all drainage easements, and rights-of- way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Savannah Place Apartments, L.L.C.
a Kansas limited liability company

by Bryan Lagaly Development L.L.C.
a Kansas limited liability company
As Manager

_____, Member
Bryan Lagaly

_____, Member
Robert Armstrong

_____, Member
Gerry Cook

_____, Member
Thomas St. Peter

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 16th day of 2000, by Bryan Lagaly, Robert Armstrong, Gerry Cook, and Thomas St. Peter, all being Members of Brian Lagaly Development L.L.C., a Kansas limited liability company, on behalf of the company, serving as manager of Savannah Place Apartments, L.L.C., a Kansas limited liability company.

Linda S. Hamby, Notary Public

My App't. Exp. 10-30-03

LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "SAVANNAH PLACE ADDITION, Wichita, Sedgwick County, Kansas.

First National Bank of Conway Springs

Chris A. Anderson, Branch President
Chris A. Anderson

This plat of "SAVANNAH PLACE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Christopher S. Carraher

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2001.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

Deputy County Surveyor
Sedgwick County Kansas
_____
Tricia L. Robello, LS #1246

Entered on transfer record this _____ day of _____, 2001.

_____ County Clerk
Don Brace

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 _____, 2001, at _____ o'clock ___M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 16 day of February 2001, by Chris A. Anderson, Branch President, of First National Bank of Conway Springs, on behalf of the Bank.

My App't. Exp 1-18-05 Kym Wiechman Notary Public

KYM WIECHMAN
Notary Public - State of Kansas
My Appt. Expires 1-18-05

DWG FILE: 01756PF-R.C.
PROJECT NO: 00101756P

SRB 924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2000

Mark Savoy,
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-82 -- One-Step Final Plat of SAVANNAH PLACE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 19, 2000, 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 October 13, 2000.

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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 13, 2000

Mark Savoy,
Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-82 -- One-Step Final Plat of SAVANNAH PLACE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 12, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. City Engineering has previously obtained petitions for City water and sanitary sewer with the Westwood Hills 3rd Addition. City Engineering needs to comment on the need for any additional guarantees or easements. *City Engineering has requested revised petitions.*

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. *City Engineering has approved the drainage plan.*

D. A CUP administrative adjustment will need to be obtained regarding the revised setbacks and access controls.

E. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

F. As required by the sidewalk ordinance, sidewalks shall be provided along University Avenue and Maybelle Avenue. A sidewalk certificate was previously obtained with the Westwood Hills 3rd Addition.

G. 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.

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. (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.)

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 316-729-0102) 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 [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.

L. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. 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.

P. 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.

Q. ***The applicant will be adjusting the interior lot line to the south 50 feet. The final plat tracing shall reflect this revision.***

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.

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, October 19, 2000, at 1:30 p.m.

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
OCTOBER 19, 2000

STAFF REPORT
(One-Step Final Plat Approved 10/12/00)

CASE NUMBER: SUB 2000-82 -- SAVANNAH PLACE ADDITION

OWNER/APPLICANT: Savannah Place Apartments, L.L.C., Attn: Bryan Lagaly, 1218 Hickory Creek, Wichita, KS 67235

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Tyler, South of Maple

SITE SIZE: 3.6 Acres

NUMBER OF LOTS

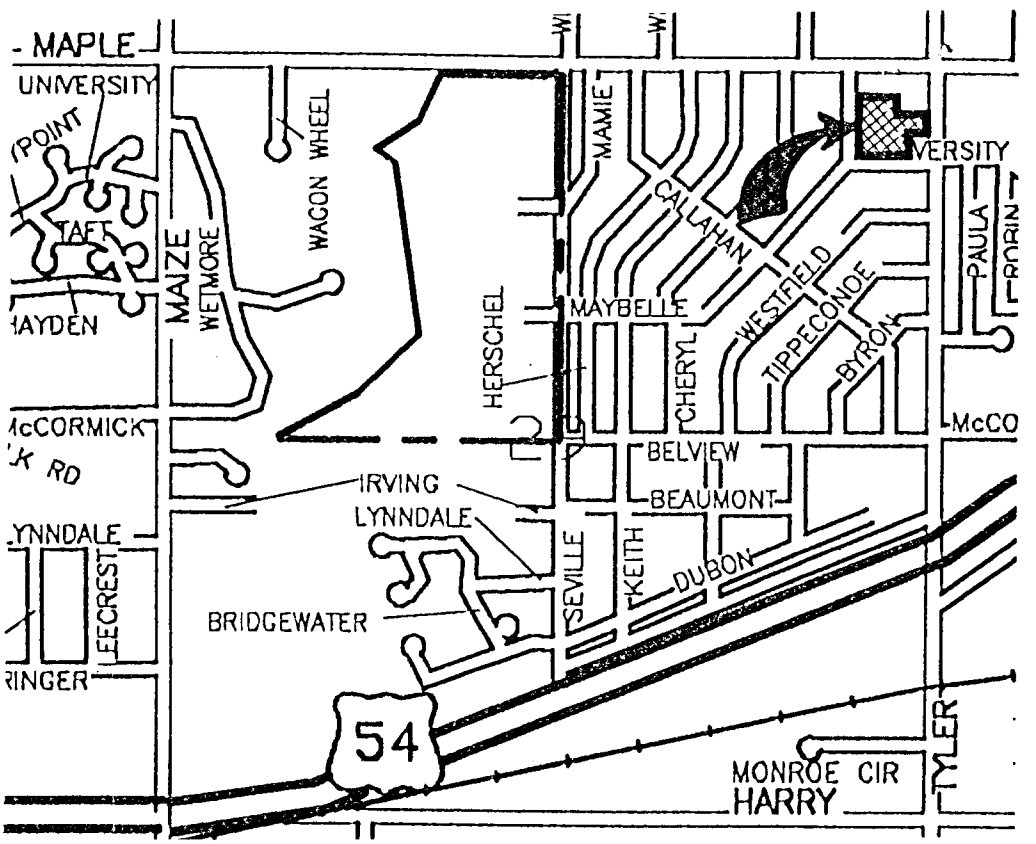
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.53 Acres

CURRENT ZONING: NR, Neighborhood Retail uses per CUP

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of Lots 1 and 2 of the Westwood Hills 3rd Addition and subject to the Westwood Hills CUP (DP-97). This replat proposes the vacation of access controls along Maybelle and University, allowing an additional opening for each lot, in addition to the reduction of setbacks.

STAFF COMMENTS:

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