



**SAVOY, RUGGLES & BOHM, P.A.**  
 ENGINEERING AND SURVEYING  
 924 NORTH MAIN  
 WICHITA, KANSAS 67203

**MEMO**

**Date:** Tuesday, May 19, 1998

**To:** Vicky Huang  
City of Wichita  
Engineering Office - 7th Floor  
Wichita, KS 67202

**From:** John D. Schmit, E.I.

**Project:** Westwind 2<sup>nd</sup> Addition

**SRB Project No.:** 1013P

**Other Project Reference No.:** \_\_\_\_\_

**Description:**

- Confirmation
- Transmittal
- Transmittal under separate cover by \_\_\_\_\_

**Purpose:**

- Approval
- Review & comment
- Use
- Other: \_\_\_\_\_
- Distribution
- Information
- Record

**Enclosures/Attachments:**

- Prints
- Originals
- Diskettes containing: \_\_\_\_\_
- Change Order
- Shop Drawings
- Other: \_\_\_\_\_

Copies	Description
1	Westwind 2 <sup>nd</sup> Addition Drainage Plan

**Remarks:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Copies to:** \_\_\_\_\_  
 file \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**If checked below, please:**

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed John D. Schmit

*If Enclosures are not as noted above, please inform us immediately*  
 Phone (316) 264-8008 Fax (316) 264-4621



Note: This site is a replat of Lot 2 of the Westwood Hills Addition. The site is also governed by the Westwood Hills CUP (DP-97 Amendment #1). The site is zoned for NR, Neighborhood Retail uses per the CUP. Proposed zoning is Single-Family uses per a requested Administrative Adjustment.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required.
- 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.
- D. The applicant shall guarantee the paving of the proposed interior street.
- E. The final plat tracing shall reference a tie point from a section corner and its distance to the plat.
- F. The perimeter of the plat does not coincide with the perimeter of Parcel 4 of the CUP and an administrative adjustment needs to be completed. In addition, the plat does not conform with the 50-foot setback imposed by the CUP along Maybelle and University Avenue (15-foot and 20-foot platted setback). MAPD recommends maintaining the 50-foot front yard setback along University Avenue due to proximity to larger lots.
- G. Traffic Engineering needs to comment on the need for any improvements to University Avenue and Maybelle Avenue.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per all dwelling units in the plat. 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.
- I. 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.)
- J. 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.

- K. 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.
- L. 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.
- M. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE: WESTWOOD HILLS 2ND ADDITION

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	North: 19379.898		East: 19380.000
Line	Course: N 00-00-00 E	Length: 423.84 ✓	
	North: 19803.738		East: 19380.000
Line	Course: N 89-53-00 E	Length: 330.00 ✓	
	North: 19804.409		East: 19709.999
Line	Course: S 00-00-00 W	Length: 181.25 ✓	
	North: 19623.159		East: 19709.999
Line	Course: N 89-53-00 E	Length: 40.00 ✓	
	North: 19623.241		East: 19749.999
Line	Course: S 00-00-00 W	Length: 243.34 ✓	
	North: 19379.901		East: 19749.999
Line	Course: N 90-00-00 W	Length: 370.00 ✓	
	North: 19379.901		East: 19379.999

Perimeter: 1588.43 Area: 149,709. sq.ft. 3.43 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.003 Course: N 12-42-48 W  
Error North: 0.0034 East: -0.0008  
Precision 1: 455,739.48