

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-37 - WESTWOOD HILLS 3RD ADDITION

OWNER/APPLICANT: Mennonite Housing, 3033 W. 2nd Street, Wichita, KS 67203-5321

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

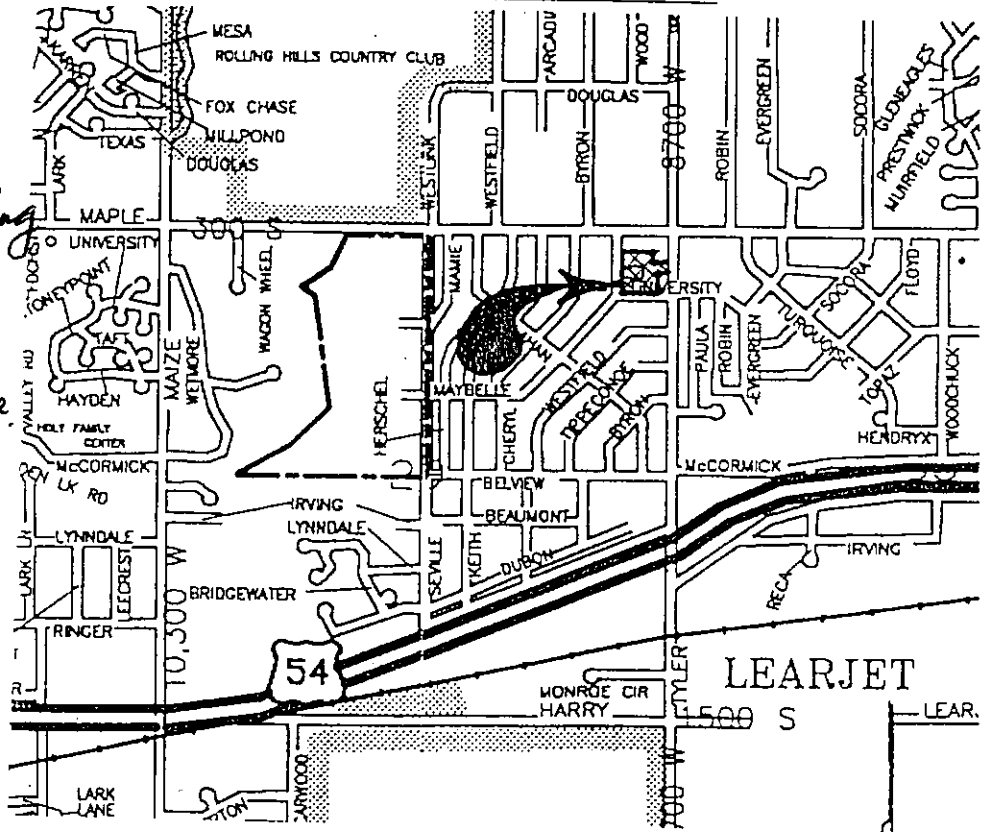
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.53 acres

CURRENT ZONING: NR, Neighborhood Retail uses per CUP (DP-97)

PROPOSED ZONING: Same

VICINITY MAP



*Perry S. Fleming
- Hall
399 S. Maybelle
729-5869
Interest in w.*

LEARJET

Note: This site is subject to the Westwood Hills CUP (DP-97) which approved residential or commercial uses for this site (Parcel 4). The site had previously been platted as the Westwood Hills 2nd Addition for 13 single-family residential lots. This replat proposes two lots for neighborhood retail uses.

STAFF COMMENTS:

Ext. SS to lot 2 \$ Water

- A. It appears that sanitary sewer service is available. City Engineering needs to indicate if a revised petition for City water needs to be submitted.
- 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. In conformance with the CUP, the plat proposes one access opening along Tyler and one opening along University Avenue.
- E. The final plat tracing shall reference a tie point to a section corner.
- F. 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.
- G. As required by the sidewalk ordinance, sidewalks shall be provided along University Avenue and Maybelle Avenue. A sidewalk certificate shall be provided.
- H. A CUP Certificate shall be submitted identifying the approved CUP (referenced as DP-97) and its special conditions for development on this property.
- I. The platting 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.
- J. 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.)
- K. 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.

- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

BOUNDARY CLOSURE: WESTWOOD HILLS 3RD ADDITION

North: 19623.648	East: 19950.000
Line Course: S 00-00-00 W	Length: 30.00
North: 19593.648	East: 19950.000
Line Course: S 89-53-00 W	Length: 200.00
North: 19593.241	East: 19750.000
Line Course: S 00-00-00 W	Length: 213.34
North: 19379.901	East: 19750.000
Line Course: N 90-00-00 W	Length: 370.00
North: 19379.901	East: 19380.000
Line Course: N 00-00-00 E	Length: 423.84
North: 19803.741	East: 19380.000
Line Course: N 89-53-00 E	Length: 330.00
North: 19804.413	East: 19710.000
Line Course: S 00-00-00 W	Length: 181.25
North: 19623.163	East: 19710.000
Line Course: N 89-53-00 E	Length: 240.00
North: 19623.652	East: 19949.999

Perimeter: 1988.43 Area: 155,709. sq.ft. 3.57 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: 570,504.24