

HILLTOP MANOR 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
revised
4-7-03

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HILLTOP MANOR 3RD 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 Lots 4, 21, 26, 27, 28, and 54, Block C, Hilltop Manor, A Re-plat of parts of Hilltop Manor and Hilltop Manor 2nd Addition, being a subdivision in Section 26, Township 27 South, Range 1, East of the 6th. Principal Meridian, in Sedgwick County, Kansas.

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

All being situated in the SE 1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

This plat of "HILLTOP MANOR 3RD 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 _____, 2003.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Bernard A. Hentzen

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Street, to be known as "HILLTOP MANOR 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

Mennonite Housing Rehabilitation Services, Inc.

_____, President
Andrew L. Bias

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2003 at _____ o'clock _____ M; and is duly recorded.

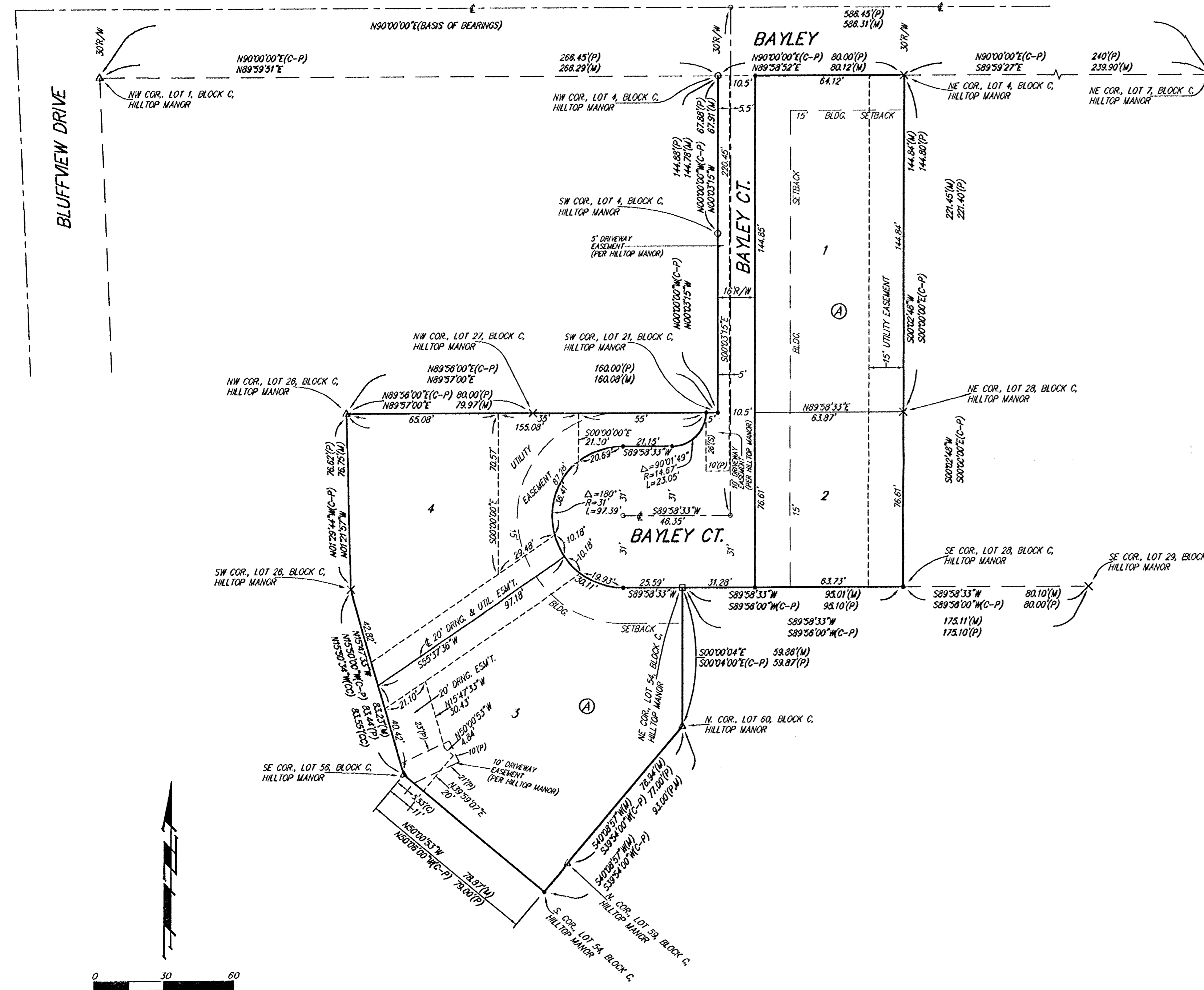
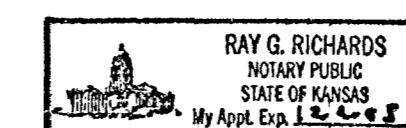
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2003, by Andrew L. Bias, President of Mennonite Housing Rehabilitation Services, Inc., on behalf of the corporation.

_____, Notary Public
Ray D. Richard

My App't. Exp. 12-2-05



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR (FOUND)
- △ = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- × = CROSS (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (S) = SCALED MEASUREMENT FROM PLAT OF HILLTOP MANOR
- (C-P) = CALCULATED PER PLATTED INFO.
- (CC) = CALCULATED CLOSURE BASED ON PLATTED INFO.

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system shall be allowed.



Wichita-Sedgwick County Metropolitan Area Planning Department

February 20, 2003

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-142 -- Final Plat of Hilltop Manor Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated February 14, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Doug Brueggeman, Mennonite Housing, 3033 W. Second Street North, Wichita, KS 67203
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2003

Phil Meyer
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-142 -- Final Plat of Hilltop Manor Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site.
- B. As indicated by the plat, a temporary easement by separate instrument needs to be submitted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan may need to be revised. In the event drainage improvements are needed, they may be part of the paving petition.**
- E. The Applicant shall guarantee the paving of the proposed street. The Applicant has platted a 21-ft wide public street. This street width is permitted with a minimum 50-ft right-of-way. A modification will need to be approved by the Subdivision Committee. **A modification has been granted.**
- F. The applicant shall submit a covenant which provides for two (2) off-street parking spaces per dwelling unit on each lot which abuts a narrow 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.
- G. The Applicant has platted 15-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the B, Multi-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. **The modification has been approved.**

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- H. The City Fire Department/GIS needs to comment on the plat's street names. The street names are approved.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. 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.
- K. 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.)
- L. 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.
- M. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. SBC has requested additional easements.
- S. 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 AutoCAD. This will be used by the City and County GIS Department.

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If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, February 20, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Doug Brueggeman, Mennonite Housing, 2145 N. Topeka, Wichita, KS 67214
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(FINAL PLAT APPROVED 2/13/03; PRELIMINARY PLAT APPROVED 1/16/03)

CASE NUMBER: SUB 2002-142 -- HILLTOP MANOR THIRD ADDITION

OWNER/APPLICANT: Mennonite Housing, Attn: Doug Brueggeman, Mennonite Housing, 2145 N. Topeka, Wichita, KS 67214

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Harry, West of Oliver

SITE SIZE: .99 acres

NUMBER OF LOTS

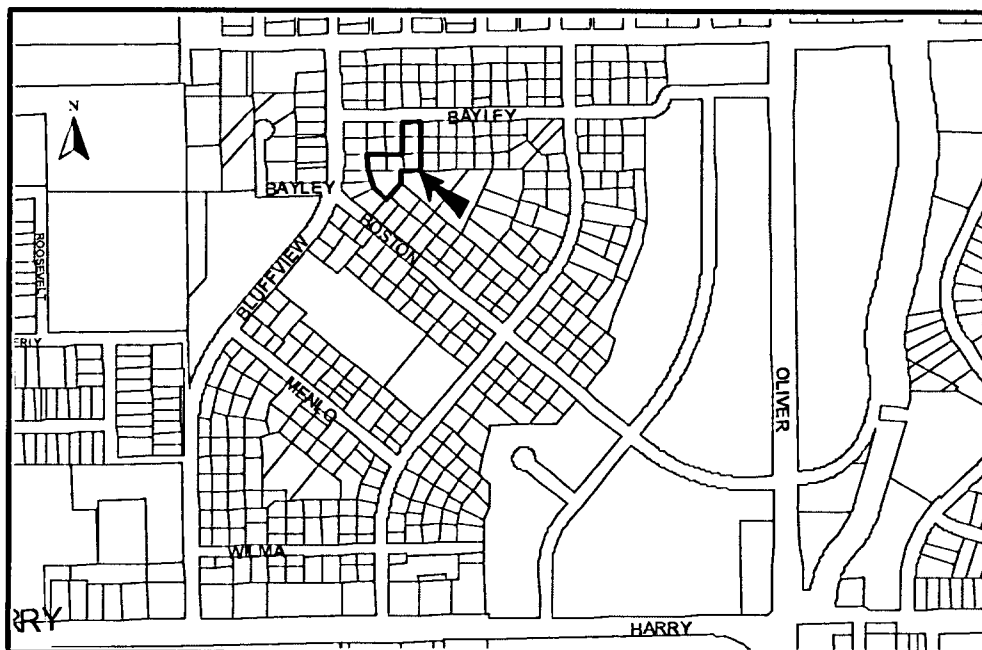
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 4,902 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of parts of Hilltop Manor and Hilltop Manor Third Additions.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. As indicated by the plat, a temporary easement by separate instrument needs to be submitted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan may need to be revised. In the event drainage improvements are needed, they may be part of the paving petition.**
- E. The Applicant shall guarantee the paving of the proposed street. The Applicant has platted a 21-ft wide public street. This street width is permitted with a minimum 50-ft right-of-way. A modification will need to be approved by the Subdivision Committee. **A modification has been granted.**
- F. The applicant shall submit a covenant which provides for two (2) off-street parking spaces per dwelling unit on each lot which abuts a narrow 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.
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February 20, 2003 - Page 3

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