

WESTWIND 5TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/24/95 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8-24-95

OFFICE COPY
DO NOT REMOVE

1" = 60'

NOTE:
SEE ASSOCIATED C.U.P. DP-184 FOR
ADDITIONAL BUILDING SETBACK REQUIREMENTS.

● = #4 Baughman Rebar Found
○ = #4 Baughman Rebar Set
□ = #5 Fox Rebar Found
△ = #4 S.R.B. Rebar Found
X = 1/2" Iron Pipe Found
⊗ = 3/4" Iron Pipe Found

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and plotted "WESTWIND 5TH 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 Lot 4, Westwind 3rd
Addition, Wichita, Kansas.

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

All being situated in the NW1/4 of Sec. 9, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

Baughman Co., P.A.

Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots to be known as "WESTWIND 5TH ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities.
The wall easements are hereby granted as indicated for the construction
and maintenance of a private wall and utilities shall be allowed to cross
these easements. All obulters rights of access to or from 21st Street
North over and across the north line of Lots 1 and 2 EXCEPT the west
50 feet thereof are hereby granted to the City of Wichita, Kansas.

Jerry D. Newman

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1995, by Jerry D.
Newman, a single person.

My App't. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"WESTWIND 5TH ADDITION", Wichita, Sedgwick County, Kansas.
The Mission Bank

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1995, by
_____, of The Mission Bank, on behalf
of the bank.

My App't. Exp. _____ Notary Public

This plat of "WESTWIND 5TH ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Dated this _____ day of _____, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John W. McKay, Jr.

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 _____, 1995.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1995.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1995, at _____ o'clock _____ M.; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 31, 1995

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

Re: S/D 95-57 WESTWIND 5TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1995, 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 August 24, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Jerry D. Newman, 8916 Winwood, Wichita, KS 67226
Kenneth L. Reichenberger, 501 S. Summitlawn, Wichita, KS 67209
Doug Malone, Agent for Kenneth L. Reichenberger, J. P. Weigand & Sons, 150 N. Market,
Wichita, KS 67202
Mike Lindebak, City Engineer

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SEDGWICK COUNTY



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August 24, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

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

Re: S/D 95-57 WESTWIND 5TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that under provisions of the CUP, DP-164, Amendment #1, this site (Parcel 4) is limited to no more than three (3) buildings. Consequently, only one (1) building, including on Lot 3, will or should be allowed.
- B. *Put in San & Storm Sewer*
Although improvements and/or existing guarantees have been provided for this site, new or additional guarantees shall be required for the extension of sanitary sewer to the lots now being platted (Lots 1 and 2) and storm sewer improvements.
- C. As determined by City Engineering, agreements or square footage information shall be provided in regard to existing guarantees and their redistribution.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. *shown on plat*
Prior to submitting the final plat tracing, the joint access easement out to 21st Street North shall be recorded and the recording information shown on the plat. A copy of the recorded easement shall be submitted to Planning for the plat file.
- F. The final plat shall dedicate complete access control across its south line to the adjacent street (Westlawn Circle).
- G. 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.)
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of

August 24, 1995

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the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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. As requested by the applicant, a 10-foot utility easement may be indicated along the common lot line of Lots 1 and 2 rather than the presently indicated easement.

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. Also, 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, August 31, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew

Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Jerry D. Newman, 8916 Winwood, Wichita, KS 67226
Kenneth L. Reichenberger, 501 S. Summitlawn, Wichita, KS 67209
Doug Malone, Agent for Kenneth L. Reichenberger, J. P. Weigand & Sons, 150 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

August 31, 1995

STAFF REPORT
(Final Plat Approved 8/24/95)

CASE NUMBER: S/D 95-57 WESTWIND 5TH ADDITION

OWNER/APPLICANT: Jerry D. Newman, 8916 Winwood, Wichita, KS 67226

CONTRACT PURCHASER: Kenneth L. Reichenberger, 501 S. Summitlawn, Wichita, KS 67209

AGENT: Doug Malone, Agent for Kenneth L. Reichenberger, J. P. Weigand & Sons,
150 N. Market, Wichita, KS 67202

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

LOCATION: Southeast corner of 21st Street North and Tyler Road

SITE SIZE: 6.315 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 3

Industrial:

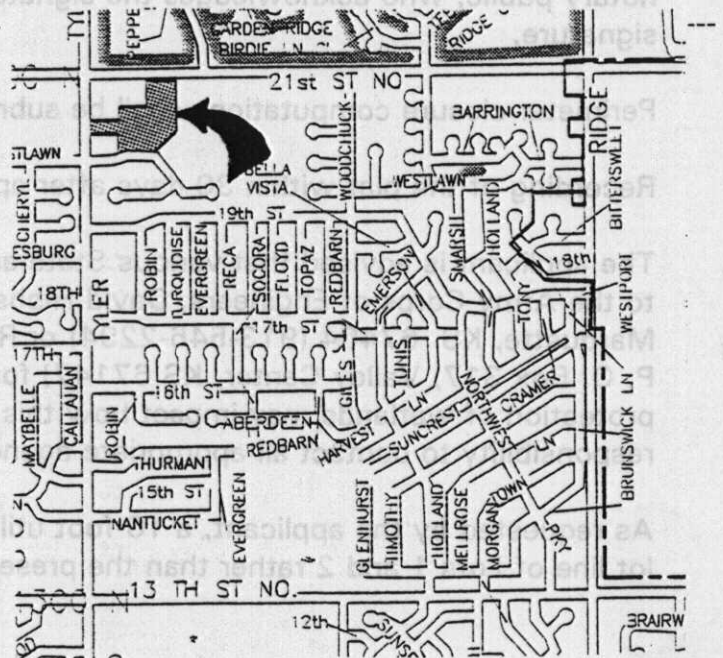
Total: 3

MINIMUM LOT AREA: 19,146.53 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is advised that under provisions of the CUP, DP-164, Amendment #1, this site (Parcel 4) is limited to no more than three (3) buildings. Consequently, only one (1) building, including on Lot 3, will or should be allowed.
- B. Although improvements and/or existing guarantees have been provided for this site, new or additional guarantees shall be required for the extension of sanitary sewer to the lots now being platted (Lots 1 and 2) and storm sewer improvements.
- C. As determined by City Engineering, agreements or square footage information shall be provided in regard to existing guarantees and their redistribution.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to submitting the final plat tracing, the joint access easement out to 21st Street North shall be recorded and the recording information shown on the plat. A copy of the recorded easement shall be submitted to Planning for the plat file.
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- G. 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.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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. As requested by the applicant, a 10-foot utility easement may be indicated along the common lot line of Lots 1 and 2 rather than the presently indicated easement.