

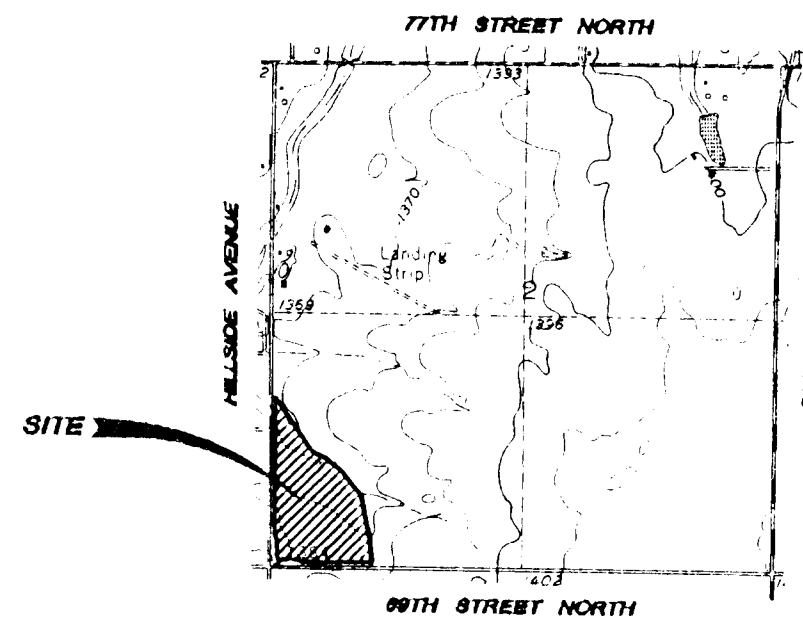
FINAL PLAT OF
"HILLSIDE PARK"

AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 2, T26S, R1E OF THE 6TH P.M.

find facing
received 2-24-00

VICINITY MAP

Sec. 2, T26S, R1E

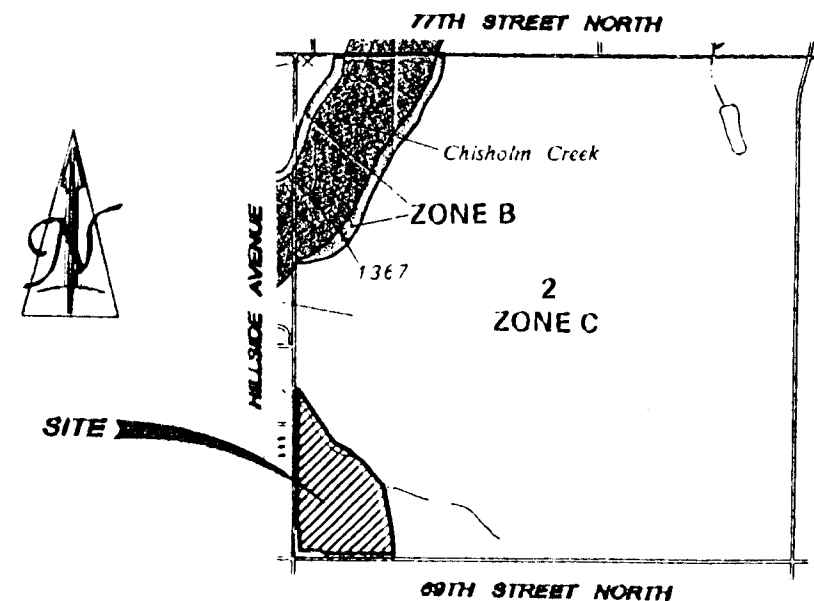


VALLEY CENTER QUADRANGLE
7.5 Minute Series

SCALE: 1" = 2,000'

FLOOD ZONE MAP

Sec. 2, T26S, R1E



SCALE: 1" = 2,000'

FLOOD ZONE:

Subject property is in Zone C, as shown of
Federal Emergency Management Agency
(FEMA) Flood Insurance Rate Map (FIRM) for
Sedgwick County, Kansas, Community Panel
Number 200321 0150 A, effective June 3, 1986.

Reviewed in accordance with K.S.A. 58-2005 on this 22nd day
of February, 2000.

Tricia L. Robello, LSP1248
Deputy County Surveyor
Sedgwick County, Kansas

SCALE: 1" = 100'

▲ = Section Corner
● = #4 Rebar Set with I.D. Cap
"TITLSI CLS22"

Bearing Basis Assumed

BENCH MARK:

Chiseled Square on North
Headwall of Concrete Culvert,
100' East and 16' North of
SW Corner of Section 2,
T26S, R1E of the 6th P.M.,
Intersection of Hillside Ave.
and 69th St. N.

Elevation: 1383.98 NGVD29

State of Kansas) ss
Sedgwick County)

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in
the State of Kansas, hereby certifies that it has surveyed and platted "HILLSIDE PARK", an Addition to
Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey being a
replat of land described as:

Lots 1, 2, 4 and 5, "WILDWOOD ACRES", an Addition to Sedgwick County, Kansas, together with 70th
Street North Circle, as platted within said "WILDWOOD ACRES".

TERRA TECH LAND SURVEYING, INC.

Michelle Goodrich LS #958

January 14, 2000
Date

This plat of "HILLSIDE PARK", an Addition to Sedgwick County, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 29 day of November, 1999

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Francis S. Garofalo Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon are accepted by the City Council of the City of
Wichita, Kansas, this day of , 2000.

WICHITA CITY COUNCIL

Bob Knight Mayor

Pat Burnett City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County
Commissioners of Sedgwick County, Kansas,
this day of , 2000.

COUNTY COMMISSIONERS

Thomas G. Winters Chairman

James Alford County Clerk

Entered on transfer record this day of , 2000.

James Alford County Clerk

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's
Certificate, have caused the same to be surveyed and platted into Lots, to be known as "HILLSIDE
PARK", an Addition to Sedgwick County, Kansas. The utility easements as shown hereon are hereby
granted for the construction and maintenance of all public utilities. The Floodway Reserve shall be the
responsibility of the owners of Lots 1 and 2, "HILLSIDE PARK", until such time as the governing body
exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of
drainage, provided further that no structures shall be constructed on or within said Floodway Reserve
nor shall any fill, change of grade, creation of channel or other work be carried on without the
permission of the appropriate governing body. A drainage plan has been developed for this plat and 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. Minimum pad elevations (lowest opening) are hereby established for Lots 1 and 2. The
minimum pad elevation for each lot will be determined by a drawing denoting minimum pads, which is on
file at the Sedgwick County Public Works Office. All abutters' rights of access to or from Hillside
Avenue, over and across the Westline of Lot 2, and all abutters' rights of access to or from 69th Street
North, over and across the South line of Lot 1, are hereby granted to the appropriate governing body,
provided however that Lot 2 shall have access to Hillside Avenue at one location and Lot 1 shall have
access to 69th Street North at one location as shall be determined by the Engineer for the appropriate
governing body. Lots 1 and 2 are further restricted as to access, and shall have no openings closer than
350 feet North of, or 350 feet East of, the Southwest corner of Section 2, Township 26 South, Range 1
East of the 6th Principal Meridian. Lots 1, 2, 4 and 5, together with 70th Street North Circle and all
utility easements, building setbacks, minimum pad elevations, access controls and floodway reserve as
platted in "WILDWOOD ACRES", an Addition to Sedgwick County, Kansas, which affected Lots 1, 2, 4,
and 5, are hereby vacated by virtue of K.S.A. 12-512 (b) et seq.

Timothy T. Reed
Michelle F. Reed

State of Kansas) ss
Sedgwick County)

This instrument was acknowledged before me this day of February, 2000,
by Timothy T. Reed and Michelle F. Reed.

Michelle F. Murphy Notary Public

My Commission Expires:

Commercial Federal Bank, a Federal Savings Bank, mortgagee on the land being platted herein, does
hereby consent to this plat of "HILLSIDE PARK", Sedgwick County, Kansas.

COMMERCIAL FEDERAL BANK

Glen Johnson

State of Kansas) ss
Sedgwick County)

The foregoing instrument was acknowledged before me this day of
2000 by of Commercial Federal Bank,
a Federal Savings Bank, on behalf of the bank.

Michelle F. Murphy Notary Public

My Commission Expires:

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at
o'clock M., on the day of , 2000.

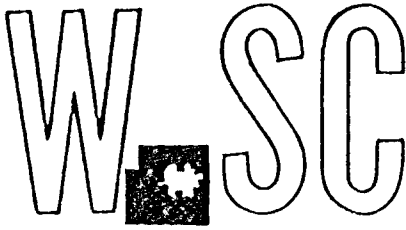
Bill Meek Register of Deeds

Linda Kizzire Deputy

TERRA TECH
LAND SURVEYING, INC.

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

WICHITA — 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

November 30, 1999

Terra Tech Land Surveying, Inc.
239 N Ohio
Wichita, KS 67214

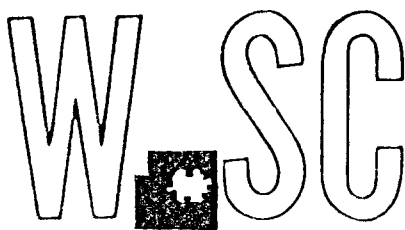
RE: S/D 99-75 -- One-Step Final Plat of HILLSIDE PARK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, 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 November 19, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — 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

November 19, 1999

Terra Tech Land Surveying, Inc.
C/O Michele Goodrich
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-75 -- One-Step Final Plat of HILLSIDE PARK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Standard soil testing is required.
- B. The site is currently served by Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements. The Applicant will not be connecting to the rural water line and on-site water facilities will be needed.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. County Engineering needs to comment on the access controls. The face of the plat shall denote the access controls as referenced in the plat's text. The plat's text shall be revised to reference the "west" line of Lot 2. County Engineering has required 350 feet of complete access control from the section corner.
- E. The MAPC Chairman needs to be revised to reference "Francis S. Garofalo".

- F. If platted, the building setback may be reduced to 35 feet.
- G. For those reserves being platted for floodway purposes, a covenant shall be required which provides for ownership and maintenance of the reserves and shall grant, to the appropriate governing body, the authority to maintain the floodway reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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.

S/D 9975 -- One-Step Final Plat of HILLSIDE PARK ADDITION
November 19, 1999
Page 3

- 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.

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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, 1999, at 12:30 p.m.

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

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Tim Reed, 2006 S. Waco, Wichita, KS 67213
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One Step Final Plat Approved 11/18/99)

CASE NUMBER: S/D 99-75 -- HILLSIDE PARK ADDITION

OWNER/APPLICANT: Tim Reed, 2006 S. Waco, Wichita, KS 67213

SURVEYOR/ENGINEER: Terra Tech Land Surveying Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: Northeast corner of Hillside and 69th St. North

SITE SIZE: 24.3 Acres

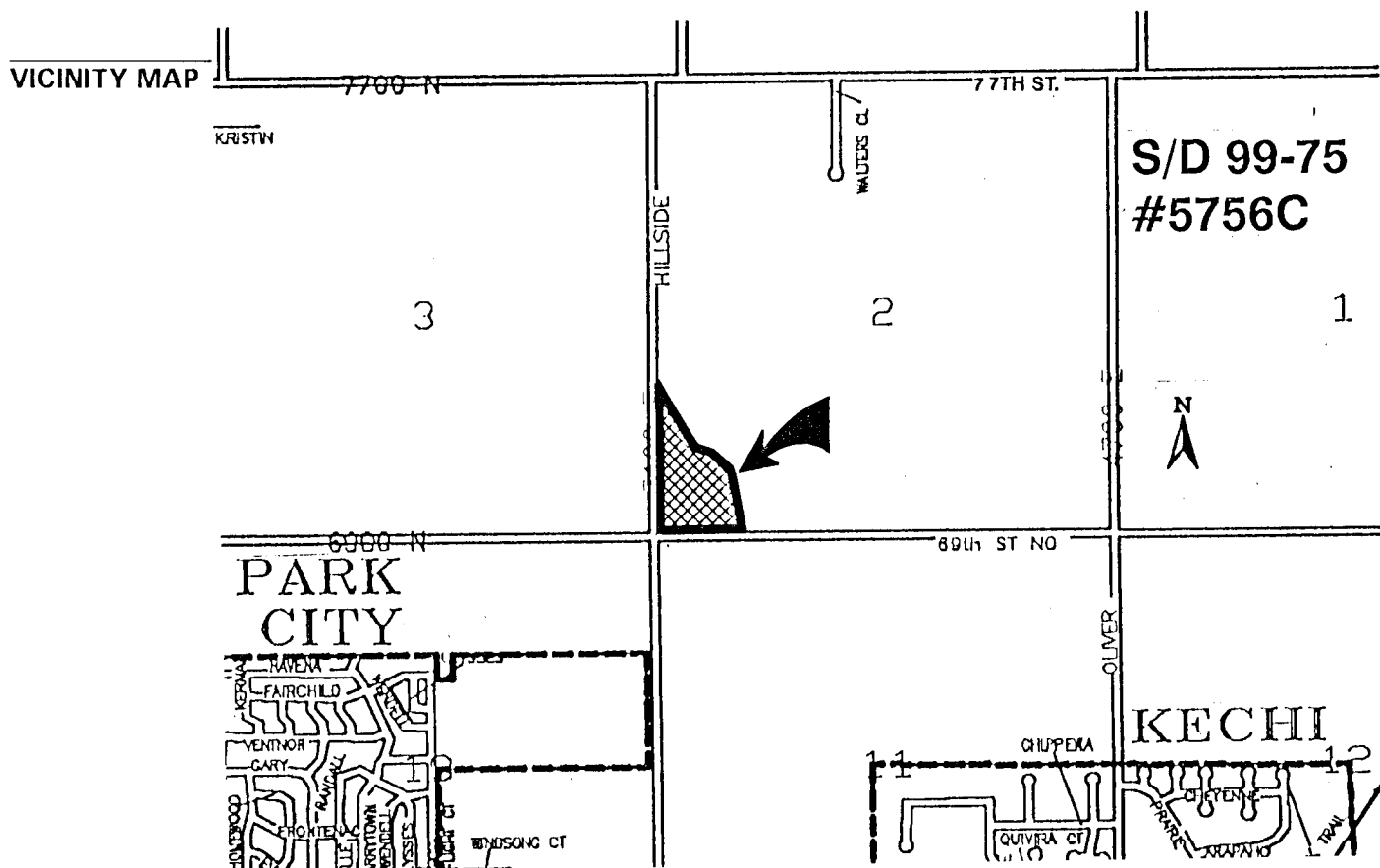
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 12 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same



Note: This is a replat of four lots and vacation of a street in the Wildwood Acres Addition. The site is located in the County within three miles of Wichita's city limits.

STAFF COMMENTS:

- A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Standard soil testing is required.
- B. The site is currently served by Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements. The Applicant will not be connecting to the rural water line and on-site water facilities will be needed.
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- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
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- 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.)

S/D 99-75 – One Step Final Plat of HILLSIDE PARK ADDITION
November 29, 1999 - Page 3

- 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.
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