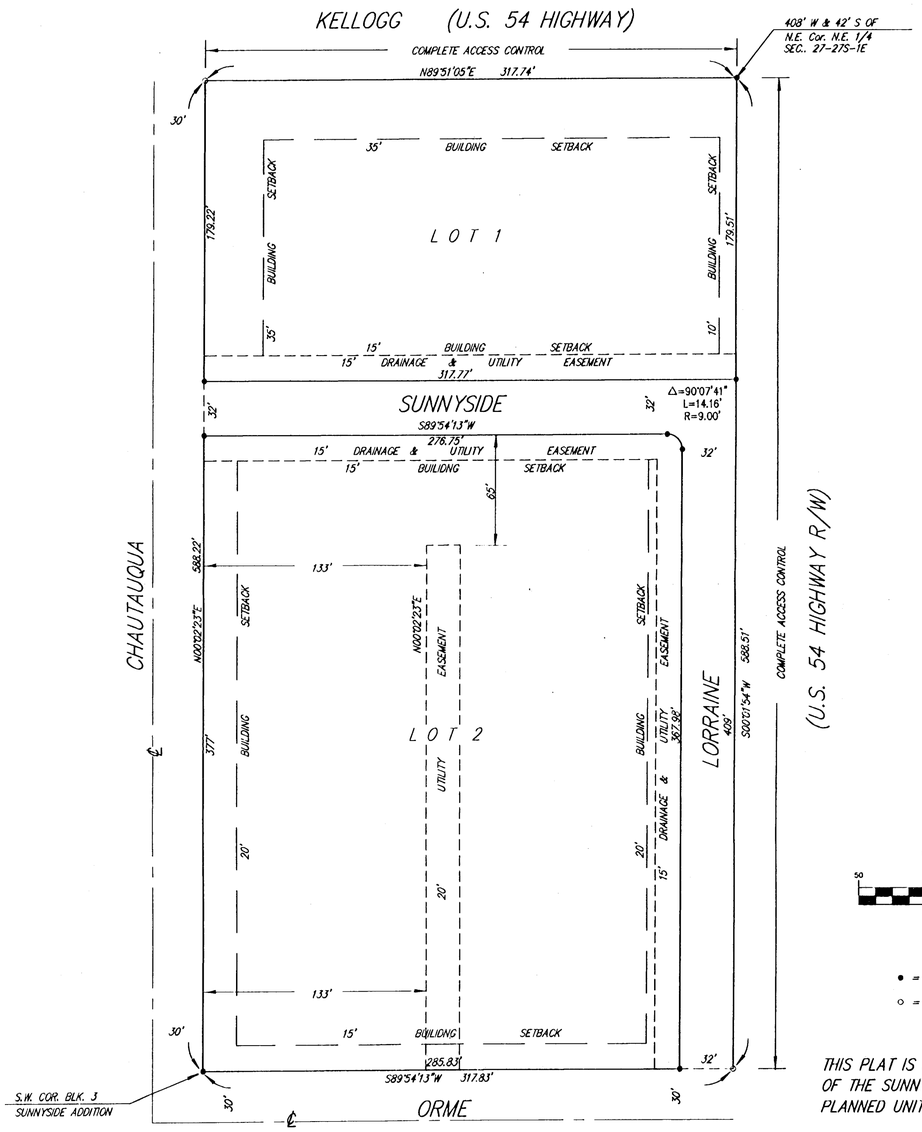
final tracing
1-25-99

SUNNYSIDE VILLAGE

WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE SUNNYSIDE VILLAGE PLANNED UNIT DEVELOPMENT (P.U.D. #5)

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SUNNYSIDE VILLAGE", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lots 1 through 48 except the North 12 Feet of Lot 1 and Lot 2, Block 2, Sunnyside Addition to Wichita, Sedgwick County, Kansas
All being situated in the N.E. 1/4 of Sec. 27, TWP 27S-R-1-E

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

Savoy, Ruggles & Bohm, P.A.

Date 19 JAN 1999

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the suveyor's certificate to be platted into Lots and Streets to be known as "SUNNYSIDE VILLAGE", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are 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. Access control is hereby granted to the appropriate governing body as indicated on the face of the plat.

Sunnyside Village LLC.

Willard Ebersole President
Willard Ebersole

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 19 Th day of January 1999, by Willard Ebersole, President of Sunnyside Village LLC on behalf of the LLC.

Linda S. Hamby Notary Public

My App't. Exp. 10-30-99

LINDA S. HAMBY NOTARY PUBLIC STATE OF KANSAS

This plat of "SUNNYSIDE VILLAGE", 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Richard E. Lopez

_____ 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 _____, 1999.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1999.

_____ County Clerk
James Alford

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1999, at ____ o'clock ____ M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

DWG FILE: 1070PF-R.J.
PROJECT NO. 98F01070P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feist.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

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

October 30, 1998

Savoy, Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 9892 -- One-Step Final Plat of SUNNYSIDE VILLAGE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 1998, 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 September 18, 1998.

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 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 and residential developments.

4. Submission of a disk to the Planning Department detailing this plat. This will be by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CC: Sunnyside Village, LLC., 230 S. Rutan, Wichita, Ks 67218
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213.

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

September 18, 1998

Savoy, Ruggles & Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 9892 - One-Step Final Plat of SUNNYSIDE VILLAGE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 17, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to the following:

A. This plat will be subject to approval of the associated Planned Unit Development (PUD#5) and any related conditions. Prior to this plat being reviewed by the MAPC, the PUD shall have been approved.

B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to verify if any other guarantees are required. ***To allow for a 15-ft drainage and utility easement adjacent to Sunnyside, the street will need to be relocated southward.***

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 is approved.***

E. City Engineering needs to indicate the need for any dedication of right-of-way for Kellogg.

F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

G. **Traffic Engineering** needs to comment on the need, if any, for improvements to perimeter streets.

H. The applicant shall guarantee the paving of the proposed interior streets.

I. **City Fire Department** needs to comment on the proposed street names. ***The street names are acceptable.***

J. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Planned Unit Development, PUD #5.

K. A PUD Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved PUD (referenced as PUD #5) and its special conditions for development on this property.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. 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. ***Relocation of utilities will be at the expense of the Applicant.***

T. 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.

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, September 24, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

cc: Sunnyside Village, LLC, 230 S. Rutan, Wichita, KS 67218
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION **AGENDA ITEM NO. 4-A**

October 29, 1998

STAFF REPORT

(One-Step Final Plat Approved 9/17/98; Associated With Item No. 4 - PUD-5)

CASE NUMBER: S/D 98-92 - SUNNYSIDE VILLAGE ADDITION

OWNER/APPLICANT: Sunnyside Village, LLC, 230 S. Rutan, Wichita, KS 67218

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West of Hillside, South of Kellogg

SITE SIZE: 4.27 acres

NUMBER OF LOTS

Residential:	1
Office:	1
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.25 acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP

Note: A request for a Planned Unit Development (PUD #5) has been submitted for this replat, proposing office and multi-family uses.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated Planned Unit Development (PUD#5) and any related conditions. Prior to this plat being reviewed by the MAPC, the PUD shall have been approved.

B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. **City Engineering** needs to verify if any other guarantees are required. ***To allow for a 15-ft drainage and utility easement adjacent to Sunnyside, the street will need to be relocated southward.***

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 is approved.***

E. **City Engineering** needs to indicate the need for any dedication of right-of-way for Kellogg.

F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

G. **Traffic Engineering** needs to comment on the need, if any, for improvements to perimeter streets.

H. The applicant shall guarantee the paving of the proposed interior streets.

I. **City Fire Department** needs to comment on the proposed street names. ***The street names are acceptable.***

J. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Planned Unit Development, PUD #5.

K. A PUD Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved PUD (referenced as PUD #5) and its special conditions for development on this property.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. 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. ***Relocation of utilities will be at the expense of the Applicant.***

T. 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.