

WESTWOOD HILLS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

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 "WESTWOOD HILLS 2ND 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 the following:

Lot 2, except the north 181.25 feet of the east 40 feet thereof, and except that part of said Lot 2, described as beginning at the N.E. corner of Lot 4, in said Addition; thence west, 200 feet to the N.W. Corner of said Lot 4; thence north, 30 feet to the S.W. Corner of Lot 3, in said Addition; thence east, 200 feet to the S.E. Corner of said Lot 3; thence south, 30 feet to the place of beginning, Westwood Hills Addition, Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date



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

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots and a Street to be known as "WESTWOOD HILLS 2ND ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The drainage and utility easements are hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. The drainage easement is hereby granted as indicated for drainage purposes.

Mennonite Housing Rehabilitation Services, Inc.

Tom Bishop
Tom Bishop, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 29th day of May, 1998, by Tom Bishop, President of Mennonite Housing Rehabilitation Services, Inc., on behalf of the corporation.

Ray D. Schubert Notary Public

My App't. Exp. 12-2-2001



This plat of "WESTWOOD HILLS 2ND 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1998.

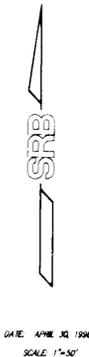
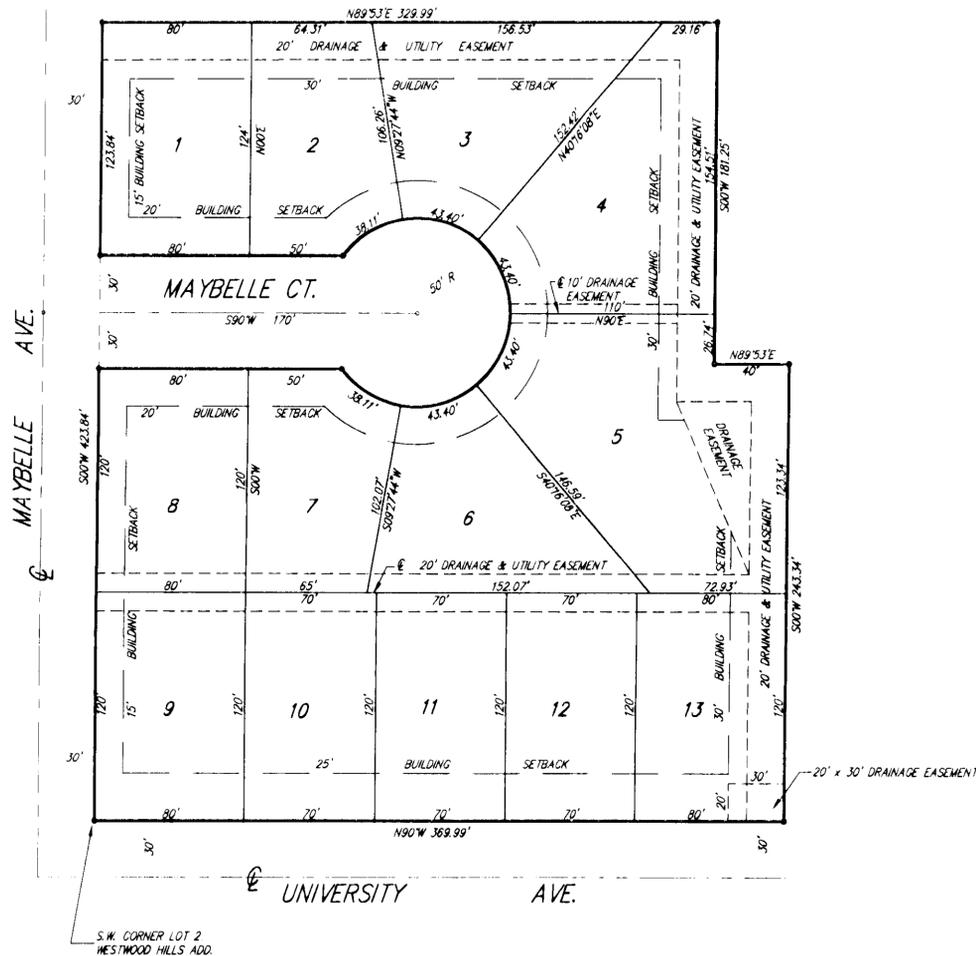
James Alford County Clerk

State of Kansas) SS
Sedgwick County)

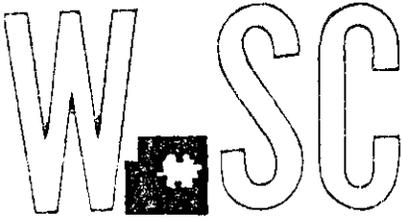
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

May 29, 1998

FILE COPY

Savoy, Ruggles & Bohm, P. A.
Attn.: Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-57 -- One-Step Final Plat of WESTWOOD HILLS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 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 May 22, 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 five (5) 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 used by the City and County GIS Departments.

S/D 98-57 -- One-Step Final Plat of WESTWOOD HILLS 2N' ADDITION
May 29, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

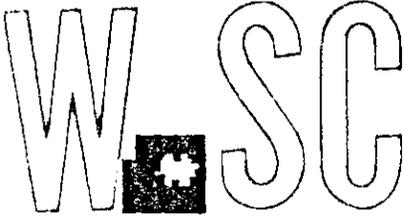
A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Mennonite Housing, 3033 W. 2nd St., Wichita, KS 67203-5321
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

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

May 22, 1998

FILE COPY

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

Re: S/D 98-57 -- One-Step Final Plat of WESTWOOD HILLS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if any guarantees are required. Guarantees are required for the extension of water and sewer to serve the lots.
- 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. The drainage plan is approved. Drainage easement shall be denoted to cover the proposed storm sewer. A storm sewer guarantee will be required.
- D. The applicant shall guarantee the paving of the proposed interior street.
- E. The final plat tracing shall reference a tie point from a section corner and its distance to the plat.
- F. The perimeter of the plat does not coincide with the perimeter of Parcel 4 of the CUP and an administrative adjustment needs to be completed. In addition, the plat does not conform with the 50-foot setback imposed by the CUP along Maybelle and University Avenue (15-foot and 20-foot platted setback). MAPD recommends maintaining the standard 25-foot front yard setback along

- University Avenue. An administrative adjustment needs to be completed for this setback revision.
- G. **Traffic Engineering** needs to comment on the need for any improvements to University Avenue and Maybelle Avenue. **No improvements are needed.**
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per all dwelling units in the plat. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 28, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Mennonite Housing, 3033 W. 2nd St., Wichita, KS 67203-5321
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

May 28, 1998

STAFF REPORT
(One-Step Final Plat-Approved 5/21/98)

CASE NUMBER: S/D 98-57 - WESTWOOD HILLS 2ND ADDITION

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

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

LOCATION: South of Maple, West of Tyler

SITE SIZE: 3.4 acres

NUMBER OF LOTS

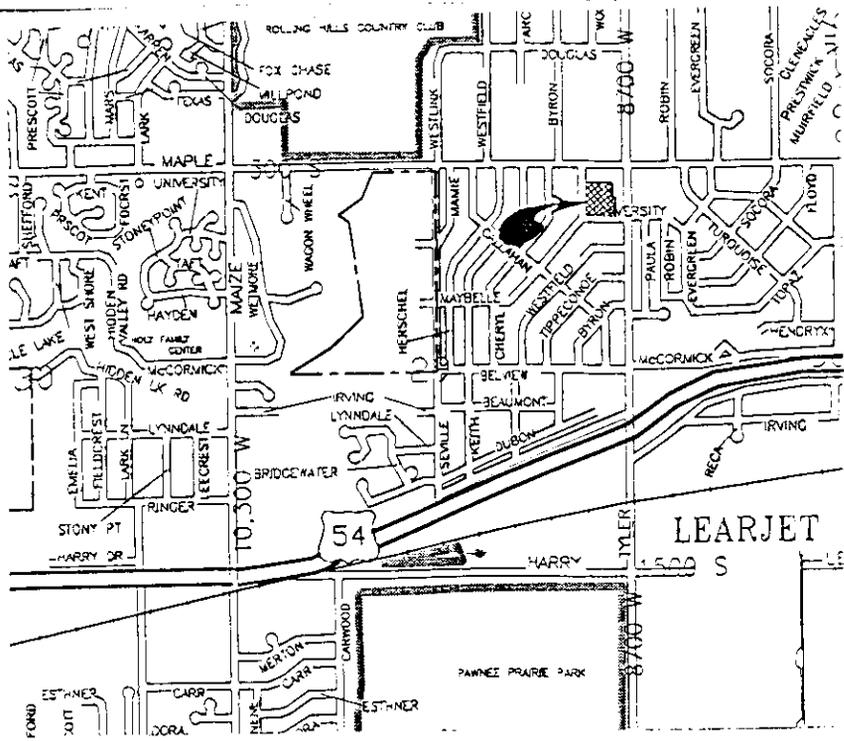
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 8,400 sq. ft.

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

PROPOSED ZONING: Single-Family uses per Administrative Adjustment request

VICINITY MAP



Note: This site is a replat of Lot 2 of the Westwood Hills Addition. The site is also governed by the Westwood Hills CUP (DP-97 Amendment #1). The site is zoned for NR, Neighborhood Retail uses per the CUP. Proposed zoning is Single-Family uses per a requested Administrative Adjustment.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required. Guarantees are required for the extension of water and sewer to serve the lots.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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Department.)

- J. 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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