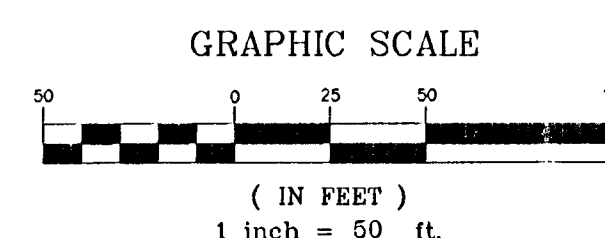
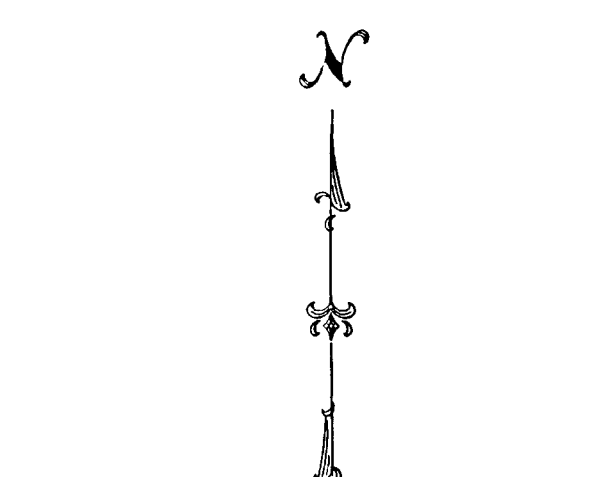
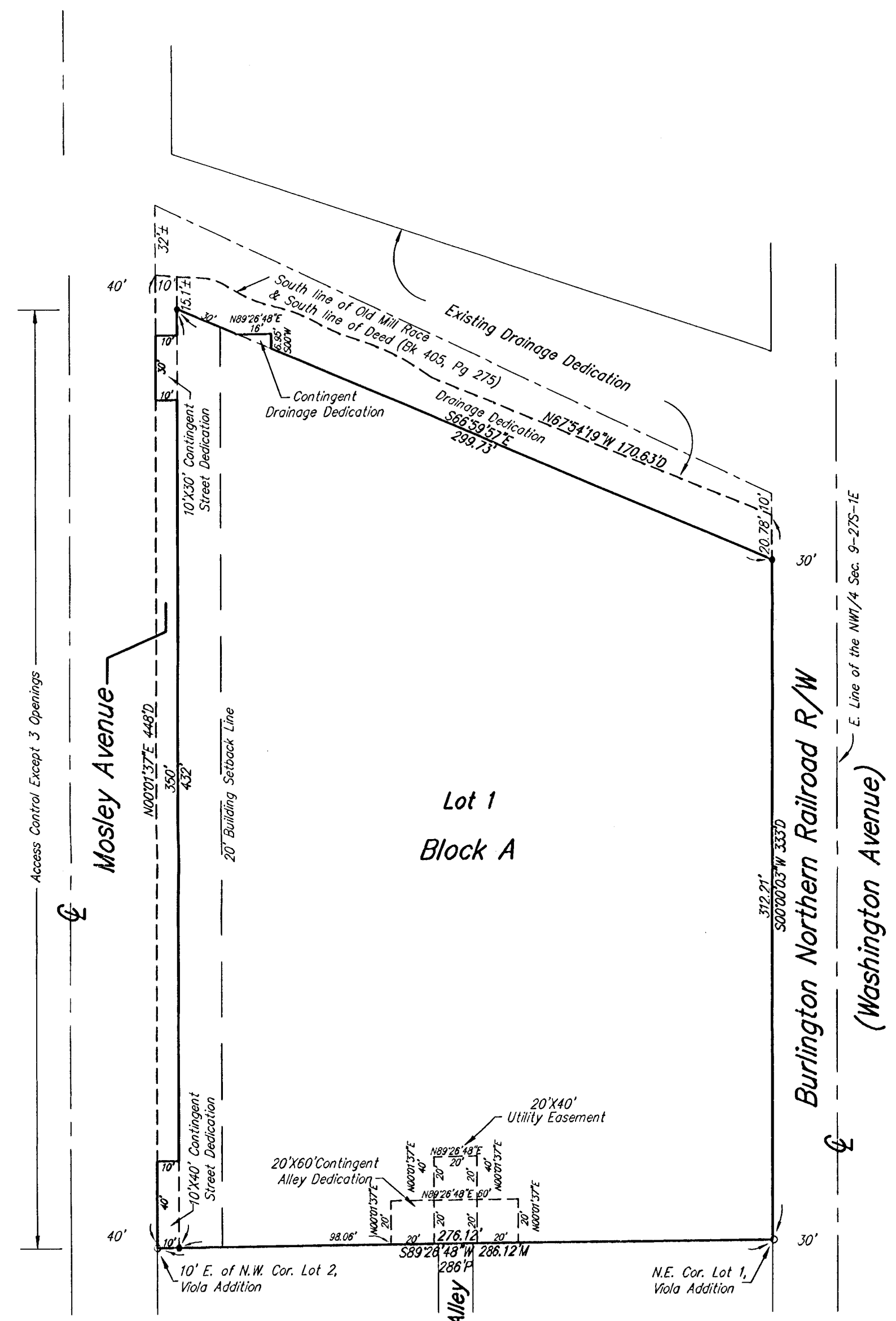


Final Drawing 4-8-03

NATIONAL BY-PRODUCTS SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



D = DESCRIBED
M = MEASURED
P = PLATTED

- = 3/4" IRON PIPE (FOUND)
- = 1/2" REBAR W/SAVOY CAP (SET)

State of Kansas) SS
Sedgwick County)

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "NATIONAL BY-PRODUCTS SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

That part of the NW1/4 of Sec. 9, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at a point in the east line of Mosley Avenue as condemned by Ordinance No. 9500, said point being on the north line of Viola Addition to the City of Wichita, Kansas; thence north along said east line of Mosley Avenue, a distance of 480.00 feet to the center of a drainage canal as now exists; thence southeasterly along said canal centerline, a distance of 316.7 feet more or less, to a point on the west line of extended Washington Avenue; thence south along said west line of Washington Avenue, a distance of 343.00 feet to the north line of said Viola Addition; thence west along the north line of said Viola Addition, a distance of 286.25 feet to the point of beginning, except therefrom any conveyed to the City of Wichita by Quit Claim Deed filed in Deed Book 405, Pg. 275.

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

Date 3A Savoy Company, P.A. Surveyor

Know all men by these presents that We, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "NATIONAL BY-PRODUCTS SECOND ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The drainage dedication is hereby dedicated to and for the use of the public for drainage purposes. The contingent Alley dedication is hereby dedicated to and for the use of the public, contingent upon an improvement project for the adjacent Alley. The contingent drainage dedication is hereby dedicated to and for drainage purposes, contingent upon the removal of the existing building. The contingent street dedications are hereby dedicated to and for the use of the public, contingent upon the removal of the existing buildings or in the event that the City determines a need for the right-of-way for any street-related purpose. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat. 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 City Engineer, and unobstructed to allow for the conveyance of stormwater.

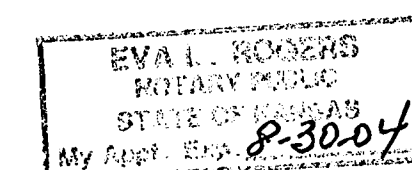
National By-Products Inc.

President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 3rd day of April, 2003, by Don Menonick, President of National By-Products Inc., on behalf of the corporation.

Notary Public
My App't. Exp. 8-30-04



This plat of "NATIONAL BY-PRODUCTS SECOND 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

Bernard A. Hentzen Chairman

Dale Miller Secretary

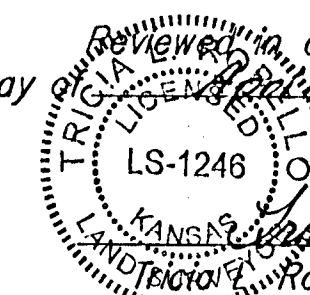
This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

At the Direction of the City Council

Chris Cherches City Manager

Pat Graves City Clerk

8th day of April, 2003.



Deputy County Surveyor
Sedgwick County Kansas
Robello, LS #1246

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

Don Brace 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 _____, 2003, at o'clock _____ M. and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy



Savoy Company, P.A.
Land Surveyors

PH (316) 265-0005
FAX (316) 265-0275

535 S. Emporia, Suite 104, Wichita, KS 67202

www.savoyco.com

PROJECT NO. 03AA01289 P



Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2003

Harlan D. Foraker, P.E.
CED, P.A.
810 W. Douglas, Ste. 10
Wichita, KS 67203

RE: SUB 2003-10 -- One-Step Final Plat of National By-Products Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 28, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2003

Harlan D. Foraker, P.E.
CED, P.A.
810 W. Douglas, Ste. 10
Wichita, KS 67203

RE: SUB 2003-10 -- One-Step Final Plat of National By-Products Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. City Environmental Health Department has advised that this site is located in the North Industrial Corridor which requires access to the property for continued pollution site monitoring. Limited Phase II investigation of the property is needed prior to recording of the plat and prior to any development and/or construction. A restrictive covenant shall be provided to that effect.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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. *City Engineering requests the drainage plan denote that runoff will be collected and piped to ditch.*
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Mosley. *Traffic Engineering has approved access controls.*
- F. The applicant shall contact abutting property owners to the south regarding vacation of the alley. In the event a vacation is not desired, a turnaround would be needed at the terminus of the alley.
- G. The applicant has platted a contingent dedication of right-of-way along a portion of Mosley Avenue. The plat's text shall state that the dedication shall become effective upon removal of the existing buildings or in the event that the City determines a need for the ROW for any street-related purposes.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- I. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- J. The applicant is advised that in regard to the portion of the buildings within the building setback; that while such areas of the existing structures may be maintained, no enlargement of the buildings in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- K. 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.
- L. 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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- T. 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.
- U. 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.

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, March 6, 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

Copies to: National By-Products, Inc., P.O. Box 615, Des Moines, IA, 50303-0615
National By-Products, Inc., 2155 N. Mosley, Wichita, KS 67214
Mark Savoy, L. S., Savoy Company, 535 S. Emporia, Ste. 104, Wichita, KS 67202
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
(One-Step Final Plat Approved 2/27/03)

CASE NUMBER: SUB 2003-10 -- NATIONAL BY-PRODUCTS SECOND ADDITION

OWNER/APPLICANT: National By-Products, Inc., 2155 N. Mosley, Wichita, KS 67214

AGENT: Harlan D. Foraker, P.E., CED, 810 W. Douglas, Suite C, Wichita, KS 67203

SURVEYOR/ENGINEER: Mark A. Savoy, L.S., Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: South of 21st Street North, East of Broadway

SITE SIZE: 2.4 acres

NUMBER OF LOTS

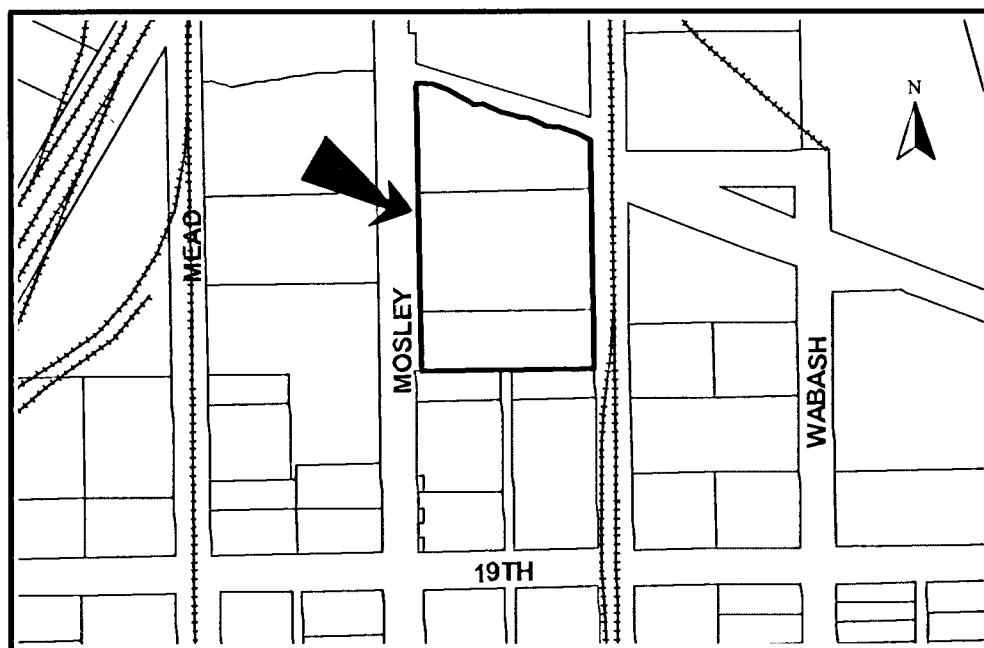
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	1

MINIMUM LOT AREA: 2.4 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City Environmental Health Department has advised that this site is located in the North Industrial Corridor which requires access to the property for continued pollution site monitoring. Limited Phase II investigation of the property is needed prior to recording of the plat and prior to any development and/or construction. A restrictive covenant shall be provided to that effect.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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. *City Engineering requests the drainage plan denote that runoff will be collected and piped to ditch.*
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Mosley. *Traffic Engineering has approved access controls.*
- F. The applicant shall contact abutting property owners to the south regarding vacation of the alley. In the event a vacation is not desired, a turnaround would be needed at the terminus of the alley.
- G. The applicant has platted a contingent dedication of right-of-way along a portion of Mosley Avenue. The plat's text shall state that the dedication shall become effective upon removal of the existing buildings or in the event that the City determines a need for the ROW for any street-related purposes.
- H. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- I. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- J. The applicant is advised that in regard to the portion of the buildings within the building setback; that while such areas of the existing structures may be maintained, no enlargement of the buildings in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- K. 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.
- L. The plat's 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.

SUB 2003-10 -- One-Step Final Plat of National By-Products Second Addition
March 6, 2003 - Page 3

- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.