

revised 11-17-00
final tracing

FINAL PLAT OF
"BOSLEY'S FIRST ADDITION"
WICHITA, SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 9, T28S, R1E OF THE 6TH P.M.

State of Kansas)
Sedgwick County) ss

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 "BOSLEY'S FIRST ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

This plat of "BOSLEY'S FIRST ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 31st day of August, 2000.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Frank Garofalo, Chairman
Frank Garofalo

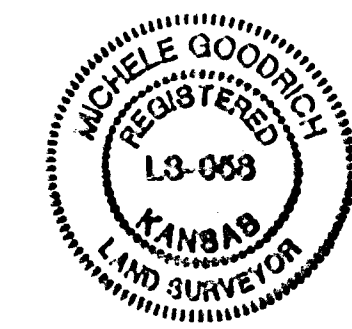
Marvin S. Krout, Secretary
Marvin S. Krout

The West 400 feet of the following described tract: Beginning at a point in the West line of Section 9, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, which is 651.2 feet North of the Southwest corner of said Section 9; thence East parallel with the South line of the Southwest Quarter of said Section 9, a distance of 793.59 feet; thence South 373.12 feet to a point which is 783.37 feet East of the West line of the Southwest Quarter of said Section 9; thence West parallel with the South line of said Section 9, a distance of 783.37 feet to the intersection with the West line of said Southwest Quarter; thence North 373.2 feet to the Point of Beginning, Except the North 240 feet thereof. Said tract contains 1.22 acres, more or less, and is subject to public road right-of-way on the West.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
Michele Goodrich LS #958

August 15, 2000
Date



Reviewed in accordance with K.S.A. 58-2005 on this 11th day of September, 2000.

Tricia L. Robello
Tricia L. Robello, LS#1246
Deputy County Surveyor
Sedgwick County, Kansas

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

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "BOSLEY'S FIRST ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST BANK, N.A.

Mark A. Koch, V.P.
Mark A. Koch, Vice-President

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2000 by Mark A. Koch, Vice-President of Intrust Bank, N.A., on behalf of the bank.

_____, Notary Public
Deborah A. Wood

My Commission Expires: _____

Know all men by these presents that Lonnie H. Bosley and Colleen D. Bosley, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street to be known as "BOSLEY'S FIRST ADDITION", Wichita, Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. 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. All abutters' rights of access to or from Broadway Avenue, over and across the West line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Broadway Avenue at one location as determined by the appropriate engineer of the appropriate governing body.

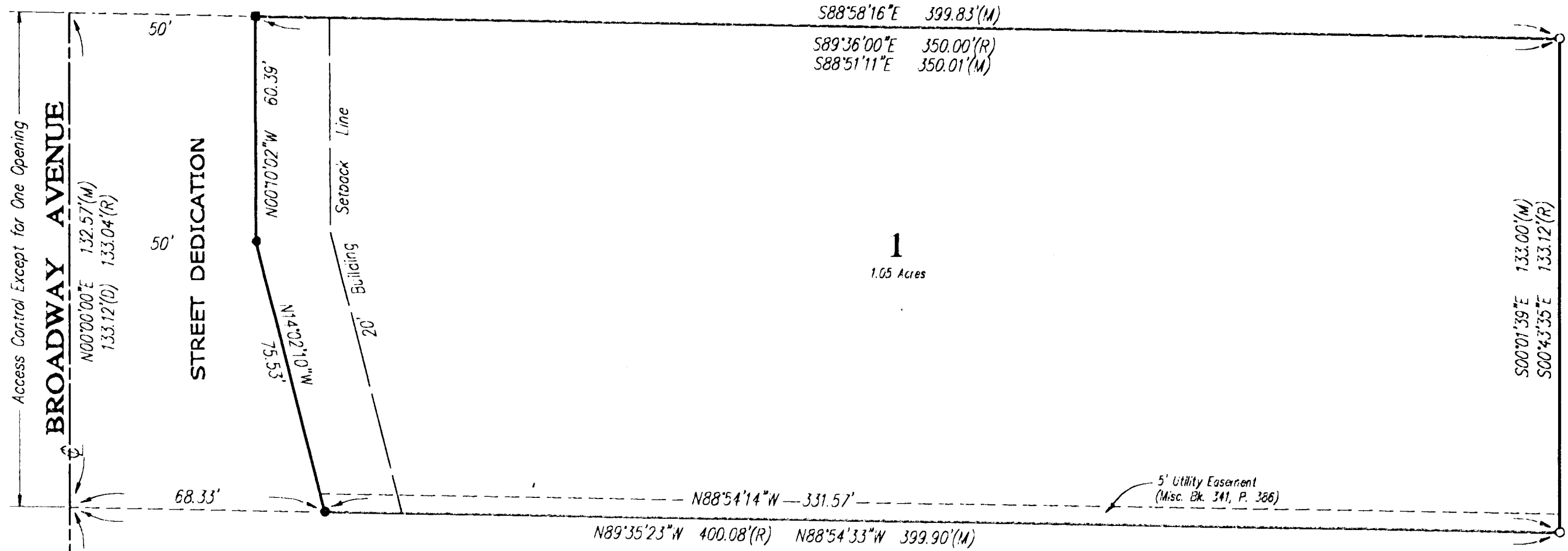
Lonnie H. Bosley Colleen D. Bosley

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 2000, by Lonnie H. Bosley and Colleen D. Bosley.

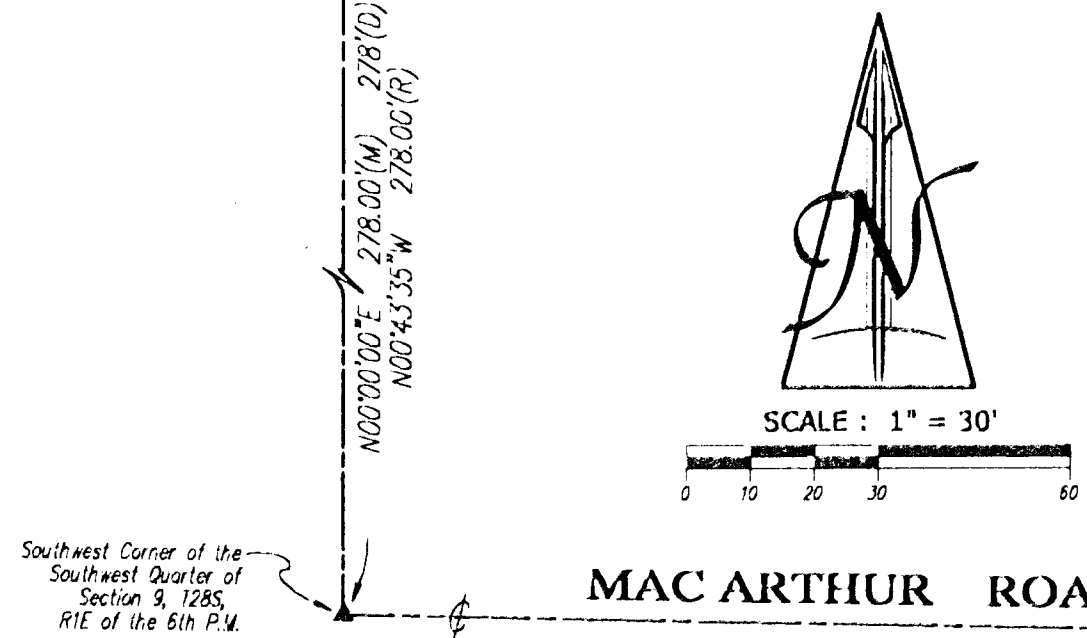
_____, Notary Public
Virginia L. Klamm

My Commission Expires: _____

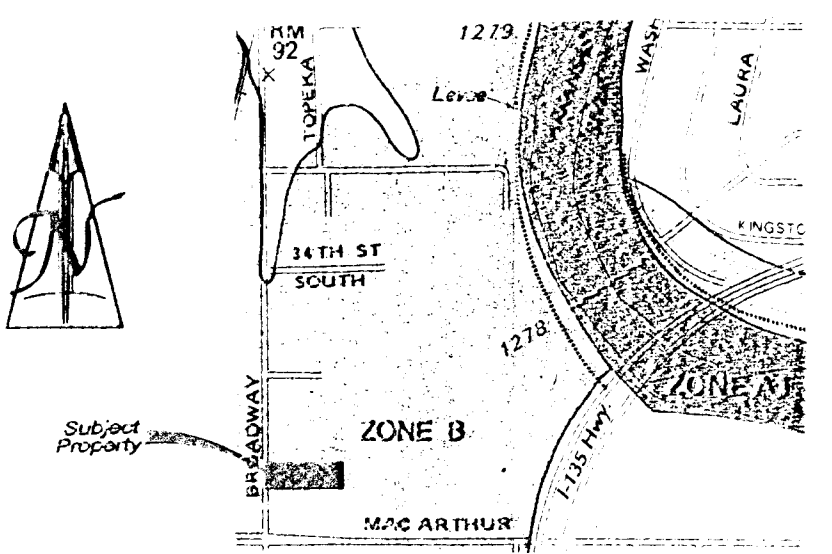


- LEGEND:
- ▲ = Section Corner
 - = 1/2" Iron Pipe Found
 - = #4 Rebar Found with I.D. Cap "TTLST CLS22"
 - = #4 Rebar Set with I.D. Cap "TTLST CLS22"
 - (D) = Described in Deed
 - (R) = Record Measurement from Boundary Survey by Terra Tech Land Surveying, Inc.
 - (M) = Measured
- Bearing Basis Assumed

BENCH MARK:
City of Wichita Disk in centerline of MacArthur, 365' East of centerline of Broadway, 5.2' South of back of curb, 6.5' North of back of curb, 14.7' West of second street light pole East of Broadway.
Elevation: 1238.15 NAVD29
91.33 City Datum



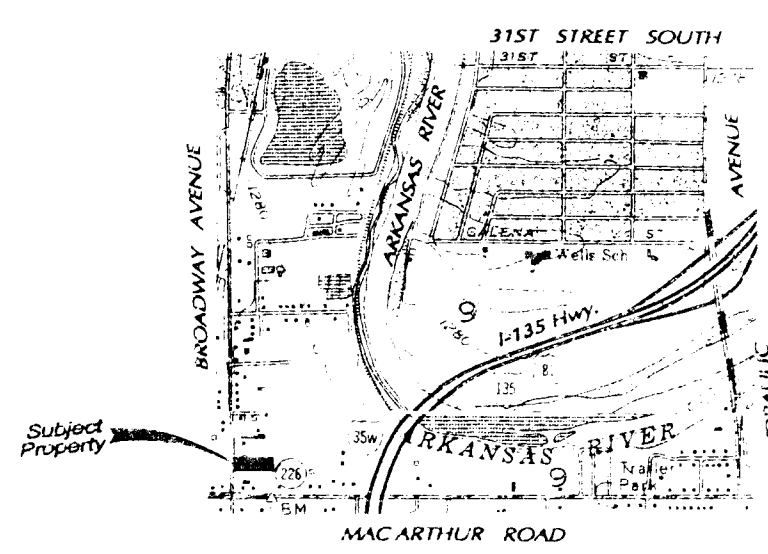
FLOOD ZONE MAP
Sec. 9, T28S, R1E



FLOOD ZONE:
Subject property is in Zone B, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200328 0035 B, effective May 15, 1986.

Subject property is protected from the one-percent annual chance (100-Year) flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.

VICINITY MAP
Sec. 9, T28S, R1E



WICHITA EAST QUADRANGLE
DERBY QUADRANGLE
7.5 Minute Series



Wichita-Sedgwick County Metropolitan Area Planning Department

August 31, 2000

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

RE: SUB 2000-64 -- One-Step Final Plat of BOSLEY'S FIRST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 2000, 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 25, 2000.

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 Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

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

August 25, 2000

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

RE: SUB 2000-64 -- One-Step Final Plat of BOSLEY'S FIRST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- 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 needs to be revised.
- D. Traffic Engineering should comment on the need for access controls. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Broadway and MacArthur are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text. Access control except for one opening is required.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. If platted, the building setback may be established at a minimum of 20 feet to conform with the GC District zoning standards.

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- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- 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.
- 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.

SUB 2000-64 -- One-Step Final Plat of BOSLEY'S FIRST ADDITION

August 25, 2000

Page 3

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 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. 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, 2000, at 1:00 p.m.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Lonnie Bosley, 3956 S. Broadway, Wichita, KS 67216
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 8/24/00)

CASE NUMBER: SUB 2000-64 -- BOSLEY'S FIRST ADDITION

OWNER/APPLICANT: Lonnie Bosley, 3956 S. Broadway, Wichita, KS 67216

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

LOCATION: Northeast corner of Broadway and MacArthur Road

SITE SIZE: 1.22 Acres

NUMBER OF LOTS

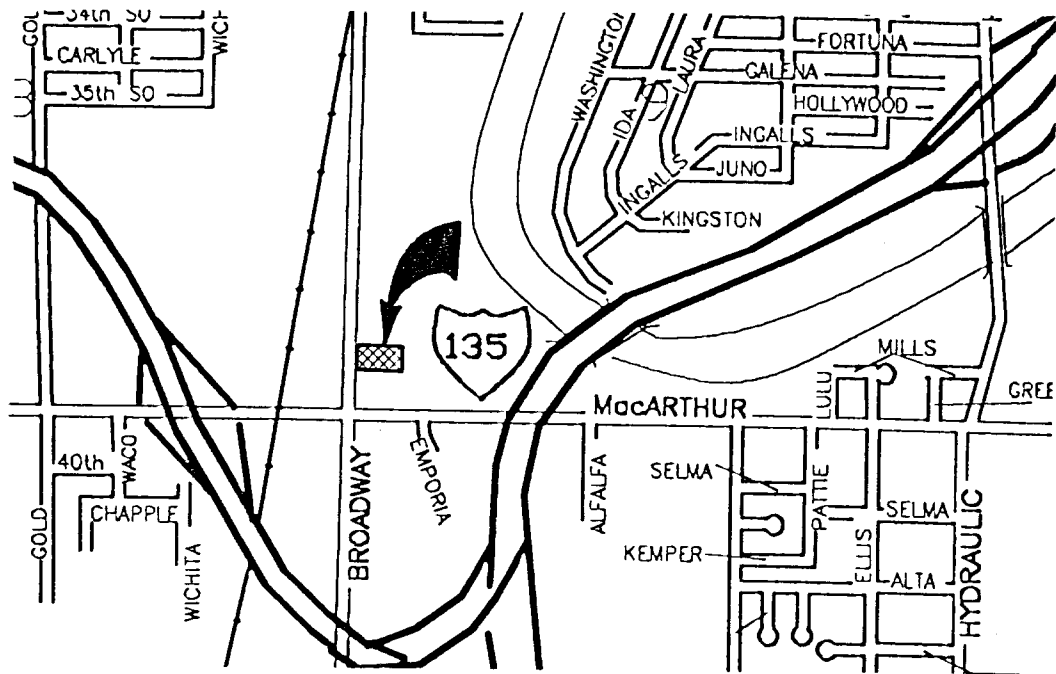
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.05 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- 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 needs to be revised.
- D. Traffic Engineering should comment on the need for access controls. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Broadway and MacArthur are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text. Access control except for one opening is required.
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- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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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.)
- 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.

SUB 2000-64 -- One-Step Final Plat of BOSLEY'S FIRST ADDITION
August 31, 2000 - Page 3

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