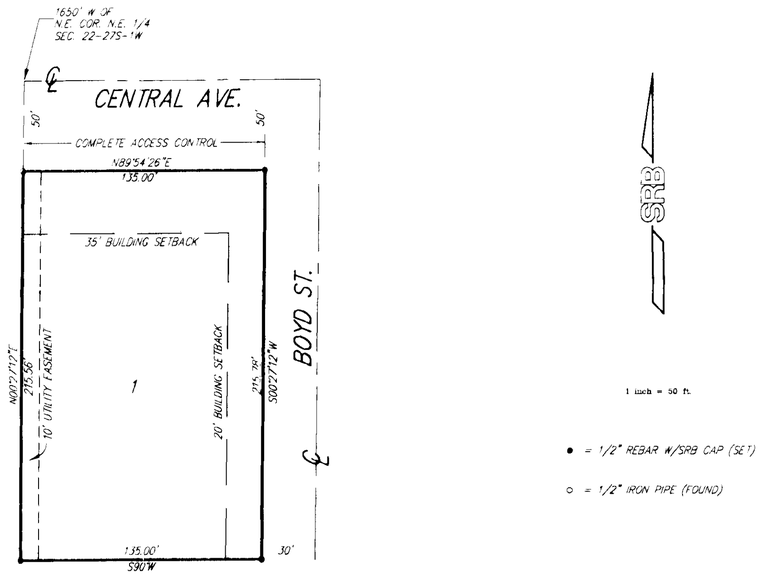
MULLEN-BUTLER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
2-26-99



1 inch = 50 ft.

● = 1/2" REBAR W/SRB CAP (SET)

○ = 1/2" IRON PIPE (FOUND)

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 plotted "MULLEN-BUTLER ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 13, except the south 1056 feet thereof and except the east 30 feet thereof and except the north 20 feet thereof, Central Acres, Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 5 Feb 99 MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

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 a Lot to be known as "MULLEN-BUTLER ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Avenue over and across the north line of Lot 1 are hereby granted to the City of Wichita

Jan Mullen

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 5th day of February 1999, by Jan Mullen.

Linda S Hamby Notary Public

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

This plat of "MULLEN-BUTLER 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

_____ Chairman
William M. Johnson

_____ 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: 01165PR1-R.J.
PROJECT NO. 98.01165P

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

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

December 18, 1998

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

RE: S/D 98-114-- One-Step Final Plat of MULLLEN-BUTLER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 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 December 9, 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 (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 and 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.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Vincent A. Henning, 6029 W. Central, Wichita, KS 67212
Jan Mullen, 8404 W. 13th Street, Wichita, KS 67212\
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

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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December 11, 1998

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

RE: S/D 98-114-- One-Step Final Plat of MULLLEN-BUTLER ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *The 8-foot utility easement needs to be increased to 10 feet. The Applicant shall attempt to obtain a valid paving petition for Boyd or in the alternative, submit a paving petition for the portion of Boyd adjoining this plat.*

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. A drainage guarantee will be required at the time of site development.*

D. 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.

E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

F. The applicant proposes to continue the use of the existing access opening along Central. **Traffic Engineering** needs to comment on the need for complete access control along Central, and requiring access from Boyd. ***Traffic Engineering has required complete access control along Central, limiting access to Boyd.***

G. The applicant is advised that the required building setback for the LC, Limited Commercial district is a 20-ft front setback and a 10-ft street side setback; and the platted setbacks may be reduced.

H. The MAPC Chairman needs to be revised to read, "William M. Johnson".

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, 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 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.

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, December 17, 1998, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Vincent A. Henning, 6029 W. Central, Wichita, KS 67212
Jan Mullen, 8404 W. 13th Street, Wichita, KS 67212\
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-10
December 17, 1998

STAFF REPORT
(One-Step Final Plat Approved 12/10/98)

CASE NUMBER: S/D 98-114 - MULLEN-BUTLER ADDITION

OWNER/APPLICANT: Vincent A. Henning, 6029 W. Central, Wichita, KS 67212; Jan Mullen (Contract Purchaser), 8404 W. 13th St., Wichita, KS 67212

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

LOCATION: South side of Central, West of Hoover

SITE SIZE: .67 acres

NUMBER OF LOTS

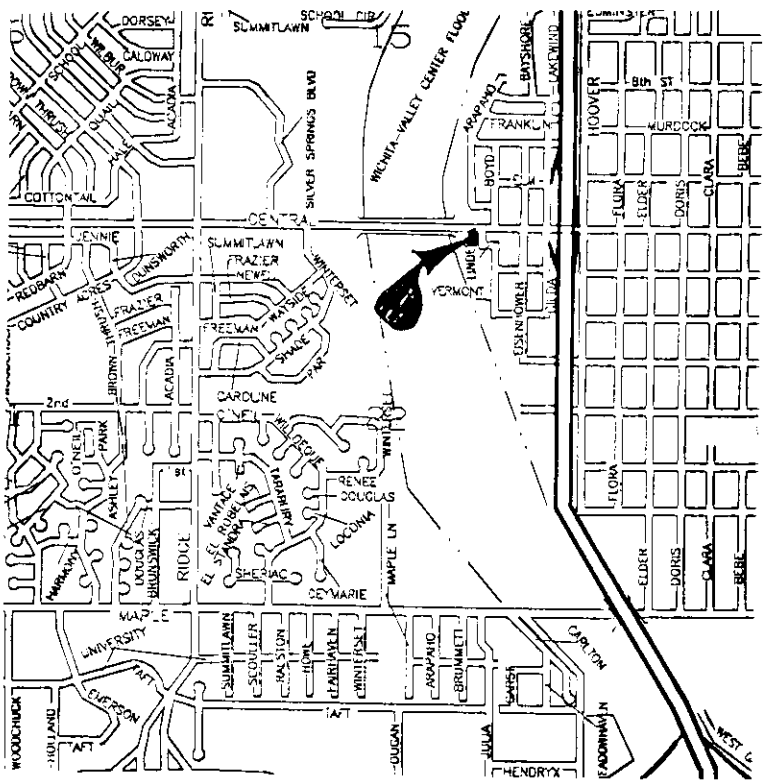
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 29,101 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: The applicant has requested a zone change (Z-3302) from SF-6, Single-Family Residential to LC, Limited Commercial zoning.

STAFF COMMENTS:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. ***The 8-foot utility easement needs to be increased to 10 feet. The Applicant shall attempt to obtain a valid paving petition for Boyd or in the alternative, submit a paving petition for the portion of Boyd adjoining this plat.***

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G. The applicant is advised that the required building setback for the LC, Limited Commercial district is a 20-ft front setback and a 10-ft street side setback; and the platted setbacks may be reduced.

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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 in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.