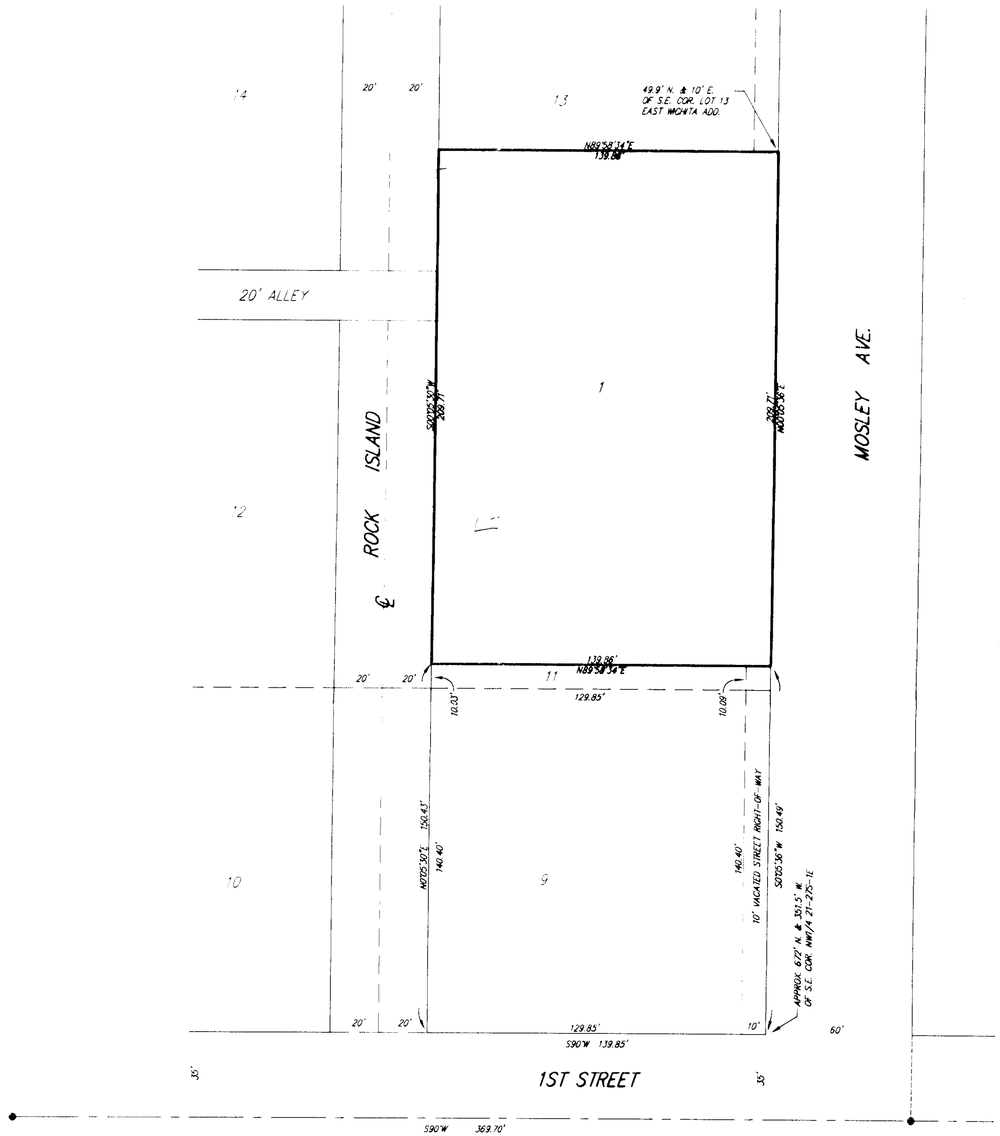
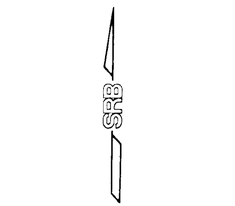
field fencing
10-13-98

OLD TOWN PARKING ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS





GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

● = CITY OF WICHITA CONTROL THIMBLE (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 platted "OLD TOWN PARKING 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:

That part of Lot 11, on Mosley Avenue, in East Wichita, Sedgwick County, Kansas described as: Beginning at the N.E. Corner of said Lot 11; thence south along the east line thereof, 139.81 feet; thence west, 149.79 feet, more or less, to a point on the west line of said Lot 11, being 139.87 feet south of the N.W. Corner thereof; thence north to the N.W. Corner thereof; thence east 149.80 feet, more or less to the point of beginning; together with the west 10 feet of vacated Mosley Avenue adjacent on the east to the above described tract, except the west 20 feet of said Lot 11 for street,
AND
That part of Lot 13, on Mosley Avenue, in East Wichita, Sedgwick County, Kansas described as: Beginning at the S.E. Corner of said Lot 13; thence north along the east line thereof, 49.90 feet; thence west 149.80 feet, more or less, to a point on the west line of said Lot 13, being 49.84 feet north of the S.W. Corner thereof; thence south to the S.W. Corner thereof; thence east 149.90 feet, more or less, to the point of beginning; together with the west 10 feet of vacated Mosley Avenue adjacent on the east to the above described tract, except the west 20 feet of said Lot 13 for street,
AND
All of the Alley lying between the above described tracts, and being more particularly described as: Beginning at the S.E. Corner of said Lot 13; thence east along the south line of said Lot 13, extended east, 10 feet; thence south, parallel with the east line of said Lot 13 and said Lot 11, 20 feet to a point on the extended north line of said Lot 11; thence west along the north line of said Lot 11 and as extended to a point 20 feet east of the N.W. Corner of said Lot 11; thence north 20 feet to a point 20 feet east of the S.W. Corner of said Lot 13; thence east along the south line of said Lot 13 to the place of beginning.

All being situated in the NW1/4 of Sec. 21, Twp. 27-S, R-1-E of the 6th P.M., 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 27 Aug 98

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy PLS #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 a Lot to be known as "OLD TOWN PARKING ADDITION", Wichita, Sedgwick County, Kansas.

The City of Wichita, Kansas

Bob Knight — Mayor

Pat Burnett — City Clerk

This plat of "OLD TOWN PARKING 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 E. 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)
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 _____, 1998, at _____ o'clock __M: and is duly recorded.

Bill Meek — Register of Deeds

Linda Kizzire — Deputy

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1998, by Bob Knight, Mayor of the City of Wichita, Kansas, and Pat Burnett, City Clerk of the City of Wichita, Kansas, on behalf of the City.

Notary Public

My App't. Exp. _____

DWG FILE: 01055P-R.C.
PROJECT NO. 98E01055P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.feat.com/~srb
316-264-8008
FAX 264-4621
E-mail: srb@feat.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

August 28, 1998

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

S/D 98-85 - One-Step Final Plat of OLD TOWN PARKING ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 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 August 21, 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.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: City of Wichita, Attn.: Norman Jakovac, Public Works, 8th Floor, City Hall, 455 N. Main, Wichita, KS 67202
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

August 21, 1998

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

S/D 98-85 - One-Step Final Plat of OLD TOWN PARKING ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to comment on the abandoned water line on the site and verify if any other guarantees are required. ***A sanitary sewer guarantee is 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 is approved.***

D. Since the plat is dedicating right-of-way for Rock island, the plattor's text shall reference such dedication as being to and for the use of the public.

E. The spelling of "Wichita" should be corrected in the owner's signature block.

F. 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.)

G. 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.

H. 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.

I. 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.

J. 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.

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

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

M. 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.

N. 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, August 27, 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: ***Marked Copy of plat***
cc: City of Wichita, Attn.: Morman Jacouac, Public Works, 8th Floor, City Hall, 455 N. Main, Wichita, KS 67202
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

AGENDA ITEM NO. 2-8.

METROPOLITAN AREA PLANNING COMMISSION

August 27, 1998

STAFF REPORT

(One-Step Final Plat-Approved 08/20/98)

CASE NUMBER: S/D 98-85 - OLD TOWN PARKING ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Norman Jacouac, Public Works, 8th Floor, City Hall, 455 N. Main, Wichita, KS 67202

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

LOCATION: West side of Mosley, North of 1st St.

SITE SIZE: .67 acres

NUMBER OF LOTS

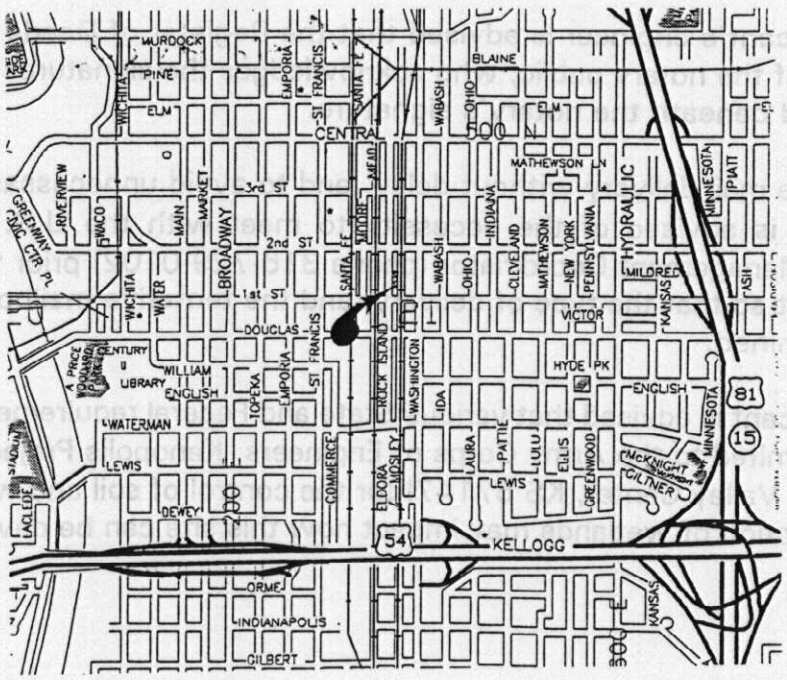
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 29,239 sf

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of two lots in the East Wichita Addition, which includes the vacation of an alley.

STAFF COMMENTS:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to comment on the abandoned water line on the site and verify if any other guarantees are required. ***A sanitary sewer guarantee is 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 is approved.***

D. Since the plat is dedicating right-of-way for Rock island, the plattor's text shall reference such dedication as being to and for the use of the public.

E. The spelling of "Wichita" should be corrected in the owner's signature block.

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