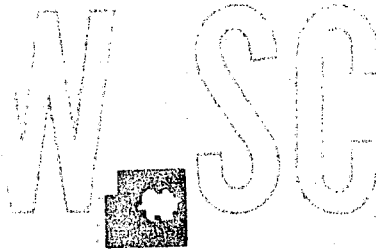


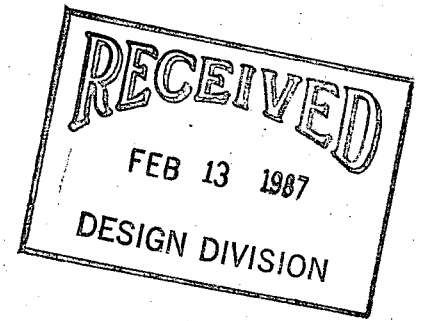
WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 12, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-1 - OMO SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This petition will be held until such time as extension of the lateral is determined to be necessary by the City Engineer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate, on the face of the plat, the platting of "access control except for one opening" to Central Avenue across the south line of this lot.
- D. The applicant is advised that he should close the residential-width drive approach to Central Avenue if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SEDGWICK COUNTY

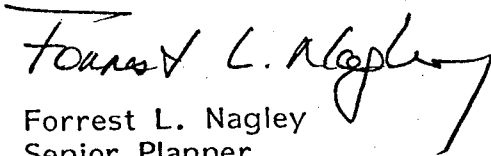
Final Plat S/D 87-1 - OMO SECOND ADDITION
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, February 19, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Cliff Omo, 1830 North 214 West, Goddard, KS 67052
~~X~~Mike Lindebak, City Engineer

Pre-Sub Jan 29, 1987

0

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Mills. Vacation of platted minimum building pad elevation. No water problem if streets and parking grades are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Ormo Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediterranean Plaza Commercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Funstemen to be tied to main in 32nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates 2nd Addition.
8. Willowbend Eighth Addition. Final plat. Item 8, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item 8, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County).
12. Parkdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developer's expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lart or Hoover and 31st St. No water problem. Item D, wells.
15. Amarado Estates Third Addition. Final Plat. Item 8, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water of Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem.
20. Filing Fees.

Pre-Sub 2-12-87

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S side 21st St., no main in front adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary Plat. Existing 8" main in Osie. Property now served. No water problem.
3. Orno Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amador Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restrictive Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across Lot 1 is to be utilized for building service, line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 6" main on South side of 27th St. So. not shown on sketched plat. Area now served. No water problem.

Pre-Sub 2-12-87

12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicate utility easement. No water problem.
14. Golf Courses of America. Dedicate utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant Sewer and utility easement. No water problem.
16. Jamesburg Park Cemetery. Dedicate street R/W. No water problem.
17. Paul E. Brogan. Grant Utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood Liver Addition. Mains to be sized to allow for fire protection with future extension to 30" to 48" 34 So. to tie to future 12" main.
20. Other Matters.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 29, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 87-1 - OMO SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the platting of "access control except for one opening" to Central Avenue across the south line of this lot.
- E. The applicant is advised that he should close the residential-width drive approach to Central Avenue if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- F. The final plat shall indicate the platting of 35-foot building setback from Central Avenue and a 20-foot building setback from Kessler through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of these building setbacks do not preclude the property owner from maintaining or

WICHITA - SEDGWICK COUNTY

S/D 87-1 - OMO SECOND ADDITION

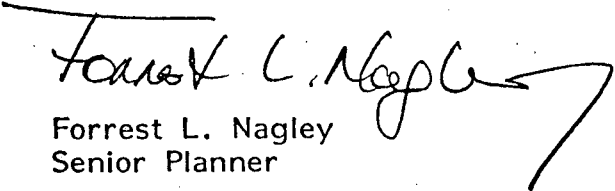
Page 2

remodeling that portion of the building within the setback's area. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.

- G. The final plat shall indicate the north 20 feet of the east 10 feet of this lot as a utility easement.
- H. The final plat shall indicate the street right-of-way, for Kessler Street, which was obtained off of this property by separate instrument.
- I. 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.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

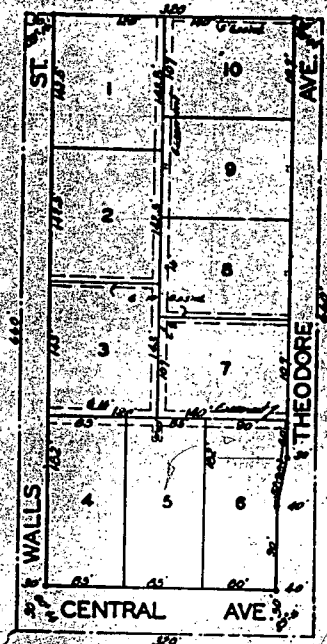
Enclosure

cc: Cliff Omo, 1830 North 214 West, Goddard, KS 67052
X Mike Lindebak, City Engineer

W1-2-7

WALLS ADDITION

TO WICHITA KANSAS



State of Kansas } s.s. Be it remembered that on
 Sedgewick County } this 28th day of April, 1954, before me a
 notary public in aforesaid county and state
 came N.A. Walls, and Bessie M. Walls, his
 wife, to me known to be the same persons who
 executed the foregoing instrument of writing
 and duly acknowledged the execution of the
 same. In testimony whereof I have hereunto
 set my hand and affixed my notarial seal the
 day and year above written.

Betty A. Adams Notary Public
 My Commission Expires Feb. 4, 1957

This plot of "WALL'S
 ADDITION" to Wichita, Kansas has been sub-
 mitted to and considered by the City
 Planning Commission of Wichita, Kansas,
 and is hereby transmitted to the Board of
 City Commissioners with the recommenda-
 tion that such plot be approved as proposed.
 Dated this 6th day of April, 1954.
 The City Planning Commission of Wichita,
 Kansas.

John G. Salame Chairman
John W. Salame Secretary

Approved by the Board of
 City Commissioners this 13th day of April,
 1954.

John W. Salame Mayor
John W. Salame City Clerk

Approved by the Board of
 County Commissioners this 6th day of
MAY, 1954.

John W. Salame County Clerk

Entered on transfer record
 this 6th day of MAY, 1954.

John W. Salame Clerk

State of Kansas } s.s. This is to certify that
 Sedgewick County } this plat was filed for record this 6th
 day of May, 1954, at 11:00 o'clock P.M. and
 is duly recorded.

L.F. Bennett Register of Deeds.

RT. WY. 49R. M415P285

State of Kansas } s.s. I, Clyde M. Baughman, Sur-
 veyor in aforesaid county and state do hereby
 certify that I have surveyed and platted "WALL'S
 ADDITION" to Wichita, Kansas, and that the ac-
 companying plat is a true and correct exhibit
 of the property surveyed described as follows:
 Beginning 760 feet east of the S.W. Cor. of the
 S.W. 1/4 of Sec. 15, T-27-R-1-W; thence north 660
 feet; thence east 320 feet; thence south 660 feet;
 thence west 320 feet to the place of beginning.

Clyde M. Baughman Surveyor

Know all men by these pres-
 ents that N.A. Walls and Bessie M. Walls,
 his wife, have caused the land described
 in the surveyor's certificate to be platted
 into lots, a street and an avenue to be known
 as "WALL'S ADDITION" to Wichita, Kansas.
 Easements are hereby granted as in-
 vested for the construction and maintainan-
 ce of a public utilities. The street and
 avenue hereby dedicated for the
 use of the public.

W.A. Walls Bessie M. Walls

S/D No.: 87-1 Name: OMO SECOND ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Northwest corner of Central Avenue and Kessler Avenue.
Owner: Cliff Omo, 1830 North 214 West, Goddard, KS 67052
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.2626
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 11,438.86 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC" (Z-2818)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2818) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to replatting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the platting of "access control except for one opening" to Central Avenue across the south line of this lot.
- E. The applicant is advised that he should close the residential-width drive approach to Central Avenue if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- F. The final plat shall indicate the platting of 35-foot building setback from Central Avenue and a 20-foot building setback from Kessler through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of these building setbacks do not preclude the property owner from maintaining or remodeling that portion of the building within the setback's area. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.
- 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. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 87-1 Name: OMO SECOND ADDITION

Preliminary Approved: 1/29/87
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northwest corner of Central Avenue and Kessler Avenue.
Owner: Cliff Omo, 1830 North 214 West, Goddard, KS 67052
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.2626
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 11,438.86 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC" (Z-2818)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2818) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to replatting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This petition will be held until such time as extension of the lateral is determined to be necessary by the City Engineer.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate, on the face of the plat, the platting of "access control except for one opening" to Central Avenue across the south line of this lot.
- E. The applicant is advised that he should close the residential-width drive approach to Central Avenue if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required to be guaranteed with this replat?