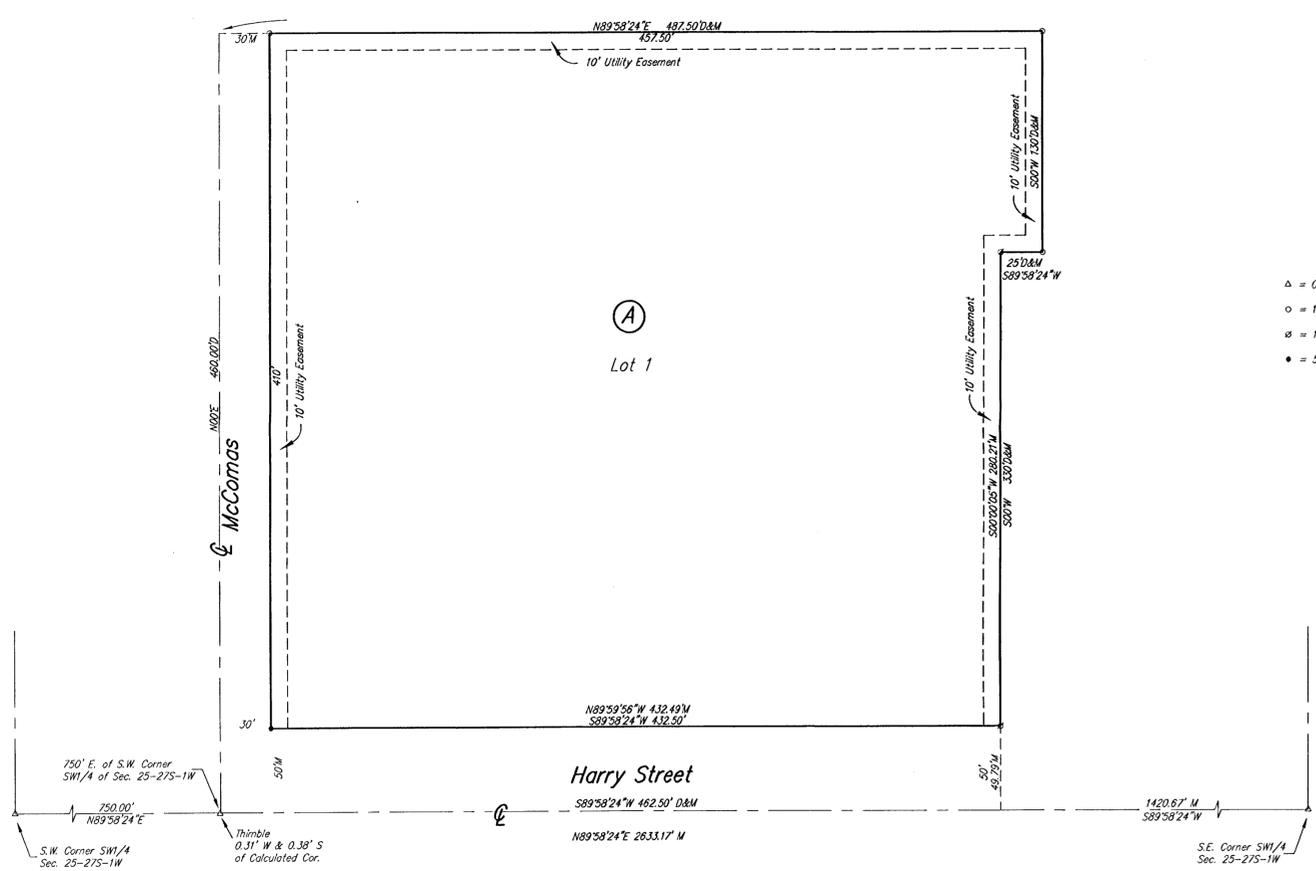


Final July 2004

VOEGELI 2ND ADDITION

Wichita, Sedgwick County, Kansas.



- △ = CITY OF WICHITA CONTROL THIMBLE (FOUND)
- = 1/2" REBAR W/SRB CAP (FOUND)
- ⊕ = 1/2" REBAR W/PLS 950 CAP (FOUND)
- = 5/8" 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 "VOEGELI 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the SW1/4 of Sec. 25, Twp. 27S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.W. Corner of said SW1/4; thence east along the South Line of said SW1/4, 750 feet for a place of beginning; thence north parallel with the West Line of said SW1/4, 460 feet; thence east, parallel with the South Line of said SW1/4, 487.5 feet; thence south, parallel with the West Line of said SW1/4, 130 feet; thence west, parallel with the South Line of said SW1/4, 25 feet; thence south, parallel with the West Line of said SW1/4, 330 feet to the South Line of said SW1/4; thence west, along the South Line of said SW1/4, 462.5 feet to the place of beginning.

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

Savoy Company, P.A.

Date: 10/15/2004

 A. Savoy, Surveyor
 Savoy, R.L.S. #788

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 Streets to be known as "VOEGELI 2ND ADDITION", Wichita, Sedgwick County, Kansas. The Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater.

Randall E. Voegeli
 Randall E. Voegeli
Bonnie D. Voegeli
 Bonnie D. Voegeli

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15th day of July, 2004, by Randall E. Voegeli and Bonnie D. Voegeli husband and wife.
Melanie R. Penner Notary Public
 My App't. Exp 5/10/2006



Reviewed in accordance with K.S.A. 58-2005 on this 16th day of July, 2004.

 Tricia M. Nobello, L.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

This plat of "VOEGELI 2ND 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 _____, 2004.

Wichita-Sedgwick County Metropolitan Area Planning Commission

 Ronald Marnell
 Chairman

 John L. Schlegel
 Secretary

This plat approved and all dedications shown hereon, are hereby accepted by the City Council of the City of Wichita, Kansas, dated this day _____ of _____, 2004.

 Carlos Mayans
 Mayor

 Karen Schofield
 City Clerk

Entered on transfer record this _____ day of _____, 2004.

 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 _____, 2004, at _____ o'clock _____ M. and is duly recorded.

 Bill Meek
 Register of Deeds

 Linda Kizzire
 Deputy

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "VOEGELI 2ND ADDITION", Wichita, Sedgwick County, Kansas.

 Lloyd Jones
 Senior Vice-President
 Emprise Bank

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15th day of July, 2004, by Lloyd Jones, Senior Vice-President of Emprise Bank, on behalf of the bank.

Melanie R. Penner Notary Public
 My App't. Exp 5/10/2006



Savoy Company, P.A.
 Land Surveyors
 PH (316) 265-0005
 FAX (316) 265-0275



Wichita-Sedgwick County Metropolitan Area Planning Department

May 6, 2004

Harlan Foraker
Certified Engineering Design, P.A.
810 W. Douglas, Ste C
Wichita, KS 67203

RE: SUB 2004-45 -- One-Step Final Plat of Voegeli Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 6, 2004, 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 April 30, 2004.

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 compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

April 30, 2004

Harlan Foraker
Certified Engineering Design, P.A.
810 W. Douglas, Ste C
Wichita, KS 67203

RE: SUB 2004-45 -- One-Step Final Plat of Voegeli Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 29, 2004, 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. Municipal services are available to serve the site.
- 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. Improvements are required at time of site development.
- D. A Block shall be designated on the face of the plat as referenced in the plat's text.
- E. County Surveying has requested measured right-of-way dimensions.
- F. 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.
- G. The reference to access controls in the plat's text may be deleted.
- H. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

- I. The platlor'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.
- 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 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- 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. ***SBC requests additional easements.***
- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . 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.

SUB 2004-45 -- One-Step Final Plat of Voegeli Second Addition
April 30, 2004
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, May 6, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

Enclosure

Copies to: Randall E. and Bonnie D. Voegeli, 3506 W. Harry, Wichita, KS 67213
Mark Savoy, Savoy Company, 525 S. Emporia, Ste. 104, Wichita, KS 67202
Jim Armour, Acting City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 4/29/04)

CASE NUMBER: SUB 2004-45 -- VOEGELI SECOND ADDITION

OWNER/APPLICANT: Randall E. & Bonnie D. Voegeli, 3506 W. Harry, Wichita, KS 67213

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

AGENT: Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203

LOCATION: North side of Harry, East of West Street

SITE SIZE: 4.96 Acres

NUMBER OF LOTS

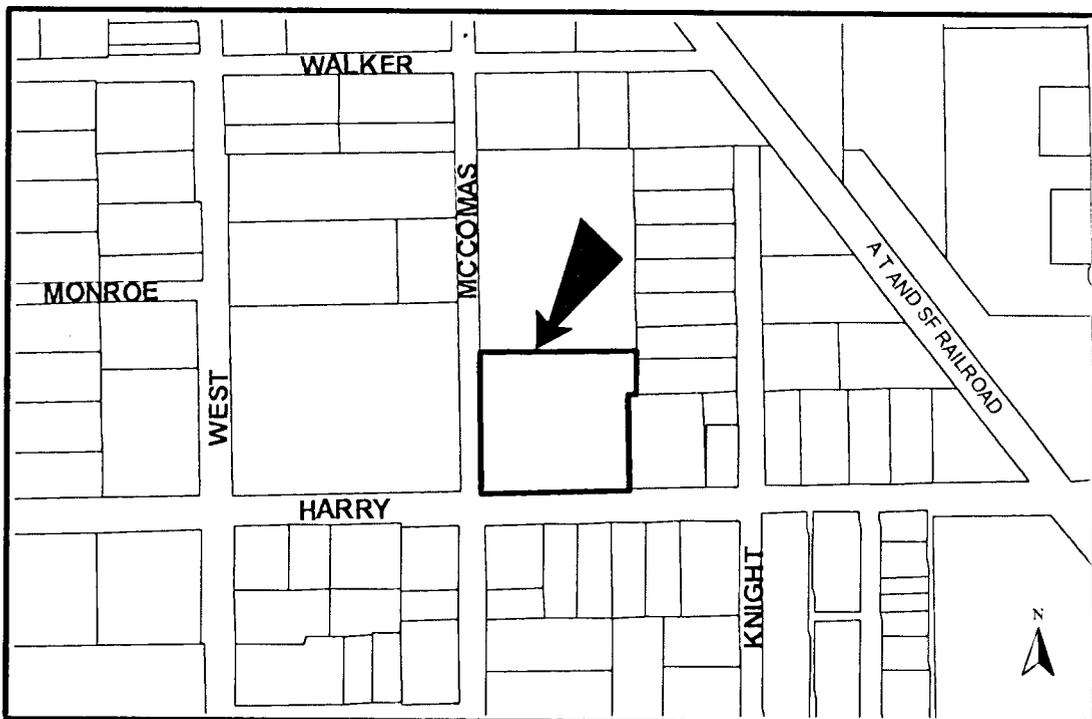
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 4.15 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City. This segment of Harry is classified as a collector and access controls are not required.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. Improvements are required at time of site development.**
- D. A Block shall be designated on the face of the plat as referenced in the plat's text.
- E. **County Surveying** has requested measured right-of-way dimensions.
- F. 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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SUB 2004-45 -- One-Step Final Plat of VOEGELI SECOND ADDITION
May 6, 2004 - Page 3

- 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.
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