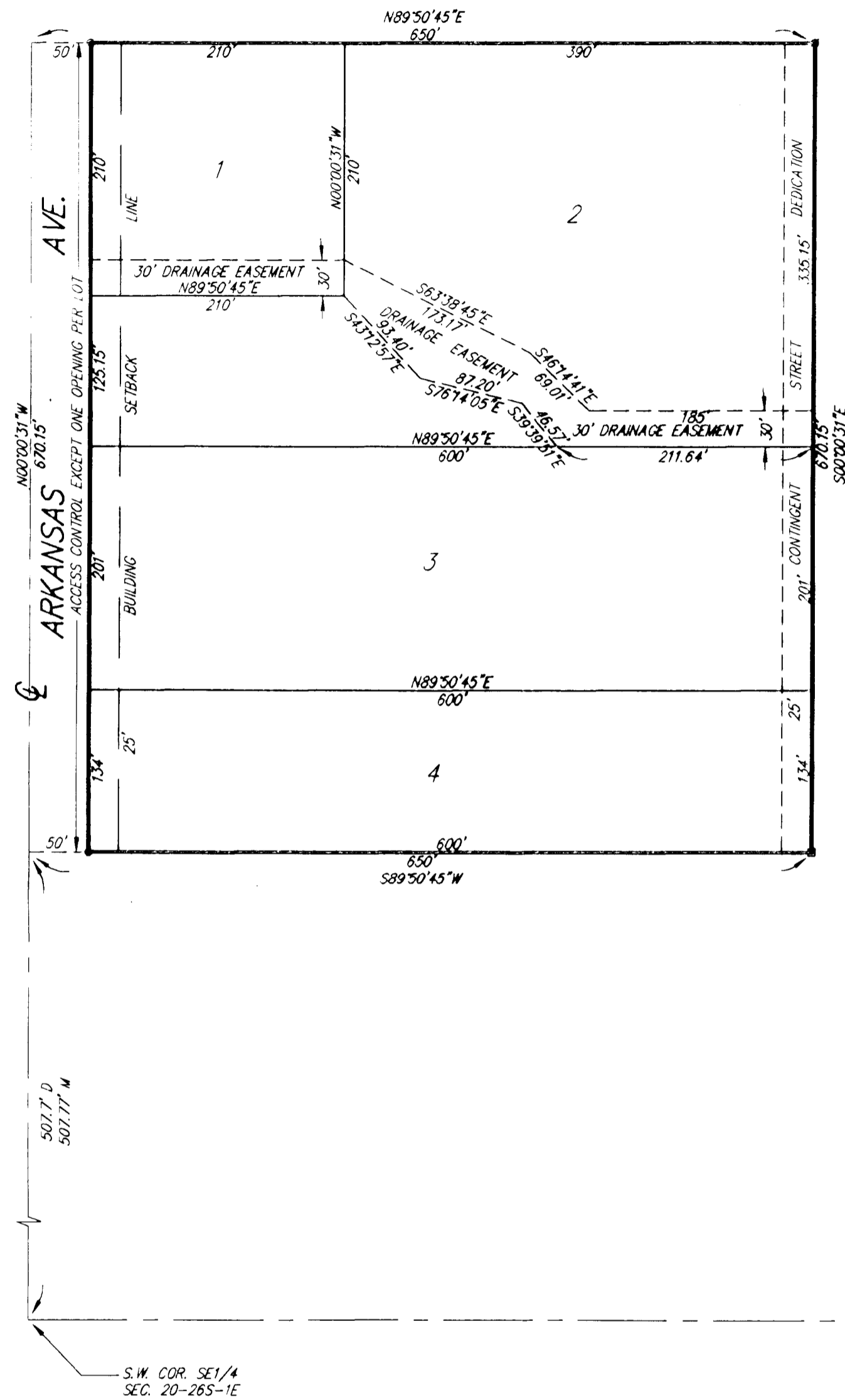


MIKKI ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SRB

1" = 100'

- = 1/2" IRON PIPE (FOUND)
- ⊕ = 5/8" REBAR (FOUND)
- = DISC W/BOLT (FOUND)
- = 5/8" REBAR W/SRB CAP (SET)

**MINIMUM BUILDING PAD
LOWEST OPENING FOR ALL
STRUCTURES CONSTRUCTED ON
LOTS 1 THROUGH 4, MIKKI
ADDITION SHALL BE 137.0 (CITY
DATUM).**

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

Beginning 507.7 feet North of the S.W. corner of the SE1/4 of Section 20, Twp. 26-s, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said SE1/4, 670.15 feet; thence East, 650 feet; thence South, 670.15 feet; thence west, 650 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 8 July 1999



Mark A. Savoy, RLS #788
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Street to be known as "MIKKI ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the Public. Access Control is hereby granted to the appropriate governing body (as indicated on the face of the plat). The contingent street dedication is hereby dedicated contingent upon the outright dedication of the east 35 feet of the future Waco right-of-way on the property east of and adjacent to said Mikki Addition. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. Minimum Pad elevations are as denoted on the face of the plat.

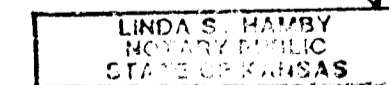
Jo Michelle McKay
Jo Michelle McKay

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 14th day of July 1999, by Jo Michelle McKay a single person.

Linda S. Hamby
Notary Public

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



This plat of "MIKKI 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 _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson 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 _____, 1999.

Bob Knight Mayor
Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1999.

James Alford County Clerk

State of Kansas)
Sedgwick County) SS

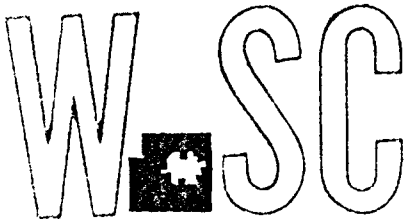
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1999, at _____ o'clock _____ M: and is duly recorded.

Bill Meek Register of Deeds

Linda Kizzire Deputy

Final tracing received
7-21-99

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

April 15, 1999

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

RE: S/D 99-24 -- Final Plat of MIKKI ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1999, 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 April 9, 1999.

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.

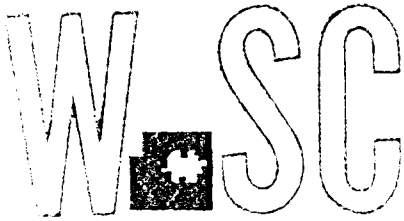
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jo Michelle McKay, 4700 N. Arkansas, Wichita, KS 67204
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
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(316) 268-4421
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April 9, 1999

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

RE: S/D 99-24 -- Final Plat of MIKKI ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Due to the size of these lots, septic systems rather than a sewage lagoon will be 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 should comment on the need for petitions for future extensions of sanitary sewer. No guarantees are required. A restrictive covenant is required regarding applicant's agreement to participate in the improvements to Waco.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Minimum building elevations need to be denoted on the plat.
- E. Lots 2,3 and 4 exceed the lot depth to lot width ratio of 2.5 to 1, and a modification will need to be approved. City Fire requires the submission of a restrictive covenant limiting construction of a dwelling to be within 150 feet from the front property line; unless adequate access is provided by Waco.
- F. The plat denotes dedication of access controls except for one opening per lot along Arkansas Avenue. The plat's text needs to note the access controls are being dedicated to the City of Wichita.

- G. A contingent 25-ft street right-of-way dedication should be provided for the continuation of Waco along the east line of the plat.
- 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 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.
- J. 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.
- 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. (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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.

S/D 99-24 -- Final Plat of MIKKI ADDITION

April 9, 1999

Page 3

- S. 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, April 15, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Jo Michelle McKay, 4700 N. Arkansas, Wichita, KS 67204
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

STAFF REPORT
(One-Step Final Plat Approved 4/8/99)

CASE NUMBER: S/D 99-24 - MIKKI ADDITION

OWNER/APPLICANT: Jo Michelle McKay, 4700 N. Arkansas, Wichita, KS 67204

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

LOCATION: East side of Arkansas Ave., between 45th St. North and 47th St. North

SITE SIZE: 10.0 acres

NUMBER OF LOTS

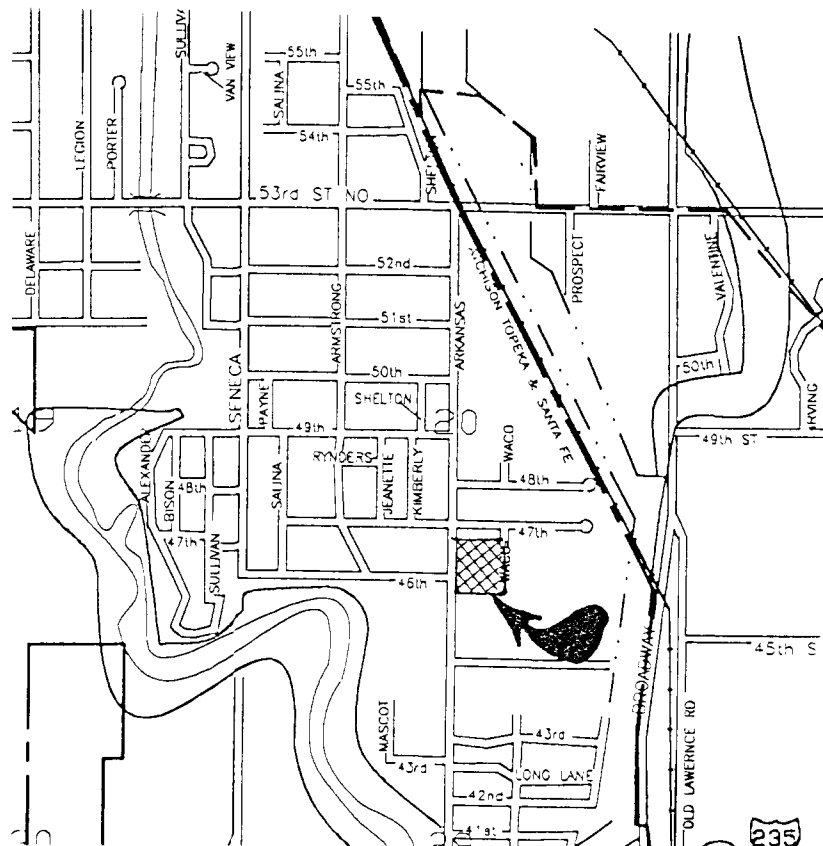
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 1.01 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Due to the size of these lots, septic systems rather than a sewage lagoon will be 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** should comment on the need for petitions for future extensions of sanitary sewer. **No guarantees are required. A restrictive covenant is required regarding applicant's agreement to participate in the improvements to Waco.**
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