

PLAT NO.S/D 78-90 MAP NO. 5242

NAME DULING-KOLAR

LOCATION: East side of West St., 3/8 mile south
of MacArthur Road.

ENGINEER Moehring & Associates

OWNER Raymond Duling, et al

APPLICATION FILED 8-29-78

SKETCH PLAT FILED

PRELIMINARY FILED 8-29-78

S/D ACTION 9-7-78 *approve*

FINAL FILED 10-23-78

S/D ACTION 11-2-78 *approve*

MAPC ACTION 11-9-78 *Approved*

BCC ACTION 7-31-79 *Approved*

RECORDED 8-14-79

REMARKS Assoc. SCZ-0392 & SCZ-0393

S/D 78-90 -DULING-KOLAR -East side
of West St., 1/8 mile south of Mac
Arthur Rd., Moehring & Associates

POSTED
2-1-78
[Signature]

ACTION

	DATE
S/D COMMITTEE (Miss) <i>Approved</i>	<i>2-2-78</i>
S/D (Final) <i>Approved</i>	<i>11-2-78</i>
M.A.P.C. <i>Approved</i>	<i>11-2-78</i>
B.C.C./B-CO.C. <i>Approved</i>	<i>1-2-79</i>

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

SC2-0392
SC2 0393
Map 5242

DULING-KOLAR ADDITION was
filed for record on August 14, 1979

Barbara J. Melton
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

DULING-KOLAR ADDITION was
Re filed for record on August 17, 1979

Barbara J. Melton
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

*correct legal description and
referencing governmental corner.*

KOLAR ADVISED ROAD WILL BE
PUT IN BY DECEMBER 2, 1980.
WILL CALL AROUND THIS DATE.

October 17, 1980

Mr. D. J. Kolar
4340 South West Street
Wichita, Kansas 67217

FLN
10/21/80

Re: Letter of credit guaranteeing road improvements in Duling-Kolar
Addition, S/D 78-90 (Credit No. 052379)

Dear Mr. Kolar:

This letter acts as a follow-up to my letter to you dated Sept. 16, 1980. In my earlier letter I advised you that your joint letter of credit with Ray Duling from Southwest National Bank in the amount of \$5,000.00 guaranteeing the construction of 41st Street South in the newly platted Duling-Kolar Addition was nearing expiration. Under the terms of the letter of credit, this segment of 41st Street South is to be constructed on or before November 9, 1980.

Please contact me at your earliest convenience and advise me as to your intentions regarding this matter. Action on your part is required in order to avoid default on your \$5,000.00 letter of credit. My telephone number is 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Raymond Duling, 4200 S. West Street, 67217
Southwest National Bank, 400 E. Douglas, 67202
Phil Dietrich, Senior Civil Engineer, Sedgwick County Department
of Public Works

September 16, 1980

D.J. Kolar
4340 S. West Street
Wichita, KS 67217

RE: Letter of Credit guaranteeing road
improvements in Duling-Kolar Addition
S/D 78-90 (Credit No. 052379)

Your joint letter of credit with Ray Duling from Southwest National Bank in the amount of \$5,000 guaranteeing the construction of 41st Street South in the newly platted Duling-Kolar Addition is nearing expiration. Our files indicate that you agreed to construct this roadway on or before November 9, 1980. This agreement on your part was in response to a condition of approval associated with the platting of Duling-Kolar Addition. County Public Works has advised me that the required road construction has, as of this date, not been completed.

This letter acts to remind you of your agreement to construct 41st Street South in the Duling-Kolar Addition by November 9, 1980. If circumstances preclude the construction of this street by the default date, arrangements need to be made for possibly extending the time permitted for the construction of this street.

Please contact me at your earliest convenience and advise me of your intentions regarding this matter. Action on your part is required in order to avoid default on your \$5,000 letter of credit. My telephone number is 268-4405. I have enclosed a copy of your letter of credit for your reference.

Sincerely,

Forrest Nagley
Junior Planner
Current Plans Division

FLH:vn
Enclosure

cc: Raymond Duling, 4200 S. West Street, Wichita, KS 67217
Southwest National Bank, 400 E. Douglas, Wichita, KS 67202
Phil Dietrich, Senior Civil Engineer, Sedgwick County Department
of Public Works

IRREVOCABLE LETTER OF CREDIT

Southwest National Bank, Wichita,
(NAME OF BANK)

DATE: May 23, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 5,000.00 for the account of Don Kolar and Ray Duling

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

November 9, 1980 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Road Improvements
2. NA
3. NA

in Duling-Kolar Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Southwest

National Bank, Credit No. 052379, dated May 23, 1979
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 9, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Southwest National Bank
(Name of Bank)

BY: *John B. Pude*
(Authorized Signature)

(CORPORATE SEAL)

August 10, 1979

Donald C. Gisick, City Clerk

Louise Olivarez, Senior Planner

Acceptance of temporary cul-de-sac easements associated with Duling-Kolar Addition (S/D 78-90)

On July 31, 1979, the Board of City Commissioners approved the plat of Duling-Kolar Addition. This plat is outside the City limits, but within 3 miles of the City. One of the requirements of platting was the submission of a document granting a temporary cul-de-sac easement. The easement was submitted to the County Public Works Department and was scheduled for the County Commission agenda of July 25, 1979, before the Planning Department was advised of the matter. Consequently, at the July 25th County Commission meeting, the action of the Commission was to accept the easement but instruct the County Clerk not to record the instrument with the Register of Deeds until the City Commission had also accepted the easement.

Phil Dietrich from the County Engineer's office and I have both tried to obtain the original document from the County Clerk so that it could be given to you for scheduling on the City Commission agenda. Neither of us was successful. The best I could do was to obtain a certified copy which is herewith attached. The County Clerk assured me that she will file the original document with the Register of Deeds as soon as she has word that the City Commission has accepted the easement.

Please schedule this matter for consideration by the Board of City Commissioners at their meeting of August 14, 1979. The recommended action should be:

"Accept the temporary cul-de-sac easements."

If you have any questions, please call me at 4421.

Louise Olivarez
Senior Planner

LO:bh

Attach.

*This was recorded by the City Clerk with the Register of Deeds
8-23-79 3 PM # 4-55325
Film 382 Page 807 & 808*

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-90 Name Duling-Kolar Addition
Application & Sketch Filed: 8-29-78
Preliminary Plat Filed: 8-29-78 Approved by S/D: 9-7-78
Final Plat Filed: 10-23-78 Approved by S/D: 11-2-78
Approved by Metropolitan Area Planning Commission: 11-9-78

DESCRIPTION

General Location: East side of West Street, 3/8 mile south of
MacArthur Road.

Surveyor or Engineer: Moehring and Associates

Owner: Raymond Duling and D. J. Kolar

Address: 4200 S. West St., and 4340 S. West St., 67217

- | | | |
|---------------------------------------|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>6.0</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>West St.</u> | No. Openings <u>1</u> |
| Residential _____ | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial <u>2</u> | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>Yes</u> | Water <u>no</u> |
| Total Number of Lots: <u>2</u> | Sidewalk <u>no</u> | Drainage <u>no</u> |
| 3. Minimum Lot Area: <u>2.3</u> Acres | Sewer <u>no</u> | Other _____ |
| 4. Existing Zoning <u>R-1</u> | | |
| 5. Special Problems Discussed _____ | | |

Associated zone cases SCZ-0392 and SCZ-0393 ("R1" to "E") have been approved subject to platting. The applicant has submitted a letter of credit to the County guaranteeing the construction of 42nd Street South to suburban standards.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Bayouth moved, May seconded and it carried unanimously. Cole, Taylor and Barrier were absent.

Action:

Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

SEDGWICK COUNTY
DEPARTMENT OF
PUBLIC WORKS

MEMO

TO: LOUISE OLIVAREZ FROM: PHIL DIETRICH
PROJECT: DULING-KOLAR ADDITION
ITEM: LETTER OF CREDIT AND TEMP. ESMTS.
DATE: 7-23-79

AS PER YOUR REQUEST ARE COPIES OF LETTER OF CREDIT AND COPY OF
TEMPORARY CUL-DE-SAC FOR YOUR FILES.

RECEIVED

JUL 24 1979
METROPOLITAN PLANNING
ROUTE Source

IRREVOCABLE LETTER OF CREDIT

Southwest National Bank, Wichita,
(NAME OF BANK)

DATE: May 23, 1979

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 5,000.00 for the account of Don Kolar and Ray Duling

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before

November 9, 1980 (6)
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Road Improvements
2. NA
3. NA

in Duling-Kolar Addition a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Southwest

National Bank, Credit No. 052379, dated May 23, 1979
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 9, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Southwest National Bank
(Name of Bank)

BY: John B. Pude
(Authorized Signature)

(CORPORATE SEAL)

TEMPORARY EASEMENTS

We, Ray Duling and Winona Duling, Donald J. Kolar and Morvalee Kolar, owners of the following described real estate, located in Sedgwick County, Kansas, to-wit:

The South 200.0' of the West 660.0' of the South 1/2 of the NW 1/4, and also the North 200.0' of the West 660.0' of the South 1/2 of the NW 1/4 of Sec. 13, T28S, R1W of the 6th P.M., Sedgwick County, Kansas.

(Duling-Kolar Addition to Sedgwick County, Kansas).

hereby grant temporary cul-de-sac easements to and for the use of the public on the following described real property located in Sedgwick County, Kansas, to-wit:

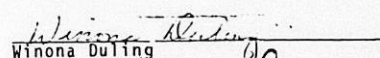
Beginning at the SE Corner of Lot 1, Block A, Duling-Kolar Addition to Sedgwick County, Kansas; thence Northwesterly and Southwesterly along a curve to the Left having a radius of 75.0' and through a central angle of $124^{\circ}21'49''$, a distance of 162.79' to a point in the North line of said Lot 1; thence East along the South line of said Lot 1, a distance of 132.66' to the point of beginning.

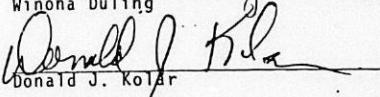
AND


Beginning at the NE Corner of Lot 1, Block B, Duling-Kolar Addition to Sedgwick County, Kansas; thence Southwesterly and Northwesterly along a curve to the Right having a radius of 75.0' and through a central angle of $124^{\circ}21'49''$, a distance of 162.79' to a point in the North line of said Lot 1; thence East along the North line of said Lot 1, a distance of 132.66' to the point of beginning.

The easements herein described shall remain in effect until such time as the existing street is extended as public roadway, at which time said easements herein described shall become void and of no further effect.

by: 
Ray Duling


Winona Duling


Donald J. Kolar


Morvalee Kolar

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED that on this 5th day of June, 1979, before me, a Notary Public in and for said State and County, came Ray Duling and Winona Duling, Donald J. Kolar and Morvalee Kolar, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.



Juanita M. Helwin
Notary Public

My Commission Expires: Aug. 9, 1981

This temporary easement accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1979.

_____, Chairman
Tom Scott

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Everett Patrick

Attest: _____, County Clerk
Dorothy K. White

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1979.

_____, Register of Deeds
Bette F. McCart

_____, Deputy
Pat Kettler

7-23-79

Asked Phil Dietrich
to send us a copy of
the letter of credit and
the street ul-de-sac
dedication



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

July 17, 1979

Forrest Nagley
Metropolitan Area Planning Commission
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

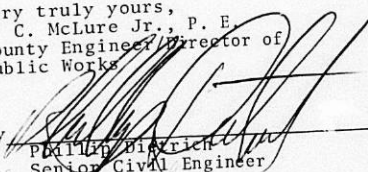
RE: Drainage Plan, Duling-Kolar Addition

Dear Forrest:

This department has approved a combined drainage and street plans for above referenced addition.

If you should have any further questions regarding this matter, please call.

Very truly yours,
G. C. McLure Jr., P. E.
County Engineer/Director of
Public Works

By 
Phillip Biyrich
Senior Civil Engineer

*45' st. ditches sufficient
for water runoff from
this plat. but any platting
to the east must drain to the east*

cc: Don Moehring

RECEIVED
JUL 18 1979
METROPOLITAN PLANNING
ROUTE *2044*



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67219

PHONE 268-7901

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

Spuel

DATE: June 8, 1979
TO: Dorothy K. White, County Clerk
ATTENTION: Dorothy Peil
FROM: Brent E. Remsberg, P.E., Chief Engineer *TRK*
SUBJECT: Letter of Credit - Duling-Kolar Addition

Enclosed please find an Irrevocable Letter of Credit in the amount of Five Thousand Dollars (\$5,000.00) to guarantee the construction of streets in the Duling-Kolar Addition.

We will inform you in writing when this letter may be released.



with the designers, engineers and bona fide holders of drafts

**SEDGWICK COUNTY
DEPARTMENT OF
PUBLIC WORKS**

MEMO

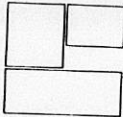
TO: Don Moehring FROM: Phil Dietrich
PROJECT: Duling-Kolar Addition
ITEM: Temporary - Cud-De-Sac
DATE: July 9, 1979

Please be advised that the temporary Cul-De-Sac for above referenced addition has been received at this office and will be placed on the Commission agenda two weeks from this Wednesday.

7-25-79

ENDORSEMENT

Re: Duling - Kolae



COLUMBIAN NATIONAL TITLE INSURANCE COMPANY

TOPEKA, KANSAS

To be attached to and become a part of ^{Platting Binder} ~~Policy~~ Number M-702-79 of Columbian National Title Insurance Company

Paragraphs 2, 3 and 4 of Schedule B, Part I, of the above-mentioned Platting Binder are hereby deleted.

Nothing herein contained shall be construed as extending or changing the effective date of said policy, unless otherwise expressly stated.

This Endorsement shall not be valid or binding until countersigned by either a Vice President, Assistant Vice President, Treasurer, Assistant Secretary, or Validating Agent.

Signed and sealed this 27th day of June, 1979 at 8:00 A.M.

COLUMBIAN NATIONAL TITLE INSURANCE COMPANY



Sam Mc Caffrey
President

ATTEST:

John W. Dajani, Jr.
Secretary

COUNTERSIGNED:

By *Pat Edward O'Rourke*
Pat Edward O'Rourke

COMMITMENT FORM

SCHEDULE A

Plattin Binder No. M-702-79

1. Effective date: May 23, 1979 at 7:00 A.M.

2. Policy or Policies to be issued.

Amount

- (a) Owner's Policy (ALTA, Standard Owner's form) _____ Not to exceed \$250.00
Proposed Insured: Ray Duling, Winona Duling, D. J. Kolar and Norvalee Kolar
- (b) Loan Policy (ALTA, Standard Loan form) _____ \$ _____
Proposed Insured:

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple _____ and as of the effective date hereof vested in: Ray Duling and Winona Duling, husband and wife, as to Parcel I, and D. J. Kolar and Norvalee Kolar, husband and wife, as to Parcel II.

4. The land referred to in this Commitment is described as follows:

Parcel I:

The South 200 feet of the West 660 feet of the North half of the South half of the Northwest quarter of Section 13, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Parcel II:

The North 200 feet of the West 660 feet of the South half of the South half of the Northwest quarter of Section 13, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

To be platted as Duling-Kolar Addition to Sedgwick County, Kansas.

SCHEDULE B.....

Number.....

Schedule B, Part II, continued:

8. Mortgage dated December 17, 1976, executed by D. J. Kolar and Norvalee Kolar, husband and wife, in favor of Southwest Federal Savings and Loan Association, to secure a note in the original amount of \$66,000.00, on the terms, covenants and conditions provided, recorded December 22, 1976, on Film 222, Page 1382. (Affects Parcel II)
9. Building set-back lines and temporary road easement and possible public utility easements as shown on the proposed plat of Duling-Kolar Addition to Sedgwick County, Kansas.

May 29, 1979

Mr. Tom Scott, Chairman, Board of Sedgwick
County Commissioners
Jack H. Galbraith, Chief Planner

Request for extension of platting time for Zone
Case Nos. SCZ-0392 and SCZ-0393, "R-1" to "E",
east side of West Street, 3/8 mile south of Mac-
Arthur Road

Enclosed is a letter to you from Mr. Don Moehring requesting an
extension of the platting time for the above referenced zone
changes. You may recall that these zone changes were approved
by the Board of County Commissioners March 29, 1978, subject to
platting the property within one year.

We concur with the requested 2-month platting time extension and
ask that this matter be scheduled for your agenda of June 13,
1979. If granted, the new platting deadline would be August 13,
1979.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:FLN:bh

Enclosure

cc: Everett Patrick, County Commissioner
Donald F. Gragg, County Commissioner
Sharon Langley, County Legal Department (w/o enclosure)
Don Moehring, 433 S. Hydraulic, 67211

25 May 1979

Mr. Tom Scott, Chairman
Sedgwick County Commission
Court House
Wichita, Kansas 67202

Re: Zone Case Nos. SCZ-0392 and SC2-0393
Zone Changes from
"R-1" Suburban Residential to
"E" Light Industrial District
Applicants - Mr. Ray Duling and
Mr. D. J. Kolar, etal, Wichita, Kansas

Dear Mr. Scott:

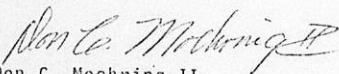
In behalf of the above referenced Zone Cases, and the applicants we would request a 2 month extension of time in which to complete the platting process, which is a requirement of the Zone Change Approval.

All of the technical requirements for platting have now been accomplished and there now remains only such items as abstracting, recording of temporary cul-de-sac easement, and execution of letter of credit for submission to MAPD staff. We anticipate that all requirements and documents will be submitted to MAPD within two weeks.

Subsequently, the platting procedure whould be completed within the period of time above requested.

Very truly yours,

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS


Don C. Moehring II

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
OFFICE OF Environmental Health DATE April 26, 1979

Handwritten initials/signature

TO Curtis Newby, Junior Planner
FROM Steve Innes, Environmental Conservation Coordinator

SUBJECT Duling-Kolar Addition
 S/D No. 78-90

Results of soil percolation tests on this 6 acre addition were satisfactory at a 3 foot depth with a rate of less than 60 minutes.

The property is approved for use of septic systems and individual water wells with the following conditions:

1. That a Sewerage Facility Permit is obtained from the Health Department for any new building (before the Building Permit).
2. That at such time as public sewers are available, they are utilized.
3. That water wells be constructed by a state licensed Water Well Contractor or otherwise in accordance with Article 30 of the State Health Regulations.

Steve Innes
Steve Innes, Coordinator
Environmental Conservation

SI/1b

cc: Moehring and Associate's



November 9, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-90 - Final plat of Duling-Kolar Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 1978, 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 November 3, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- 5-25-79 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 7-5 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- 7-5 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely yours,

Curtis L. Newby
Junior Planner
CLN:bh

cc: Raymond Duling and D. J. Kolar, 4340 S. West St., 67217
Dean Sellers, Assistant City Engineer

November 3, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: B/D 78-90 - Final plat of Duling-Kolar

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 2, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- Dr. B. C. C. agreed 7-25-79*
- 5-1-79*
- A. The temporary road easement shall be submitted in the form of a separate instrument to be recorded with the plat. The road easement will become null and void at such time as 41st Street is extended to the east. *See memo from Dietrich 7/9/79*
- B. The applicants shall obtain approval from the Health Department for the use of private water wells and sewage treatment systems. A memo from the Health Department shall be submitted to the Planning Department when such approval has been given.
- C. The applicant's engineer shall submit a drainage plan for this property to the County Engineer and the Flood Control Office for review and approval prior to forwarding the plat to the Planning Commission. *see memo from County dated 7-17-79*
- 6/8/79 see memo*
- D. The applicant shall guarantee all drainage improvements required by the platting of this property. *included letter included*
- E. The applicant shall guarantee the improvement of the street to suburban standards. The guarantee shall be in the form of cash, bond or letter of credit to the County. *2500 letter of credit County*
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners. *Every said letter of credit filed for street const.*

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. Forms for the bond and irrevocable letter of credit are available from this office.

Moehring and Associates
11-3-78
Page 2

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, November 9, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:hh

cc: Raymond Duling, 4340 S. West St., 67217
D. J. Kolar, 4340 S. West Street, 67217
Dean Sellers, Assistant City Engineer

Final Plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-90 Name Duling-Kolar
 Date Application Rec'd. 8-29-78 Preliminary Approval 9-7-78
 Scheduled S/D Meeting 11-2-78

DESCRIPTION

General Location East side of West Street, 3/8 mile south of MacArthur Road.

Owner Raymond Duling and D. J. Kolar
 Surveyor/Engineer Moehring and Associates
 Address 433 S. Hydraulic, Wichita, Kansas Phone 263-8291

- | | | | |
|--|-----------------------------|---|------------------|
| 1. Gross Acreage of Plat | <u>6.0</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50</u> R/W <u>400</u> ft. | |
| Residential | <u> </u> | b. <u>70</u> R/W <u>610</u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>1,010</u> ft. |
| 3. Minimum Lot Frontage | <u>165</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>100,650</u> ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> | |
| 5. Existing Zoning | <u>"R-1"</u> | | |
| 6. Proposed Zoning | <u>"E"</u> | | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | | | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | | | |
| 11. Health Department Approval (where applicable) <u>To be acquired</u> (Yes-No) | | | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>Yes</u> | | | |

STAFF COMMENTS:

- A. According to the Subdivision Regulations, streets within three miles of the Wichita City limits come under the jurisdiction of the City Engineer with regard to type of construction. The City Engineer's representative shall be prepared to comment on the City Engineer's recommendation for constructing 41st Street South. The appropriate guarantee for street construction shall be made by the applicants.
- B. The temporary road easement shall be submitted in the form of a separate instrument to be recorded with the plat. The road easement will become null and void at such time as 41st Street is extended to the east.
- C. The applicants shall obtain approval from the Health Department for the use of private water wells and sewage treatment systems. A memo from the Health Department shall be submitted to the Planning Department when such approval has been given.
- D. The applicant's engineer shall submit a drainage plan for this property to the County Engineer and the Flood Control Office for review and approval prior to forwarding the plat to the Planning Commission.
- E. The applicant shall guarantee all drainage improvements required by the platting of this property.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

September 8, 1978

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 78-90 - Preliminary plat of Duling-Kolar Addition,
generally located on the east side of West Street, 3/8
mile south of MacArthur Road.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 7, 1978, 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. 43rd Street shall be relabeled as "41st Street" on the final plat. *42nd St. (according to Remberg 5-23-78)*
- B. The applicant shall contact the City Engineer relative to the improvements of 41st Street. If it is determined that the street should be improved to suburban standards, the appropriate guarantee shall be submitted to the County. If the improvements is to be urban, then the appropriate guarantee shall be submitted to the City.
- C. The applicant and/or his engineer shall contact the County Engineer and the Flood Control Office relative to several drainage problems involving subject property and shall submit to these offices a drainage plan for approval.
- D. The applicant shall guarantee any required drainage improvements.
- E. A temporary cul-de-sac shall be dedicated on the plat at the east end of 41st Street.
- F. "Complete access control" adjacent to West Street shall be indicated on both lots.
- G. Although industrial plats are considered urban plats and should be served with municipal-type sewer and water, these facilities are not readily available to this site. Therefore, the applicant shall contact the Health Depart-

ment to obtain approval for the use of septic tanks and water wells.

- H. A 35-foot building setback shall be labeled on each lot.
- 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).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh
Enclosure

cc: Raymond Duling, 4200 S. West Street, 67217
D. J. Kolar, 4340 S. West St., 67217
Brent Rensberg, County Engineering

Preliminary Plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-90 Name Duling-Kolar
Date Application Rec'd. 8-29-78 Preliminary Approval
Scheduled S/D Meeting 9-7-78

DESCRIPTION

General Location East side of West Street, 3/8 mile South of MacArthur Rd.

Owner Raymond Duling and D. J. Kolar
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. Phone 263-8291

- | | | | |
|--------------------------|--------------------|--------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>6.0</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>50</u> R/W | <u>400</u> ft. |
| Residential | <u> </u> | b. <u>70</u> R/W | <u>610</u> ft. |
| Commercial | <u> </u> | c. <u> </u> R/W | <u> </u> ft. |
| Industrial | <u> </u> | d. <u> </u> R/W | <u> </u> ft. |
| Other | <u>2</u> | e. <u> </u> R/W | <u> </u> ft. |
| Total Number of Lots | <u>2</u> | TOTAL | <u>1,010</u> ft. |
| 3. Minimum Lot Frontage | <u>165</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>100,650</u> ft. | | |
| 5. Existing Zoning | <u>"R-1"</u> | | |
| 6. Proposed Zoning | <u>"E"</u> | | |
9. Public Water Supply No. (Yes-No), Name
10. Public Sanitary Sewers No. (Yes-No), Name
11. Health Department Approval (where applicable) To be acquired (Yes-No)
12. City of Wichita : Three-Mile Area Yes

STAFF COMMENTS:

- A. This property has been approved for "E" Light industrial zoning by the Board of County Commissioners subject to platting.
- B. Although industrial plats are considered urban plats and should be served with municipal-type sewer and water, these facilities are not readily available to this site. Therefore, the applicant shall contact the Health Department to obtain approval for the use of septic tanks and water wells.
- C. The necessity for 43rd Street South shall be discussed at the Subdivision Committee meeting.
- D. "Access control except for one opening" to West Street shall be labeled on each lot.
- E. A 35-foot building setback shall be labeled on each lot.
- 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5242
Section No.: 17
Twp. No.: 28
Range: 11W

S/D No. 78-90

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: DULING - KOLAR

General Location: East side of West St., 3/8 of mile S. of Mac Arthur Rd.

Name of Property Owner: Raymond Duling

Address: 4200 S. West St 67217 Phone: 522-3458

Name of ~~Subdivisor~~: D. J. Kolar

Address: 4340 S. West St 67217 Phone: _____

Name of Agent/Surveyor: MOEHRING & ASSOCIATES

Address: 433 S. Hydraulic 67211 Phone: 263-8291

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 6.0
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 2
 - Other 2Total Number of Lots 4
3. Minimum Lot Frontage 165 ft.
4. Minimum Lot Area 100,650 ft.
5. Existing Zoning R-1 E = Light Industrial SCZ-0392, 0393
6. Proposed Zoning E
7. Lineal Feet of New Streets:
 - a. 50 R/W 400 ft.
 - b. 70 R/W 610 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 1,010 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No. _____ (Yes-No), Name _____
10. Public Sanitary Sewers No. _____ (Yes-No), Name _____
11. Health Department Approval (where applicable) To be acquired (Yes-No)
12. City of Wichita Three-Mile Area Yes

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by [Signature]
Date 8/29/79
Fee Submitted 53.00

FORM 29-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>53.00</i>	

NAME *...*

ADDRESS *...*

FUND *...*

DUE DATE *...*

COMMENTS *...*

DATE *1/20/74*

BY *...*