final tracing
received
5-1-02

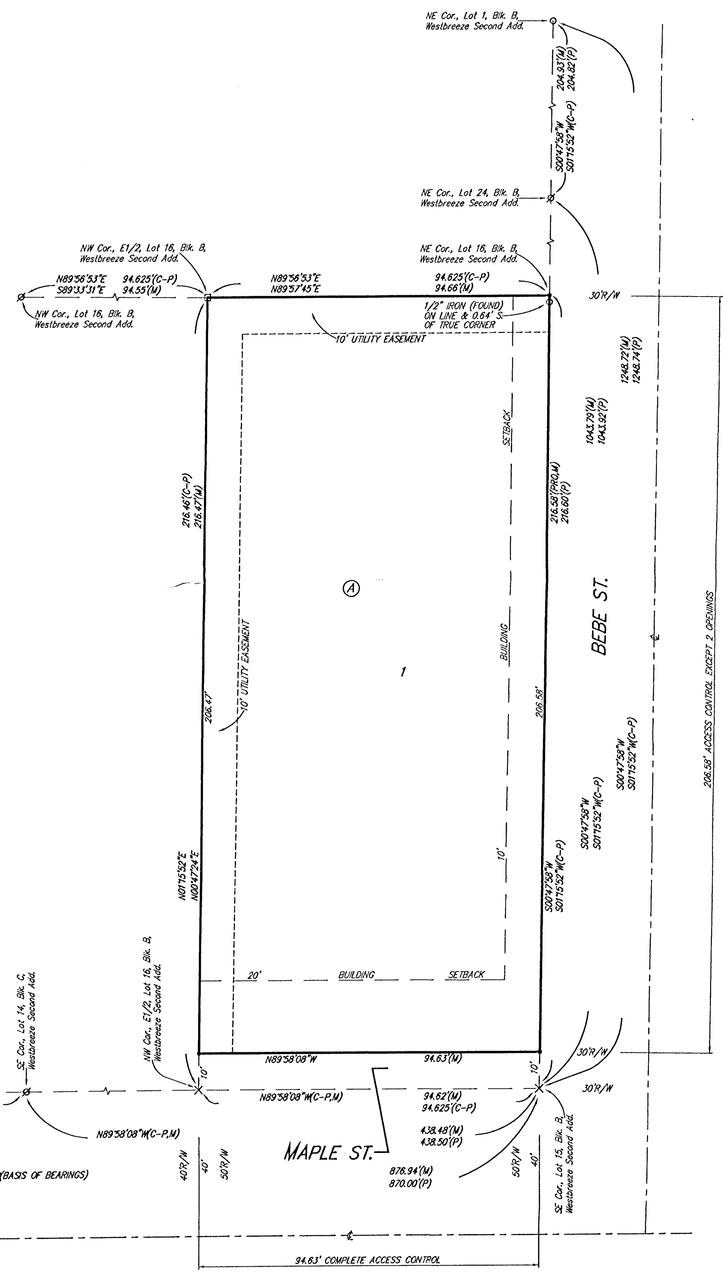
MULLER ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

● = ½ Rebar W/ "Baughman" Cap (Set)
○ = 1/2" Iron (Found)
Ø = 3/4" Iron (Found)
□ = 3/4" Iron W/ "CBA" Cap (Found)
△ = ½ Rebar (Found)
X = Cross (Set)

(M) = Measured
(P) = Platted
(PRO) = Prorated Measurement
(C-P) = Calculated per Platted Info.

NOTE:
Additional requirements may be in effect per Restrictive Covenants recorded in Misc. Book 252, Page 252.

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MULLER 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 E1/2 of Lots 15 and 16, Block B, Westbreeze Second Addition, Sedgwick County, Kansas.

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

All being situated in the SW1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey 4-25-2002 Surveyor
Michael G. Conrey

MICHEL G. CONREY REGISTERED L.S.-971 LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street to be known as "MULLER ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is 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. All abutters rights of access to or from Maple St. over and across the south line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas. All abutters right of access to or from Bebe St. over and across the east line of Lot 1, Block A, are hereby granted to the City of Wichita, Konsas provided, however, that said Lot 1, Block A, shall have access to said Bebe St. at two locations all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Larry L. Muller Carol A. Muller

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30TH day of APRIL, 2002, by Larry L. Muller and Carol A. Muller, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

This plat of "MULLER 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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretory
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2002.
At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

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

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

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_____, 2002 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\MULLER\DWG\MULLER.DWG-MGC

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2002

Baughman Company PA
315 Ellis
Wichita KS 67211

RE: SUB2001-00125 MULLER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 2002, 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 January 3, 2002:

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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Delano Township, William R. Pracht, 10121 W. 29th Street North, Wichita KS 67205
Larry L. Muller, 11416 W. 1st Wichita KS 67212-7271
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 4, 2002

BAUGHMAN COMPANY PA
315 ELLIS
WICHITA KS 67211

RE: SUB2001-00125 MULLER ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *No guarantees are 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. In accordance with the zone change approval, the plat proposes complete access control along Maple and two access openings along Bebe.

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. As a commercial lot abutting a non-arterial street, the Subdivision regulations require a sidewalk along Bebe. A Sidewalk Certificate will be needed.

G. Based upon the legal description shown on the plat, the site involves a 10-ft dedication of street right-of-way for Maple. The plattor's text shall reference such dedication.

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 shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

J. The Applicant has platted a 10-ft building setback along Bebe which represents an adjustment of the Zoning Code standard of 20 feet for the NR District. (Bebe is classified as the Lot Frontage due to access from this street.) The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

L. The plattor'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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

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

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

T. 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.

U. 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 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, January 10, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Delano Township, Wiliam R. Pracht, 10121 W. 29th Street North, Wichita Ks 67205
Larry L. Muller, 11416 W. 1st, Wichita KS 67212-7271
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
January 10, 2002

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-125 – MULLER ADDITION

OWNER/APPLICANT: Larry L. Muller, 11416 W. 1st, Wichita, KS 67212-5494

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of Maple, between I-235 and West

SITE SIZE: .47 Acres

NUMBER OF LOTS

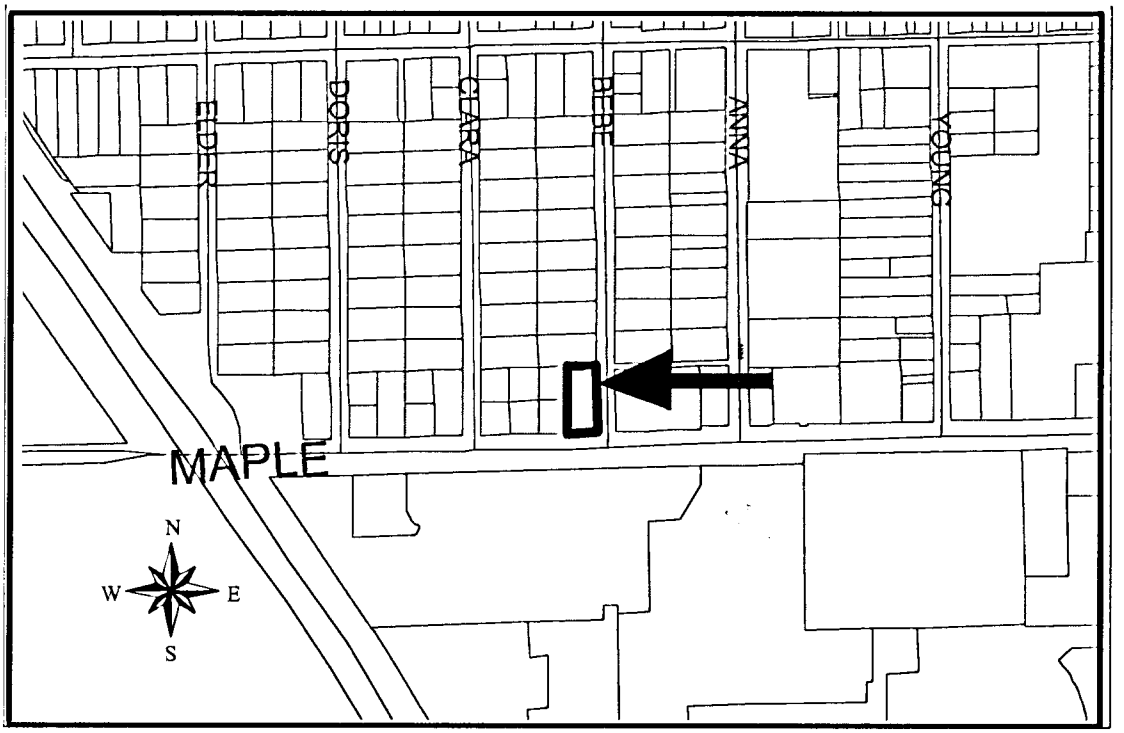
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 20,417 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail

VICINITY MAP



Note: This is a replat of a portion of the Westbreeze 2nd Addition.

The site has been approved for a zone change (ZON 2000-38) from SF-5, Single-Family Residential to NR, Neighborhood Commercial.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. ***No guarantees are 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. In accordance with the zone change approval, the plat proposes complete access control along Maple and two access openings along Bebe.

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. As a commercial lot abutting a non-arterial street, the Subdivision regulations require a sidewalk along Bebe. A Sidewalk Certificate will be needed.

G. Based upon the legal description shown on the plat, the site involves a 10-ft dedication of street right-of-way for Maple. The plattor's text shall reference such dedication.

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 shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

J. The Applicant has platted a 10-ft building setback along Bebe which represents an adjustment of the Zoning Code standard of 20 feet for the NR District. (Bebe is classified as the Lot Frontage due to access from this street.) The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

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