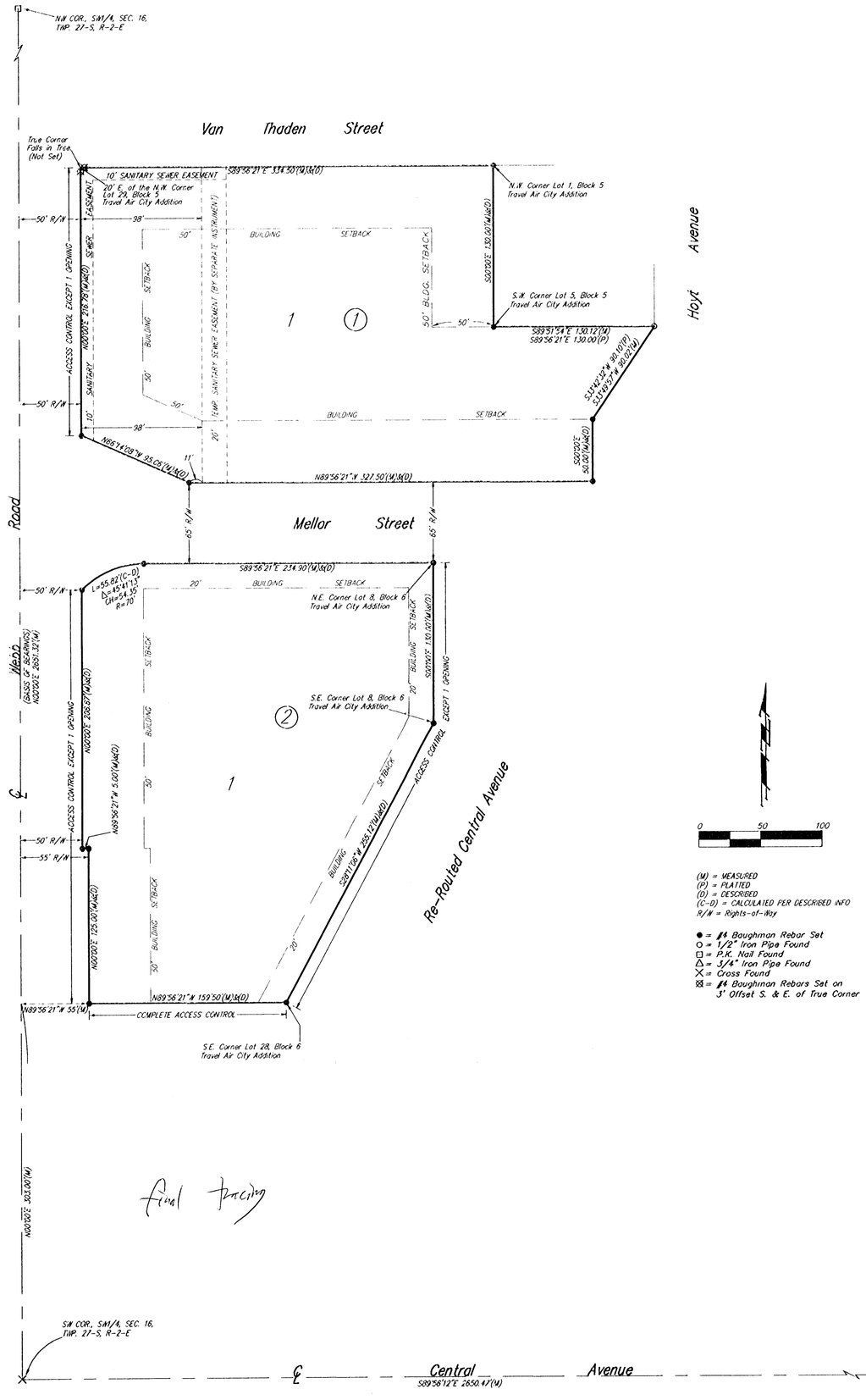
KUHLMAN ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



final Platting

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "KUHLMAN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Block 5, Travel Air City, Sedgwick County, Kansas, EXCEPT that portion condemned for right-of-way in District Court Case A-7710, TOGETHER with all of Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28, Block 6, Travel Air City, Sedgwick County, Kansas, EXCEPT that portion condemned for right-of-way in District Court Case A-7710, TOGETHER with a tract in the SW1/4 of Sec. 16, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas described as beginning at the NE corner of Lot 20, Block 6, Travel Air City, Sedgwick County, Kansas; thence east along the south line of Lots 12, 11, 10, 9, and 8, Block 6 of said addition to the SW corner of Lot 7, Block 6, Travel Air City; thence southwesterly to the SE corner of Lot 28, Block 6, Travel Air City; thence north along the east line of Lots 28, 27, 26, 25, 24, 23, 22, 21, and 20, Block 6, to the NE corner of Lot 20, Block 6, being the point of beginning.

All being situated in the SW1/4 of Sec. 16, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

LENY D. WOOD REGISTERED 1058 KANSAS LAND SURVEYOR

Lenny D. Wood 9/30/1998, Surveyor
Lenny D. Wood

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, to be known as "KUHLMAN ADDITION", Wichita, Sedgwick County, Kansas. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of a sanitary sewer system. All abutters rights of access are hereby granted as indicated on the face of the plat to the City of Wichita, Kansas provided, however, that the location of all openings shall be determined by the City Engineer of the City of Wichita, Kansas.

Larry K. Kuhlman — Marilyn K. Kuhlman

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 6TH day of OCTOBER, 1998, by Larry K. Kuhlman and Marilyn K. Kuhlman, husband and wife.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

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

Intrust Bank, N.A.

Thomas G. Lambert, Vice President
THOMAS G. LAMBERT (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 9TH day of OCTOBER, 1998, by THOMAS G. LAMBERT, VICE-PRESIDENT (Title) of the Intrust Bank, N.A., on behalf of the bank.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "KUHLMAN 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard E. Lopez

_____, Secretary
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 _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1998.

_____, County Clerk
James Alford

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 _____, 1998, 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

P:\PLAT\KUHLMAN\PLAT-1.DWG

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 17, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-28 -- One-Step Final Plat of KUHLMAN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 1998, 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 10, 1998.

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 five (5) 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Larry K. & Mariliyn K. Kuhlman, 8811 Shannon Way, Wichita, KS 67206
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
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 10, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-28 -- One-Step Final Plat of KUHLMAN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. This site is adjacent to Wichita's City limits (to the west), and the applicant shall submit a request for annexation prior to this plat being forwarded to City Council. If the applicant chooses to complete the plat prior to annexation, both City and County review is needed and the County Commissioner signature block will need to be added to the final tracing.

B. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any other guarantees are required. ***An existing sanitary sewer within the plat will need to be abandoned and certification to that effect from an engineer will need to be submitted before this plat is forwarded to City Council.***

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. The plat denotes four access openings along Webb Road; two openings for the northern lot and two openings for the southern lot. Traffic Engineering needs to comment on the acceptability of these access controls. On the final plat tracing, the plattor's text shall specifically note that the access controls are being dedicated to the City of Wichita.

E. City Engineering needs to comment on the status of the applicant's drainage plan. ***Drainage plan is approved.***

F. 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.

G. A distance from the plat is needed to the referenced section corner tie point.

H. The final plat tracing shall denote lot numbers for the platted lots.

I. Traffic Engineering needs to comment on the need for any improvements to Webb Road. ***One opening to the northern lot to Webb and one opening to the southern lot to Webb will be required. Complete access control along south line of the plat will be required. One access opening onto Central will be permitted.***

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

K. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with MAPD shall be submitted.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

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

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

S. 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.

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 16, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Larry K. & Mariliyn K. Kuhlman, 8811 Shannon Way, Wichita, KS 67206
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

AGENDA ITEM NO. 2-6

METROPOLITAN AREA PLANNING COMMISSION

April 16, 1998

STAFF REPORT
(One-Step Final Plat-Approved 4/9/98)

CASE NUMBER: S/D 98-28 - KUHLMAN ADDITION

OWNER/APPLICANT: Larry K. and Marilyn K. Kuhlman, 8811 Shannon Way, Wichita, KS 67206

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

LOCATION: North of Central, East side of Webb Road

SITE SIZE: 4.18 acres

NUMBER OF LOTS

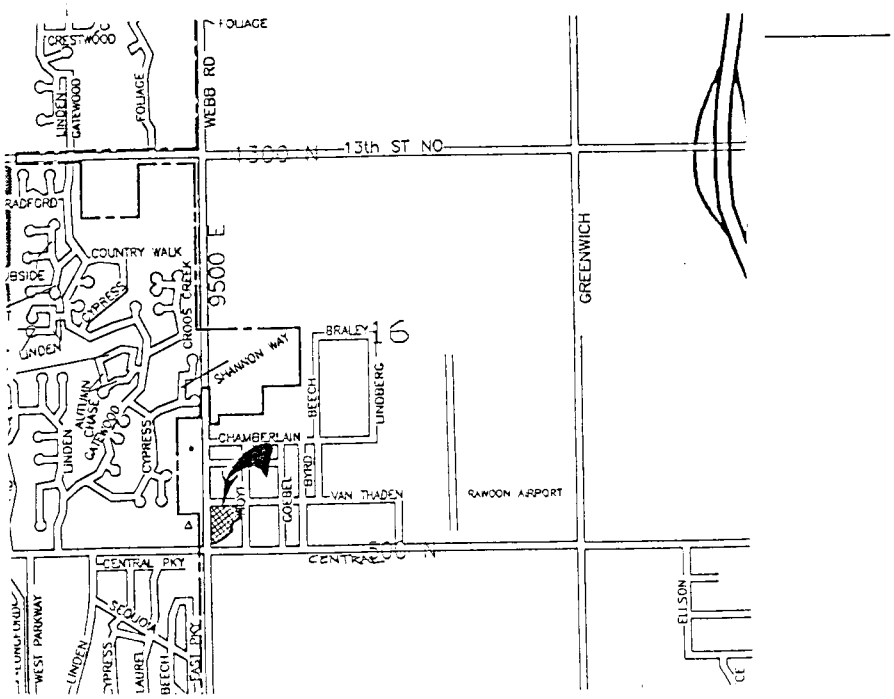
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 86,665 sq. ft.

CURRENT ZONING: SF-20, Single Family
LI, Limited Industrial
GC, General Commercial

PROPOSED ZONING: LI, Limited Industrial
GC, General Commercial

VICINITY MAP



Note: This site represents a replat of the Travel Air City Addition. This site has been approved for a zone change (SCZ-0757) from SF-20, Single Family (northern lot) to LI, Limited Industrial. The southern lot is currently zoned GC, General Commercial and LI, Limited Industrial (incorrectly denoted as "*proposed* GC and LI" on the plat). A Protective Overlay has also been approved that limits the number of uses for the site, provides architectural conditions, additional landscaping and screening, height limits, and increased building setbacks.

STAFF COMMENTS:

A. This site is adjacent to Wichita's City limits (to the west), and the applicant shall submit a request for annexation prior to this plat being forwarded to City Council. If the applicant chooses to complete the plat prior to annexation, both City and County review is needed and the County Commissioner signature block will need to be added to the final tracing.

B. Existing municipal services appear to be available to this site. **City Engineering** needs to indicate if any other guarantees are required. ***An existing sanitary sewer within the plat will need to be abandoned and certification to that effect from an engineer will need to be submitted before this plat is forwarded to City Council.***

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E. **City Engineering** needs to comment on the status of the applicant's drainage plan. ***Drainage plan is approved.***

F. 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.

G. A distance from the plat is needed to the referenced section corner tie point.

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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.

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