SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 22, 1989

Castle & Associates
P.O. Box 9262
Wichita, KS 67277

Re: S/D 89-51 - COLEMAN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 September 22, 1989.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

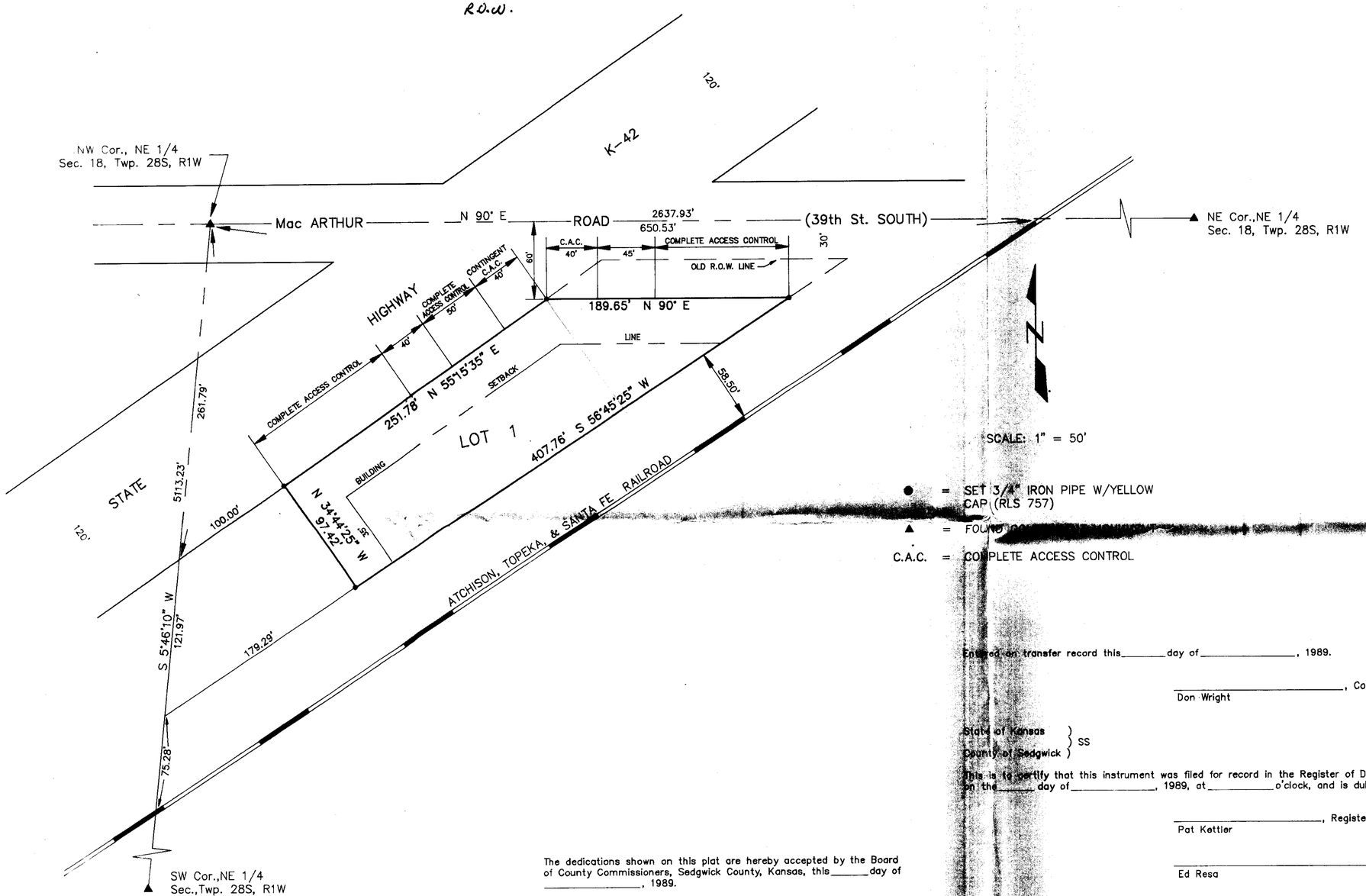
RTB:sm
cc: George W. Coleman, 736 Crestline, Wichita, KS 67212
Wade Culwell, K.D.O.T., Dist. #5 Engineer, 500 N. Hendricks, P.O. Box 769, Hutchinson, KS 67504-0769
Jim Weber, County Engineer
Ron Worley, County Public Works

FILE COPY

COLEMAN ADDITION

SEDGWICK COUNTY, KANSAS

Received 9/27/89
Deyoe's latest wording proposed for platter's text concerning contingent C.A.C to K-42 vs existing Mac Arth. R.O.W.



SCALE: 1" = 50'

● = SET 3/4" IRON PIPE W/YELLOW CAP (RLS 757)

▲ = FOUND

C.A.C. = COMPLETE ACCESS CONTROL

I, Raymond M. Hubbell, Registered Land Surveyor of the State of Kansas, do hereby certify that I caused to have surveyed and platted COLEMAN ADDITION, Sedgwick County, Kansas, described as follows: A tract of land lying within the Northeast Quarter of Section 18, Township 28 South, Range 1 West of the Sixth Principal Meridian commencing at the northwest corner of said Northeast Quarter; thence South 261.79 feet on an assumed bearing of South 5 degrees 46 minutes 10 seconds West along the west line of said Northeast Quarter to the southeasterly right-of-way line of State Highway K-42; thence 100.00 feet on a bearing of North 55 degrees 15 minutes 35 seconds East along said highway right-of-way line to the POINT OF BEGINNING; thence 251.78 feet on a bearing of North 55 degrees 15 minutes 35 seconds East along said highway right-of-way line; thence 189.65 feet on a bearing of North 90 degrees East parallel with and 60 feet South of the north line of said Northeast Quarter to the Northwesterly right-of-way line of the Atchison, Topeka & Santa Fe Railroad, said right-of-line being parallel with and 58.5 feet Northwesterly from the centerline of the existing railroad tracks; thence 407.76 feet on a bearing of South 56 degrees 45 minutes 25 seconds West along said railroad right-of-way; thence 97.42 feet on a bearing of North 34 degrees 44 minutes 25 seconds West to the Point of Beginning. Said tract contains 0.768 acres.

The accompanying plat is a true and correct exhibit of said survey.

Date

Raymond M. Hubbell, RLS 757

Know all men by these presents, that we, George W. Coleman and Jennifer M. Coleman, husband and wife, owners of the land have caused the land described in the surveyor's certificate to be surveyed and platted into a lot and street to be known as COLEMAN ADDITION, Sedgwick County, Kansas.

- Streets as indicated on the plat are hereby dedicated to and for the use of the public.

All abutter's rights of access to or from MacArthur Road (39th Street South), over and across the north line of Lot 1 is hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have one 45 foot wide access opening to MacArthur Road as shown on the accompanying plat.

All abutter's rights of access to or from State Highway K-42, over and across the Northwesterly line of Lot 1, except the Northeasterly 40 feet of Lot 1 abutting State Highway K-42, is hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have one 40 foot wide access opening to State Highway K-42 as shown on the accompanying plat.

All abutter's rights of access to or from State Highway K-42, over and across the Northeasterly 40 feet of the Northwesterly line of Lot 1 abutting State Highway K-42 is CONTINGENTLY granted after the first day of January 1995 to the appropriate governing body, or at such time MacArthur Road (39th Street South) is relocated, provided further that access to or from State highway K-42 is available from the adjacent existing MacArthur Road (39th Street South) right-of-way over and across the north line of Lot 1.

George W. Coleman

Jennifer M. Coleman

State of Kansas)
) SS
County of Sedgwick)

The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by George W. Coleman and Jennifer M. Coleman, husband and wife.

_____, Notary Public
Raymond M. Hubbell

My appointment expires: _____.

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

(Seal)

The dedications shown on this plat are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1989.

_____
Paul W. Hancock, Commissioner
Chairman

_____
Billy Q. McCray, Commissioner

_____
David Bayouth, Commissioner

_____
Mark F. Schroeder, Commissioner

_____
Bernard A. Hentzen, Commissioner

_____, County Clerk
Don Wright

(Seal)

Entered on transfer record this _____ day of _____, 1989.

_____, County Clerk
Don Wright

State of Kansas)
) SS
County of Sedgwick)

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1989, at _____ o'clock, and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

This plat of COLEMAN ADDITION, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Wayne L. Brinegar

_____, Secretary
Marvin S. Krout

(Seal)

I. If the drainage plan for this site indicates that drainage will occur to the Atchison, Topeka, & Santa Fe Railroad right-of-way to the southeast of this plat, the applicant shall provide a letter from this railroad indicating its willingness to accept such drainage.

J. If the easement established for the OXY NGL Inc. Petroleum Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

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. This plat will not be scheduled for City Council review until the drainage plan is approved by County Engineering.

N. 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.

O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

P. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

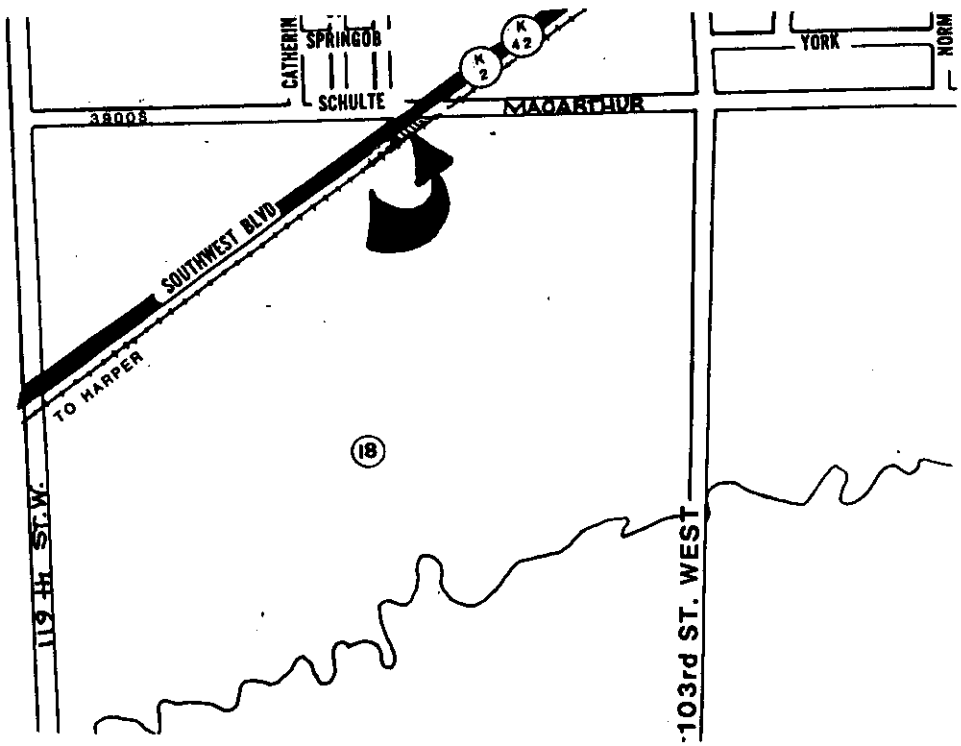
AGENDA ITEM NO. 2-4

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89;
Preliminary Plat Approved 8/24/89)

CASE NUMBER:	**S/D 89-51 - COLEMAN ADDITION**
OWNER/APPLICANT:	George W. Coleman, 736 Crestline, Wichita, KS 67212
SURVEYOR/ENGINEER:	Castle & Associates
LOCATION:	S.E. corner of K-42 and MacArthur Road Intersection
SITE SIZE:	32,126 sq. ft.
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	32,126 sq. ft.
CURRENT ZONING:	"R-1" Suburban Residential
PROPOSED ZONING:	"E" Light Industrial (SCZ-0600)

VICINITY MAP:



STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is 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 and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that depending on right-of-way requirements, limited space may be such that on site facilities may require a variance of Health Department standards to obtain approval for well and septic systems at this site. As indicated by this final plat, this site is just over 32,000 sq. ft, which will require a variance for on site facilities.

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

C. The applicant shall meet with County Engineering and the Department of Planning to determine how to best depict the Contingent Complete Access Control being established by this plat to K-42. The final plat tracing shall properly reference this access control as it is determined appropriate to do so.

D. The final plat tracing shall delete any reference to the proposed MacArthur Road realignment. Reference to access controls to this road shall also be deleted from the platter's text and on the face of the plat.

E. On the face of the plat "C.A.C." shall be shown in the area of the Contingent access control. This abbreviation shall also be defined in a legend located below the north arrow.

F. The final plat tracing shall indicate on the MAPC signature block, the Chairman to be appointed on September 14, 1989.

G. This plat is within 3-miles of Wichita's City Limits. Consequently, this plat must also be approved by the Wichita City Council. The final plat tracing shall therefore include a signature block with "Bob Knight" as Mayor and "John Moir" as City Clerk.

H. The applicant shall submit an avigational easement covering all of 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.