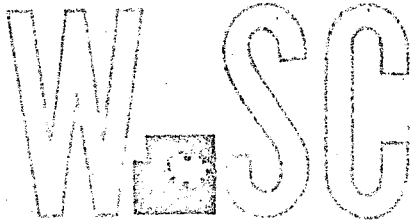


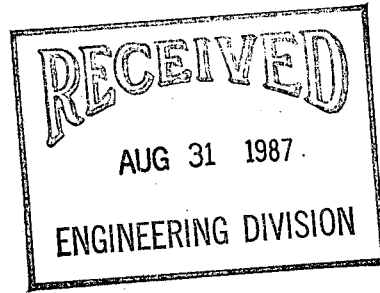
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

August 28, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 87-79 - DULING INDUSTRIAL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 27, 1987, 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. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. The final plat shall indicate "access control, except for two (2) openings", to West Street across the west line of this plat.
- G. The final plat shall reference, in the platlor's text, the dedication of access controls to West Street across the west line of the plat.

Preliminary Plat S/D 87-79 - DULING INDUSTRIAL ADDITION
Page 2

- H. The final plat shall indicate the platting of a 35-foot building setback from West Street.
- I. The final plat shall indicate angles or bearings for the perimeter of this plat.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval. If an off-site drainage easement is required, it shall be submitted for recording with the plat.
- K. The final plat shall indicate a 20-foot utility easement adjacent to the north line of the plat.
- 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. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

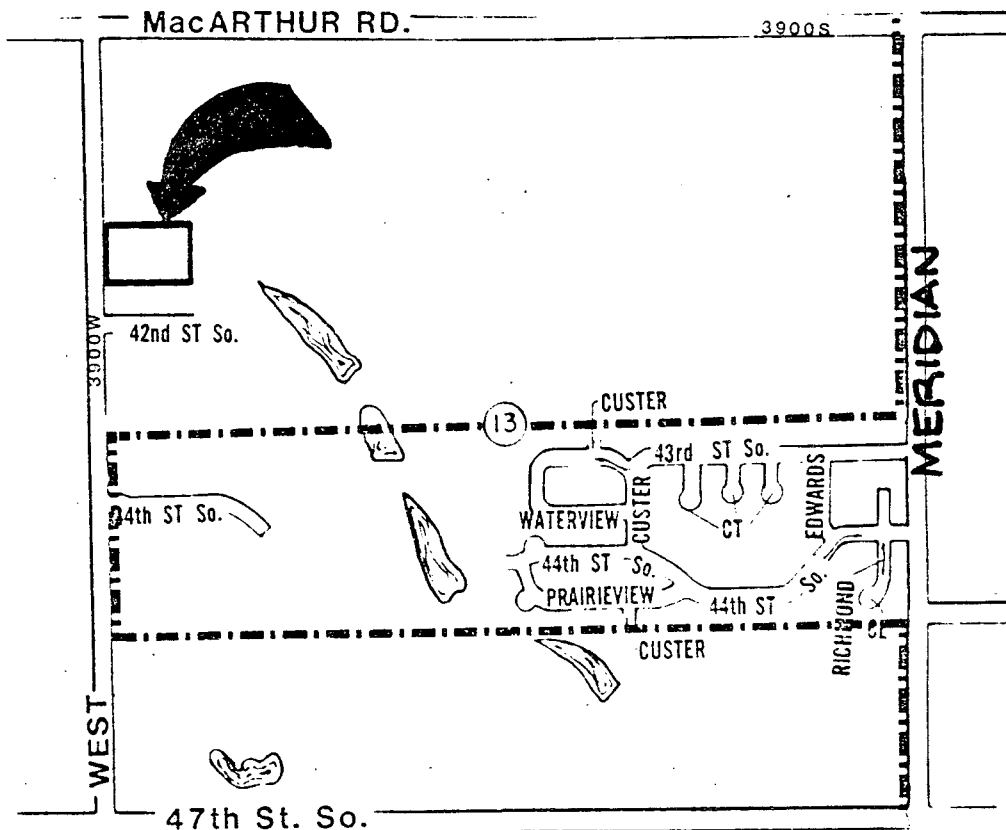
cc: Ray Duling, 4200 S. West Street, Wichita, KS 67217
✓ Mike Lindebak, City Engineer

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-79 - DULING INDUSTRIAL ADDITION
OWNER/APPLICANT: Ray Duling
SURVEYOR/ENGINEER: Moehring & Associates
LOCATION: ¼-mile south of MacArthur, on the east side of West Street.
SITE SIZE: 7.0 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial:
Industrial: 1
Total: 1
MINIMUM LOT AREA: 282,277 Sq. Ft.
CURRENT ZONING: "R-1"
PROPOSED ZONING: "E" (SCZ-0570)

VICINITY MAP:

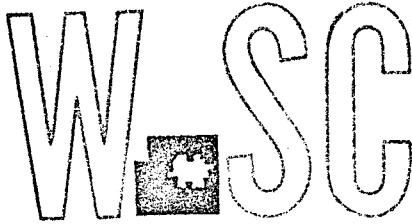


STAFF COMMENTS:

NOTE: The applicant's associated zoning case (SCZ-0570), requesting a zone change from "R-1" (suburban residential) to "E" (light industrial), was approved by the County Commission November 26, 1986.

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan and if an off-site drainage easement is required. If required, this easement shall be submitted with the final tracing for recording.

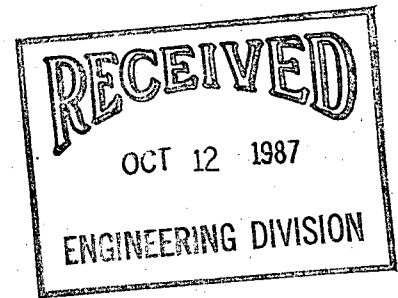
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 9, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-79 - DULING INDUSTRIAL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the east.
- F. The applicant shall obtain, by separate instrument, the off-site utility easement needed to extend sanitary sewer to serve this plat.
- G. The final plat tracing shall indicate a 20-foot utility easement adjacent to the east line of this plat.

WICHITA — SEDGWICK COUNTY

Final Plat S/D 87-79 - DULING INDUSTRIAL ADDITION
Page 2

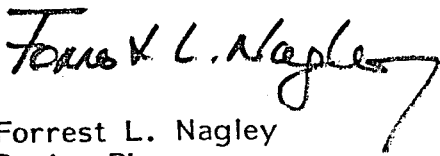
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, October 15, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Ray Duling, 4200 S. West Street, Wichita, KS 67217
✓ Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services