

S/D No.: 87-79 Name: DULING INDUSTRIAL ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: ¼-mile south of MacArthur, on the east side of West Street.  
Owner: Ray Duling, 4200 S. West Street, Wichita, KS 67217  
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 7.0
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 1
  - Total: 1
3. Minimum Lot Area: 282,277 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "E" (SCZ-0570)

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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 MAPC on 10/30/86 subject to replatting within one year. (plat recorded by 11/26/87.)
- 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 plat's text, the dedication of access controls to West Street across the west line of the plat.
  - 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.
  - K. 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.
  - 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.
  - M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
  - N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
  - O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.