

S/D No.: 87-69 Name: MAPLE LANE 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: East of Maple Lane, south of Maple Street.
Owner: Unruh and Associates, Inc., 2423 S. Glendale, Wichita, KS 67210
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 3.66 Acres
2. Number of Lots:
 - Residential: 20
 - Office:
 - Commercial:
 - Industrial:
 - Total: 20
3. Minimum Lot Area: 7,423.9 Sq. Ft.
4. Existing Zoning: "R-5"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall petition for the paving of University Street from the east line of Maple Lane to the east line of this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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 structure constructed on subject property.
- G. Since this property is located within the Wichita City Limits, the final plat tracing shall omit the County Commissioners' signature block. The final plat tracing shall indicate a signature block for the City Council instead.
- H. If the platting of a minimum building pad elevation is required, it shall be expressed in both City Datum and Mean Sea Level. The platting of any required minimum building pad elevation shall be referenced in the plattor's text and indicated on the face of the plat.
- I. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). Fifty-eight-foot wide lot frontages are proposed for many of the lots.
- J. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and is the minimum building pad elevation correct?

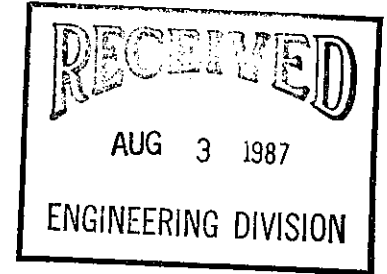
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1692
(316) 268-4561

July 31, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-69 - MAPLE LANE 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 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 petition for the paving of University Street from the east line of Maple Lane to the east line of this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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 structure constructed on subject property.
- G. Since this property is located within the Wichita City Limits, the final plat tracing shall omit the County Commissioners' signature block. The final plat tracing shall indicate a signature block for the City Council instead.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-69 - MAPLE LANE 3RD ADDITION

Page 2

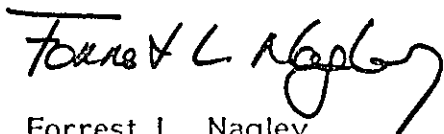
- H. City Engineering has advised that the platting of a minimum building pad elevation is not required.
- I. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). Fifty-eight-foot wide lot frontages are proposed for many of the lots.
- J. Prior to submitting this plat for scheduling before the City Council, a drainage plan shall be submitted to City Engineering for review and approval.
- K. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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, August 6, 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: Unruh and Associates, Inc., 2423 S. Glendale, Wichita, KS 67210
X Mike Lindebak, City Engineer

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

November 8, 1988

Pat Kettler
Sedgwick County Register of Deeds
Sedgwick County Courthouse
Wichita, Kansas 67202

RE: Affidavit and Re-filing
Maple Lane 3rd Addition

Dear Ms. Kettler:

I have examined the final plat of Maple Lane 3rd Addition, and in accordance with K.S.A. 12-420, have prepared an Affidavit correcting the lot dimensions of 2 lots within the subdivision.

That statute does not provide for the necessary changes of perimeter dimensions of a plat, by Affidavit. Therefore, I am asking Mr. Moehring to re-file the plat, correcting those dimensions necessary to conform with the intent of the Affidavit.

The re-filing of the plat should immediately follow the recording of the Affidavit.

Michael E. Lindebak
City Engineer

AFFIDAVIT

State of Kansas)
) SS
County of Sedgwick)

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath states:

I have examined the final plat of MAPLE LANE 3rd ADDITION, Wichita, Sedgwick County, Kansas, and have found that there are lot dimension errors which should be corrected, as follows:

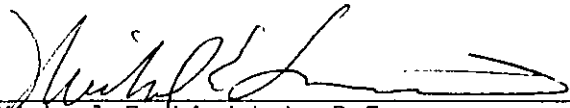
The lot dimension on the East side of Lot 1, Block A, should be changed from 67.65 feet to 67.08 feet.

The lot dimension on the West side of Lot 1, Block A, should be changed from 68.0 feet to 67.41 feet.

The lot dimension on the East side of Lot 10, Block B, should be changed from 62.07 feet to 63.14 feet.

The dimension for the South segment of the West side of Lot 10, Block B, should be changed from 45.0 feet to 46.03 feet.

FURTHER AFFIANT SAITH NOT



Michael E. Lindebak, P.E.

Dated this 8th day of November, 1988.



State of Kansas)
) SS
County of Sedgwick)

The foregoing instrument acknowledged before me this 8th day of November, 1988, by Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas.


_____, Notary Public

My Appointment Expires 12/9/90

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

November 17, 1988

TO: Richard Euson, Assistant County Counselor
FROM: Marvin S. Krout, Director of Planning
SUBJECT: Correction of the Maple Lane 3rd Plat Tracing

The purpose of this memorandum is to advise you that the Planning Department is aware that Don Moehring will be correcting certain dimension and bearing errors on the Maple Lane 3rd plat tracing.

As part of this correction process, Mr. Moehring will be preparing an affidavit of correction. This affidavit will be signed by Mike Lindebak, City Engineer, and filed of record. After this affidavit has been recorded, Mr. Moehring will check out the original plat tracing and make the needed corrections on the face of the plat.

Should you have any questions, please advise.

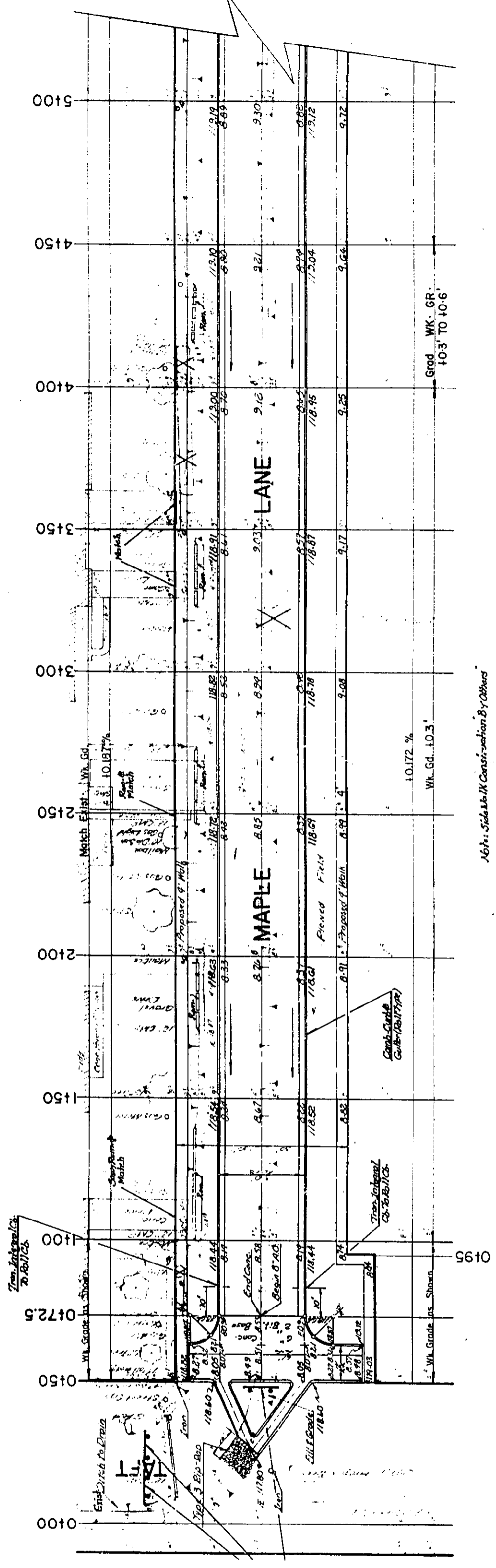
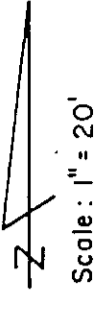
MSK/FLN:blw

cc: Don Moehring, 433 South Hydraulic, Wichita, Kansas 67211
✓ Mike Lindebak, City Engineer

face of power pole at center of Dugan on North side of Taft.
 5.7 ft. West and 34.3 ft. South of Quarter Section Corner at Dugan Road and Maple Street.

GENERAL NOTES

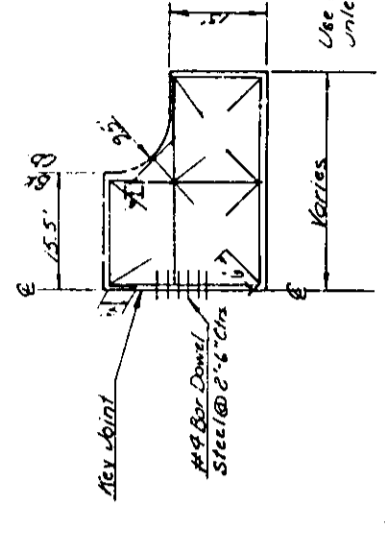
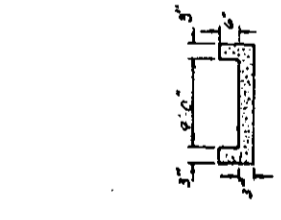
1. REMOVING AND REPLACING MAIL BOXES SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER PAY ITEMS OF WORK.
2. CONTRACT QUANTITIES PROVIDE FOR CONSTRUCTION OF A MAXIMUM OF THIRTEEN (13) 20-FOOT DRIVEWAY APPROACHES OR AN EQUIVALENT COMBINATION THEREOF.
3. ELEVATION OF BACK OF WALK SECTION THROUGH DRIVEWAYS SHALL NOT EXCEED AN ELEVATION OF 1" 3" ABOVE THE TOP OF CURB. EXISTING DRIVES WHICH EXCEED THIS CRITERIA SHALL BE REMOVED BACK OF THE RIGHT-OF-WAY LINE. ROLL CURB SHALL BE DERESSED THROUGH THE DRIVES CONSTRUCTED WITH THIS PROJECT.
4. TRANSITIONS FROM ROLL CURB TO FULL HEIGHT CURB SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER PAY ITEMS OF WORK.
5. DRAINAGE FLUMES SHOWN ON PLANS SHALL BE CONSTRUCTED WITH SURFACE MIX ASPHALT. COST OF DRAINAGE FLUME CONSTRUCTION SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER PAY ITEMS OF WORK.
6. TYPE III RIP RAP SHALL CONSIST OF TWELVE (12) INCHES OF ROCK PLACED ON A SIX (6) INCH GRAVEL BEDDING. SIZE RANGE OF ROCK SHALL BE FROM A MAXIMUM OF ONE CUBIC FOOT TO A MINIMUM DIMENSION OF 1 1/2 INCHES.
7. COST FOR CLEANING OUT EXISTING CROSSROAD PIPE AT MAPLE SHALL BE CONSIDERED AS SUBSIDIARY TO THE OTHER PAY ITEMS OF WORK.



existing drives in R/W are
 red.

red are marked thus:
 free which in the opinion
 inear can be saved shall

ALL BE RESPONSIBLE
 OPERTY IRONS. THE
 BE REQUIRED TO BE
 PERTY IRONS SHALL
 STROYED BY HIS COP.
 VS. SUCH IRONS SHALL
 BY A LICENSED LAND
 ENSED PROFESSIONAL
 ANCE WITH STAFF LAW



Note: Steel to be Constructed by Others

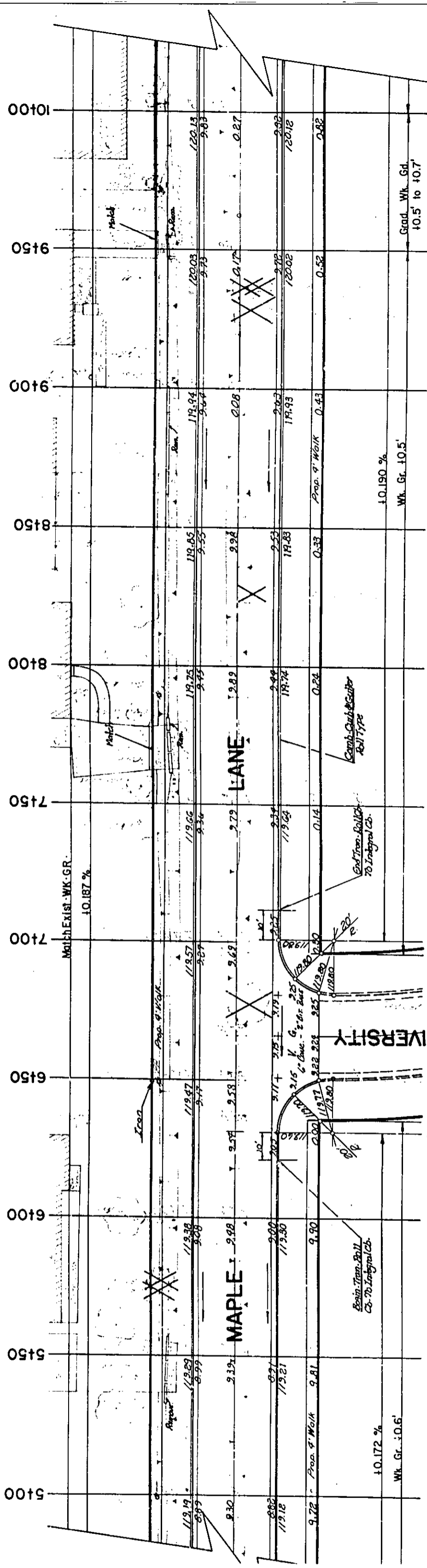
EARTHWORK:

PROPERTY	CITY
Excavation	146.6 C.Y.
10.0%	14.7 C.Y.
TOTAL	161.3 C.Y.
COMPACTED FILL	58.25 C.Y.

MAPLE I
 FROM S.L. MAPLE TO
 CUL-DE-SAC
 (8" ASPH. - CONC. PAV'T)
CITY OF WICHITA
 R. W. Bruggeman Director of Eng
 PROJECT NUMBER:
 472-76-245-80582-00
 DATE:

Site in South face of power pole at center of Dugan on North side of Fort.
 in East face of power pole 450.0 ft. North of the North Line of Fort on the West side of Maple Lane.
 Disc 33.7 ft. West and 34.3 ft. South of Quarter Section Corner at Dugan Road and Maple Street.

Scale: 1" = 10'



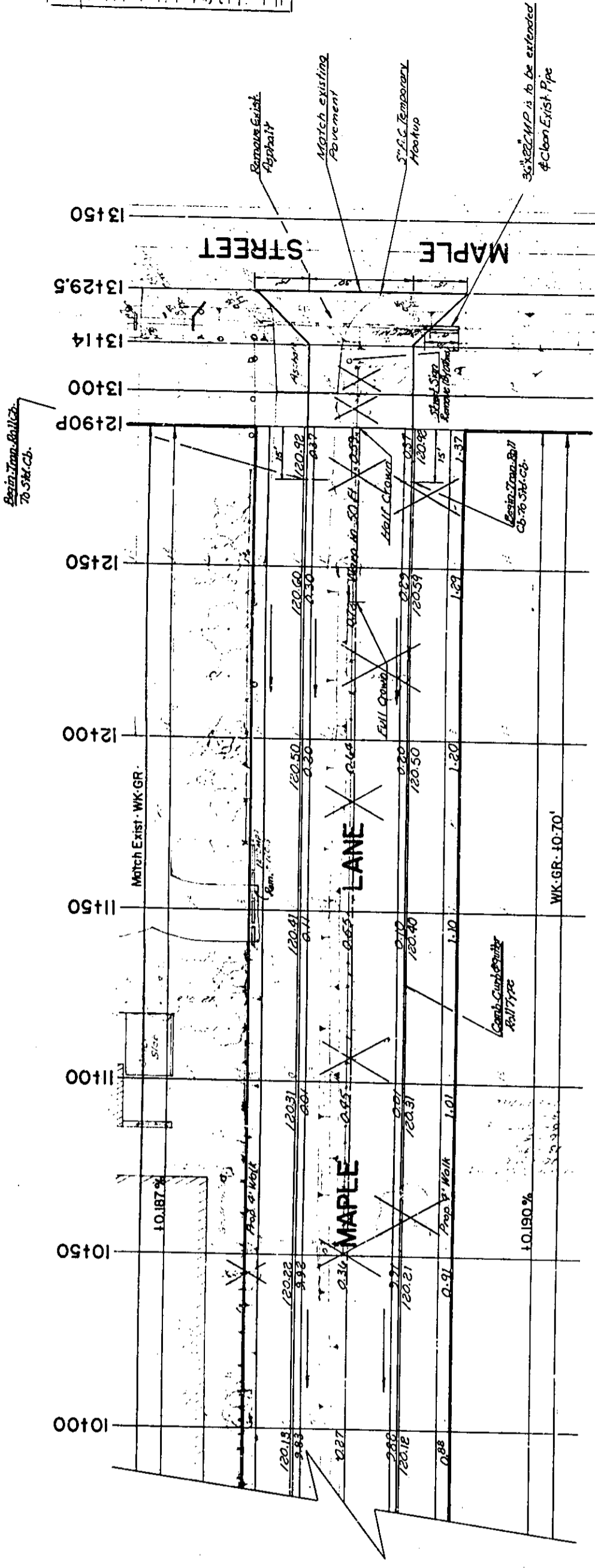
Note: See Mark Construction By Other

INTERSECTION QUANTITIES

S.Y.	Concrete Pavement	86.7
S.Y.	Asphaltic Conc. Pavement (6" Bituminous Base)	2.1
S.Y.	Bituminous Base	2.1
L.F.	Combined Curb & Gutter	42.6
L.F.	Int. 701 Curb	42.6
S.F.	4" Wheelchair Ramp	64.6
S.F.	4" Walk	67.9
C.Y.	Compacted Fill	64.6
Lbs.	Reinforcing Steel	67.9
S.Y.	Manipulation	64.6
Tons	Lime or Cement	67.9
S.Y.	V.G. 6" Concrete & 3" Asphaltic Concrete Base	86.7

Maple Lo
 S.L. Maple to and incl
 972-76-295-80582-0

B.M. 120.19 R.R. Spike in South face of power pole at center of Dugan on North side of 7th St.
 B.M. 119.59 R.R. Spike in East face of power pole 950.0 ft North of the North Line of 7th St. on the West side of Maple Lane.
 B.M. 121.85 City Sid. Disc 33.7 ft West and 383 ft South of Quarter Section Corner of Dugan Road and Maple Street.



Note: Sidewalk Construction By Others

12
72
2
78
30