

Tracing
received
5-8-00

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

Dated this _____ day of _____, _____.
Wichita-Sedgewick County Metropolitan Area Planning Commission

_____, *Chairman*
Francis S. Garofalo

_____, 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 _____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2000.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2000.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2000, at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

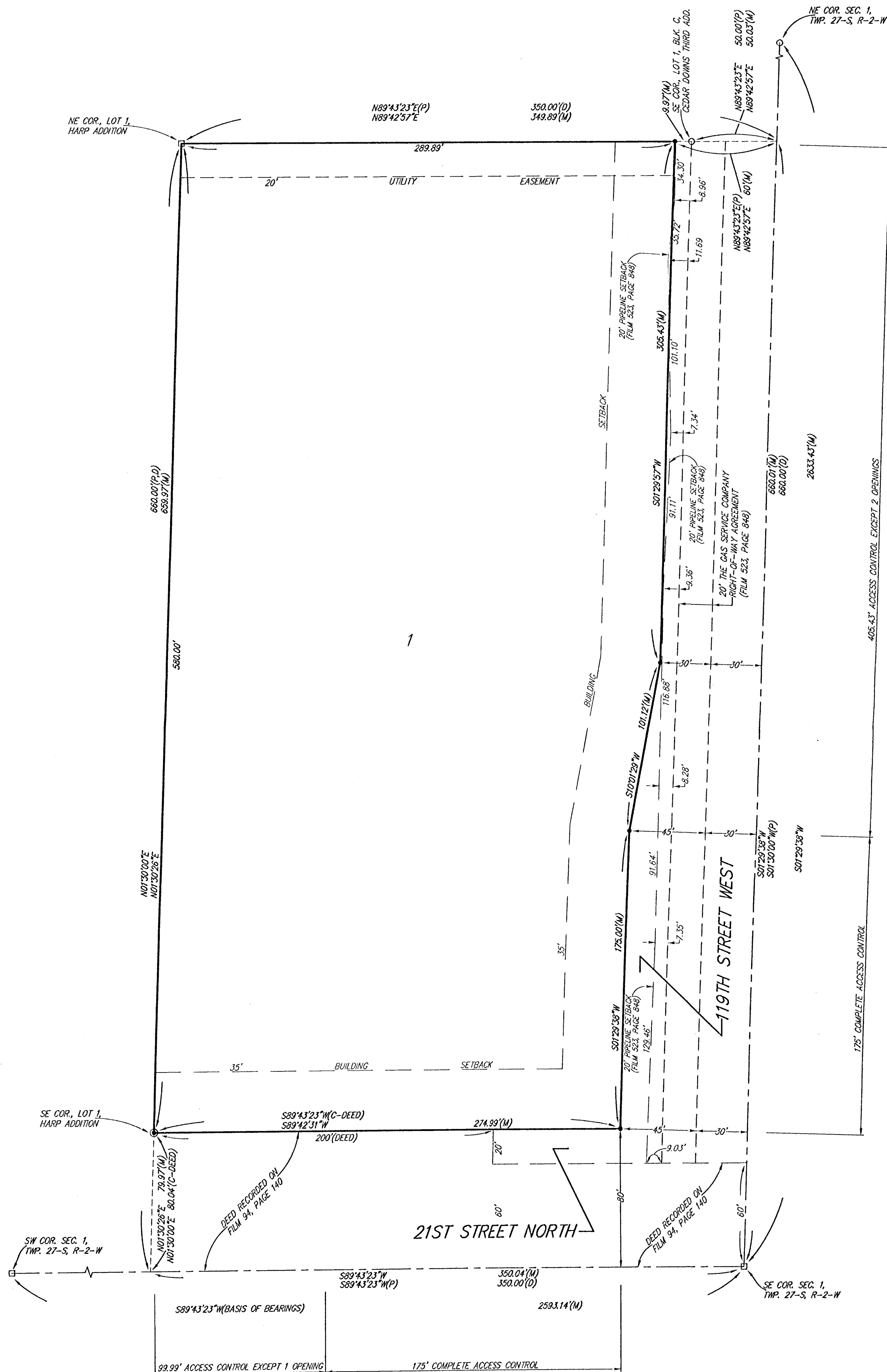
State of Kansas) SS The foregoing instrument acknowledged before
Sedgewick County) me, this 2nd day of May, 2000, by Ray Duling and Winona Duling,
husband and wife.

Janet L. Hardy, Notary Public

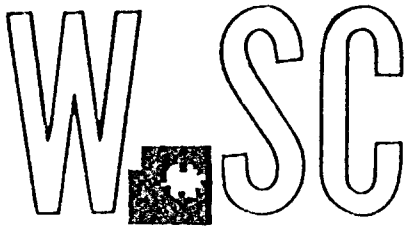
My App't. Exp. 5/6/01

 JANET L. HARDY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 5/6/2000

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\DRAWING ADDITION\DWG\DRAWING\DWG-MCG



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

November 30, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 99-76 -- One-Step Final Plat of DULING ADDITION

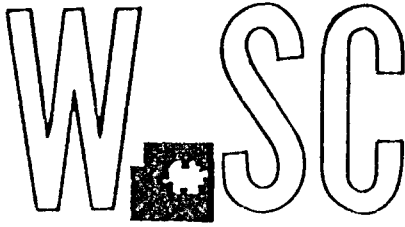
At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 19, 1999.

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 four (4) 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 residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



WICHITA — SEDGWICK COUNTY



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DEPARTMENT

CITY HALL — TENTH FLOOR
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(316) 268-4421
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November 19, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 99-76 -- One-Step Final Plat of DULING ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. City water service is available to serve the site. This site is located outside of the Northwest Wichita sanitary sewer growth limits. City Engineering needs to comment on the availability of sewer service. *The Applicant will need to provide a guarantee for extension of sewer. Participation in the petition for the water line along 119th St. West is required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage agreement is required.*
- D. The plat proposes two access openings along 119th St. West and one access opening along 21st St. North. The plat also denotes 175 feet of complete access control from the intersection of the perimeter streets. Distances shall be shown for all segments of access control. In accordance with the Subdivision Regulations, right turns only are permitted for access openings within 250 feet of the intersection.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.



- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

S/D 99-76 -- One-Step Final Plat of DULING ADDITION
November 19, 1999
Page 3

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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, at 12:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ray Duling, P.O. Box 771081, Wichita, KS 67211
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

<u>CASE NUMBER:</u>	S/D 99-76 -- DULING ADDITION
<u>OWNER/APPLICANT:</u>	Ray Duling, P.O. Box 771081, Wichita, KS 67277
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
<u>LOCATION:</u>	Northwest corner of 119 th St. West and 21 st St. North
<u>SITE SIZE:</u>	3.78 Acres
<u>NUMBER OF LOTS</u>	
Residential:	
Office:	
Commercial:	1
Industrial:	-
Total:	1
<u>MINIMUM LOT AREA:</u>	3.78 Acres
<u>CURRENT ZONING:</u>	SF-6, Single-Family Residential
<u>PROPOSED ZONING:</u>	LC, Limited Commercial

Note: This site has been approved for a zone change (Z-3331) from SF-6, Single-Family Residential to LC, Limited Commercial. The site is also subject to a Protective Overlay (P-O #58) which addresses uses and signage.

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November 29, 1999 - Page 3

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