

# DUNNEGAN INDUSTRIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

*Final memo received*  
5-28-99

State of Kansas)  
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "DUNNEGAN INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

All that part of Government Lots 2 and 3 in Sec. 11, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, lying south of the south line of the Kansas Turnpike, east of the east line of the Arkansas River as established on Film 238, at Page 332 and west of the west line of the Atchinson, Topeka & Santa Fe railroad right-of-way and north of the north line of Mac Arthur Road as established on Film 227, at Page 354, except that part platted as Sutherland Lumber South an Addition to Sedgwick County, Kansas.



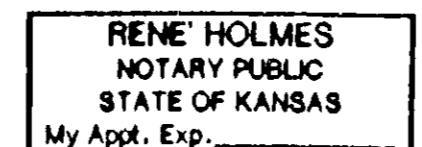
Savoy, Ruggles & Bohm, P.A.

Date 29 APR Mark A. Savoy Surveyor  
Mark A. Savoy #1788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "DUNNEGAN INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat).

Gerald L. Dunnegan Erma L. Dunnegan  
Gerald L. Dunnegan Erma L. Dunnegan

State of Kansas)  
Sedgwick County) SS



The foregoing instrument acknowledged before me, this 17<sup>th</sup> day of May, 1999, by Gerald L. Dunnegan and Erma L. Dunnegan, Husband and Wife.

My App't. Exp. 2-2-2001 Rene Holmes Notary Public

This plat of "DUNNEGAN INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this        day of       , 1998.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

William M. Johnson Chairman

Marvin S. Krout Secretary

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "DUNNEGAN INDUSTRIAL ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

Frank A. Suellentrop President

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this        day of       , 1999.

Bob Knight Mayor

Pat Burnett City Clerk

This Plat has been approved on all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this day of       , 1999.

Bill Hancock Chairman

Betsy Gwin Chairman Pro-Tem

Thomas G. Winters Commissioner

Carolyn McGinn Commissioner

Ben Sciortino Commissioner

James Alford County Clerk

Entered on transfer record this        day of       , 1999.

James Alford County Clerk

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       , 1999, at        o'clock        M. and is duly recorded.

Bill Meek Register of Deeds

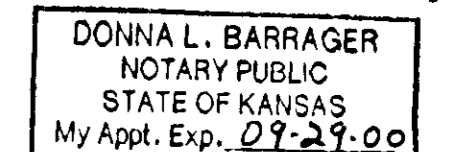
Linda Kizzire Deputy

State of Kansas)  
Sedgwick County)

The foregoing instrument acknowledged before me, this 18<sup>th</sup> day of MAY, 1999, by FRANK A. Suellentrop, PRES. of State Bank of Colwich, on behalf of the bank.

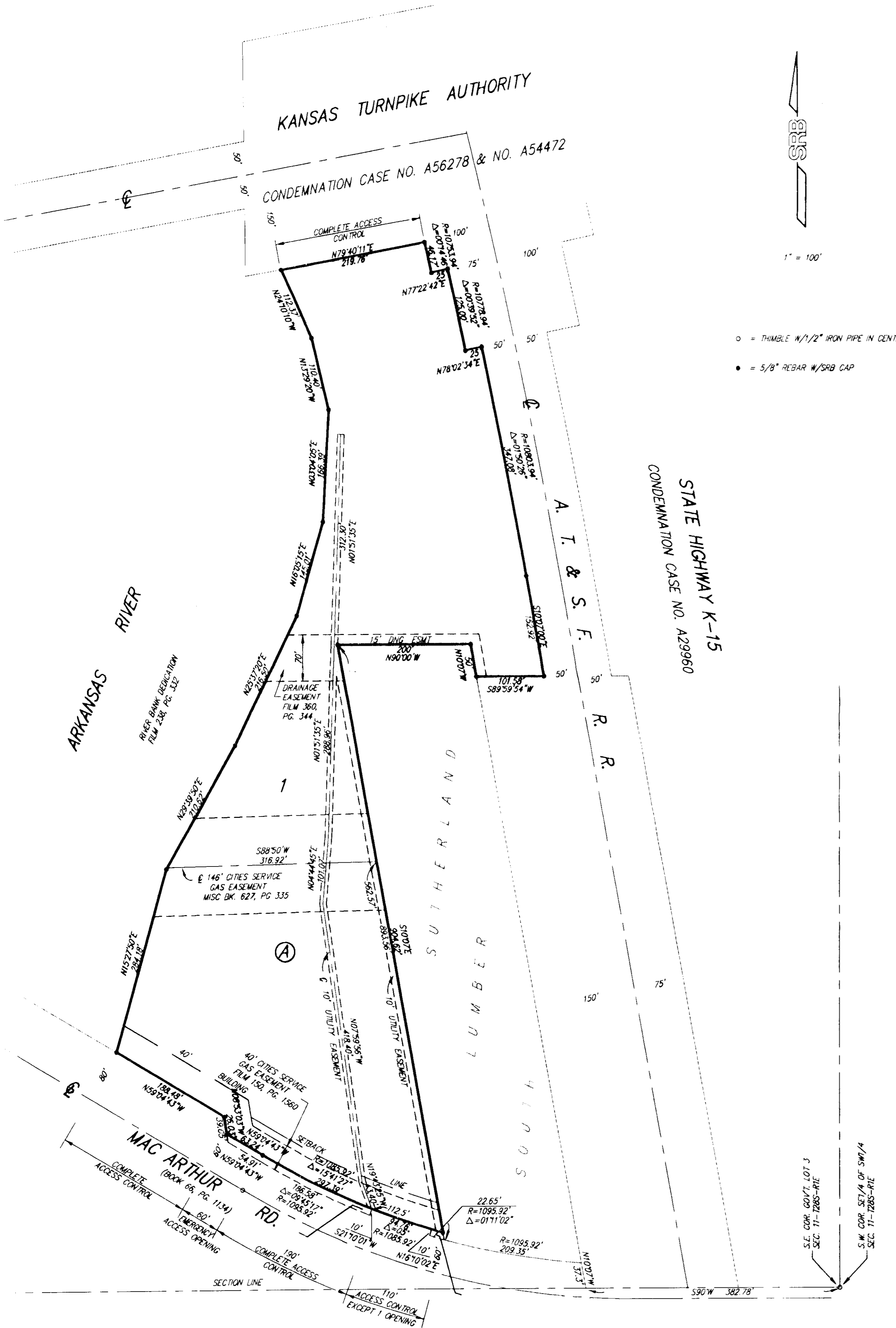
Ronna L. Barrager Notary Public

My App't. Exp. 09-29-00



SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008  
http://www.feat.com/~srb FAX 264-4821 E-mail: srb@feat.com

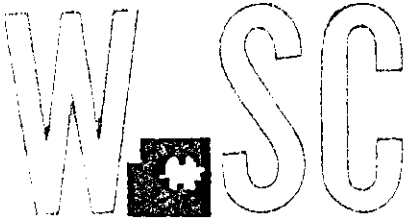
SAVOY, RUGGLES & BOHM, P. A. ENGINEERING & SURVEYING



1" = 100'

- = THIMBLE #1/2" IRON PIPE IN CENTER
- = 5/8" REBAR #5/SRB CAP

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4442  
FAX (316) 268-4390

March 12, 1999

Mark Savoy  
Savoy, Ruggles, and Bohm, P.A.  
924 N. Main Street  
Wichita, KS 67203

S/D 98-120 -- Final Plat of DUNNEGAN INDUSTRIAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 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 March 5, 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 and 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.

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

Sincerely,

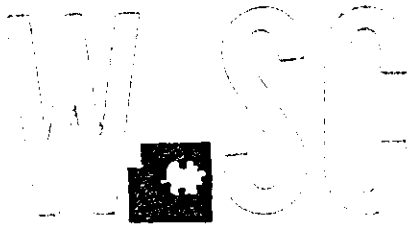
A handwritten signature in black ink that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Gerald L. Dunnegan, 3330 E. MacArthur Road, Wichita, KS 67216  
Robert L. Kaplan, Agent, 430 N. Market, Wichita, KS 67202  
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

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
PHONE: 316-268-4421  
FAX: 316-268-4390

March 5, 1999

Mark Savoy  
Savoy, Ruggles, and Bohm, P.A.  
924 N. Main Street  
Wichita, KS 67203

S/D 98-120 -- Final Plat of DUNNEGAN INDUSTRIAL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- ✓ A. As this site is adjacent to Wichita's City limits on the north, the applicant shall submit a request for annexation.
- B. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- 1-29  
No sewer  
get needed*
- The Conditional Use limited the site for disposal of only domestic sewage. A restrictive covenant shall be submitted assuring that only residential-type wastes would be generated until such time as a municipal sewer system becomes available.
- ✓ City Engineering requests a guarantee for sanitary sewer and City water extension.
- C. Applicant shall meet with the Transportation Division of the MAPD to discuss the need for a public access easement for a future bike path as referenced in the Conditional Use approval.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- ✓ E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. County Engineering needs to comment on the need for any additional right-of-way for MacArthur Road. A 60-ft right-of-way is required and has been denoted on the final plat.

- G. City Engineering has limited the site to one access opening along MacArthur. The other opening shall be emergency access only and be right-turn only ingress and right-turn only egress. City Fire has required that the emergency access opening be located as distant as possible from the existing access opening. The location of the opening on the final plat has been approved by City Fire.
- H. The final plat shall reference a tie point to a section corner.
- I. The bearings and distances of the utility easement need to be identified.
- 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. KG&E has requested additional easements that have not been denoted on the final plat.
- 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.

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.

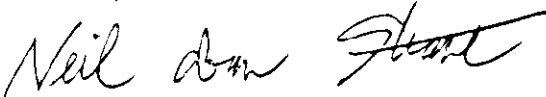
The enclosed "marked" copy of the final plat is for your information and files.

S/D 98-120 -- Final Plat of DUNN<sup>r</sup> N INDUSTRIAL ADDITION  
March 5, 1999  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 11, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Gerald L. Dunnegan, 3330 E. MacArthur Road, Wichita, KS 67216  
Robert L. Kaplan, Agent, 430 N. Market, Wichita, KS 67202  
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

**STAFF REPORT**

(Final Plat Approved 3/4/99; Preliminary Plat Approved 12/31/98)

**CASE NUMBER:** S/D 98-120 - DUNNEGAN INDUSTRIAL

**OWNER/APPLICANT:** Gerald L. Dunnegan, 3330 E. MacArthur Road, Wichita, KS 67216

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**AGENT:** Robert L. Kaplan, 430 N. Market, Wichita, KS 67202

**LOCATION:** North side of MacArthur Road, West of K-15

**SITE SIZE:** 10.09 acres

**NUMBER OF LOTS**

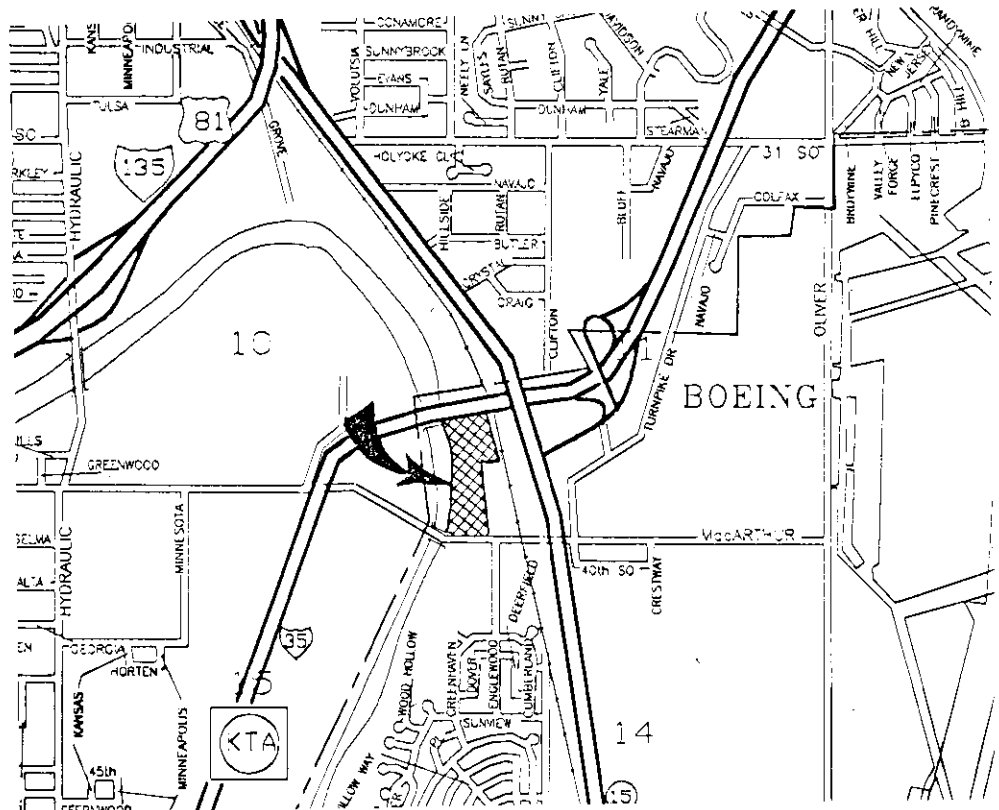
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 10.09 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:**

**VICINITY MAP**



Note: This site is located in the County adjacent to Wichita's City limits. A Conditional Use (CU-481) has been approved for this site to operate a salvage yard.

STAFF COMMENTS:

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- B. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.

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