SUBDIVISION COMMITTEE RECOMMENDATIONS:

A. The applicant shall guarantee the paving of Taft Street, from Dugan Road to Julia and shall guarantee the paving of Julia from Taft to Kellogg Drive. The petitions for these street pavings shall provide for sidewalks on the south side of Taft and both sides of Julia.

B. When the recent CUP amendment was processed, a consulting engineering firm prepared a Traffic Impact Analysis. The consultant concluded, based on traffic counts and typical trip generations, that the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed development of this site. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the Spring of 1988.

C. The applicant shall guarantee the reconstruction of adjacent Kellogg Drive to the standards of a curb and guttered section. This guarantee shall provide for a sidewalk on the north side of the frontage road. (Commercial Zoning)

D. The applicant shall guarantee construction of the storm sewers required by this plat.

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 and restrictive noise covenant for this property. Section 7-107.

G. The applicant shall obtain, by separate instrument, the 30 feet of street right-of-way needed from the unplatted tract to the north of this plat, for the north half of Taft Street. If the applicant cannot obtain the needed right-of-way, then the applicant shall provide for condemnation costs in the associated street paving petition.

H. As agreed at the time of preliminary plat approval, Lot 2 of the overall preliminary plat has been deleted from this final plat. The dropping of this lot from the final plat is acceptable provided a note is added to the associated Community Unit Plan which prevents Lot 2 from obtaining any further building permits until it is replatted.

I. 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.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

L. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 2/7

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-77 - THE LANDING

OWNER/APPLICANT: Kandy-Man Sales, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of U.S. 54, in an area east of Dugan.

SITE SIZE: 22.27 Acres

NUMBER OF LOTS:

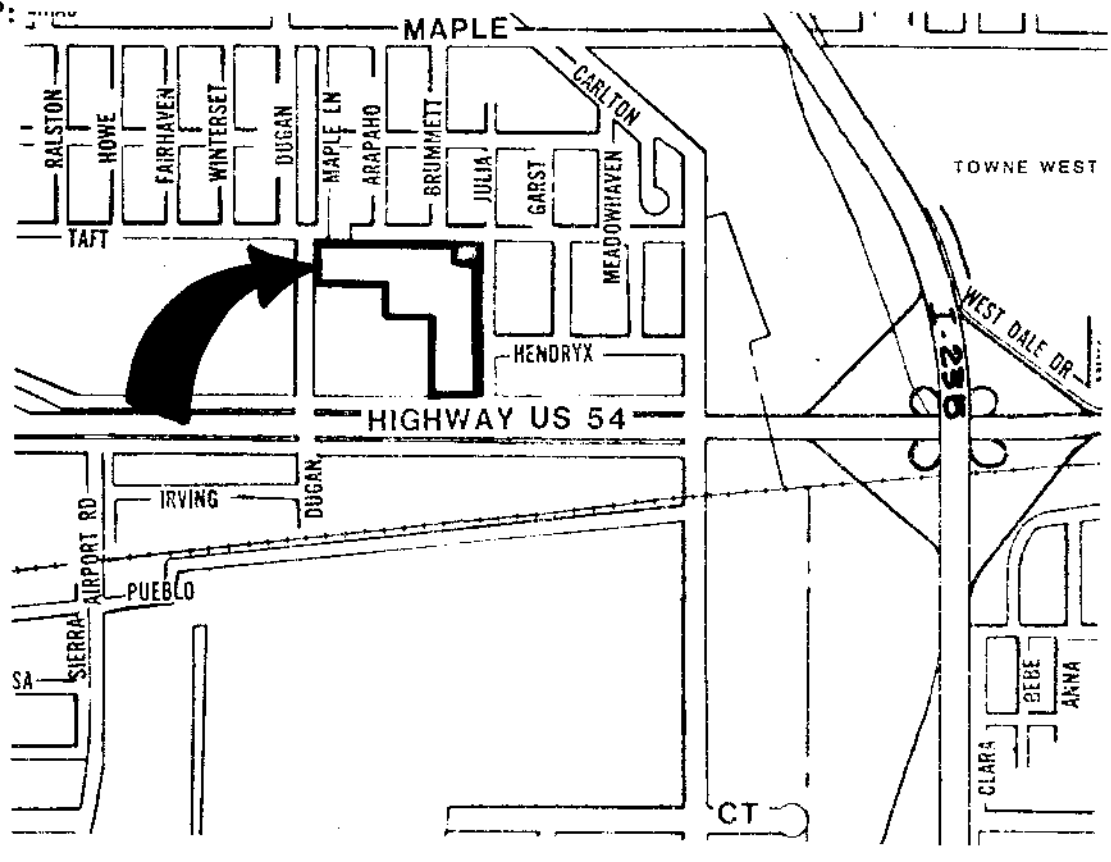
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 108,170.70 Sq. Ft.

CURRENT ZONING: "C" with DP-150

PROPOSED ZONING: "C" with DP-150

VICINITY MAP:



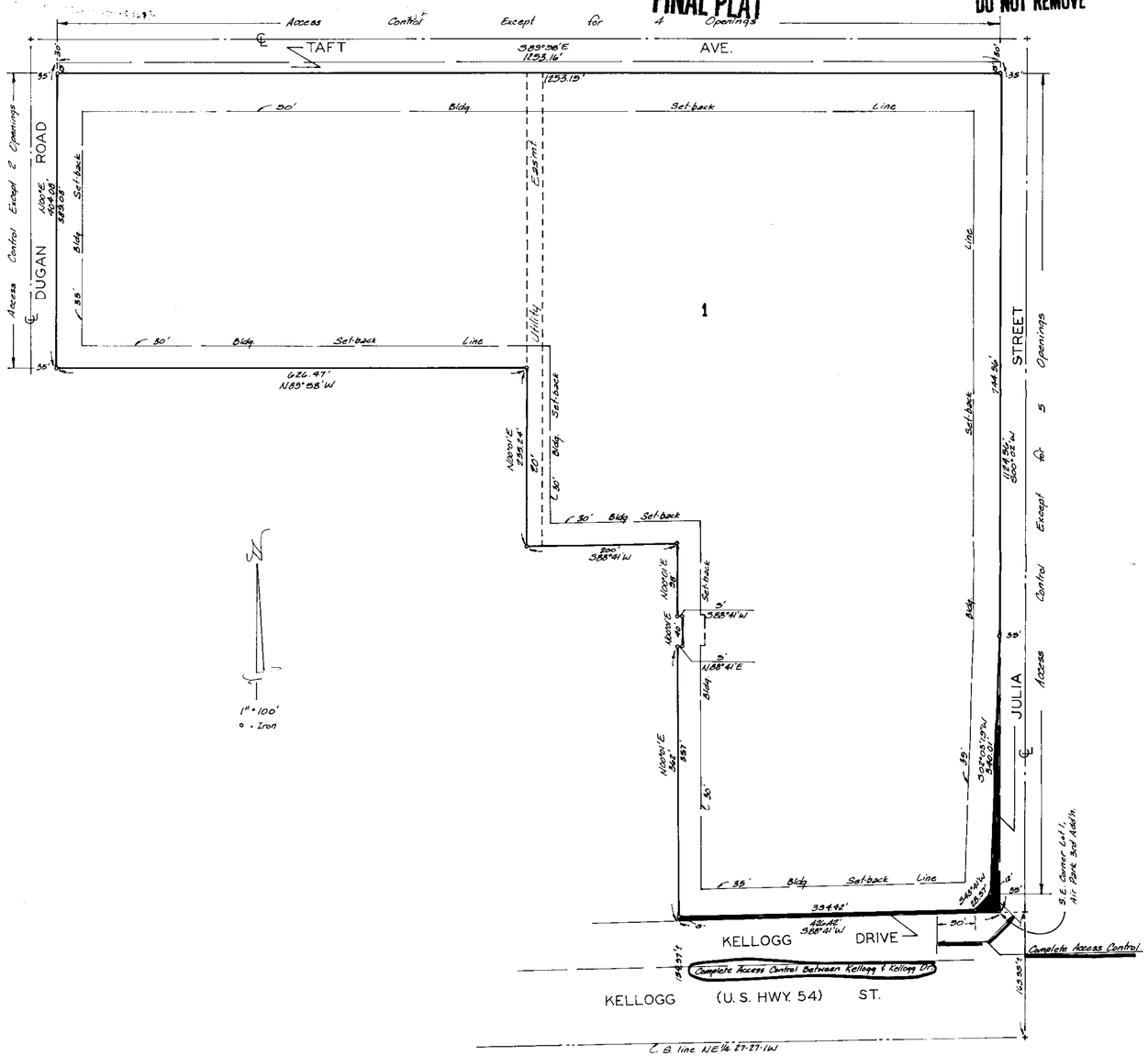
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/24/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/25/87

OFFICE COPY
DO NOT REMOVE

THE LANDING

WICHITA, KANSAS

FINAL PLAT



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE LANDING," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of that part of Lot 1, Air Park 2nd Addition, Wichita, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Kansas, described as beginning at the S.E. Corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the S.W. Corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 98 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common lot line, 235.24 feet to a point 404.08 feet south of the N.E. Corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E, along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the N.W. Corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1293.16 feet to the N.E. Corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Being situated in the NE¼ of Sec 27, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

_____
Date

Baughman Company, P.A.

_____ Surveyor

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 and streets to be known as "THE LANDING," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Dugan Road over and across the west line of Lot 1 and to or from Taft Ave., over and across the north line of Lot 1 and to or from Julia St. over and across the east line of Lot 1 and to or from Kellogg Dr. over and across the southeasterly line of Lot 1 and the east 50 feet of the south line of Lot 1, provided however that Lot 1 shall have access to Dugan Road at 2 points, and shall have access to Taft Ave. at 4 points, and shall have access to Julia St at 5 points, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Kandy-Man Sales, Inc.

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198___ by _____, _____ of Kandy-Man Sales, Inc., on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

This plat of "THE LANDING," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198___

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John Terry Moore

_____ Secretary
Marvin S. Kroul

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198___

_____ Mayor
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198____

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198___ at _____ o'clock ___ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Reed

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "THE LANDING," Wichita, Kansas.

Midland National Bank

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198___ by _____, _____ of Midland National Bank, on behalf of the Bank.

_____ Notary Public

My Appt. Exp. _____

WICHITA – SEDGWICK COUNTY

W-SC

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

October 1, 1987

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

Re: Final Plat S/D 87-77 - THE LANDING

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Kandy-Man Sales, Inc., 1445 N. Rock Road, Wichita, KS 67206
Bill Bothwell, 701 S. Walton Blvd., Bentonville, AR 72716
Everett Fettis, 120 S. Market, Wichita, KS 67202
Grant Tiedeman, 150 N. Market, Wichita, KS 67202

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