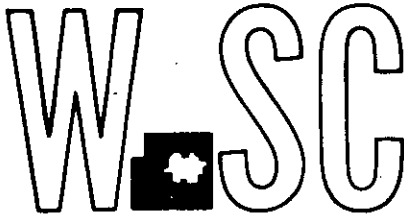


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

January 10, 1985

T. L. Daniel, Land Surveyor  
1911 East Central  
Wichita, KS 67214

Re.: S/D 84-124 - Final Plat of Fleming's First Addition

Dear Mr. Daniel:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, 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 January 4, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

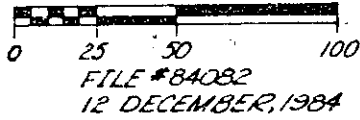
BRB:mlh

cc: Income Producing Property, 8225 Irving, Wichita, KS 67213  
XMike Lindebak, City Engineer

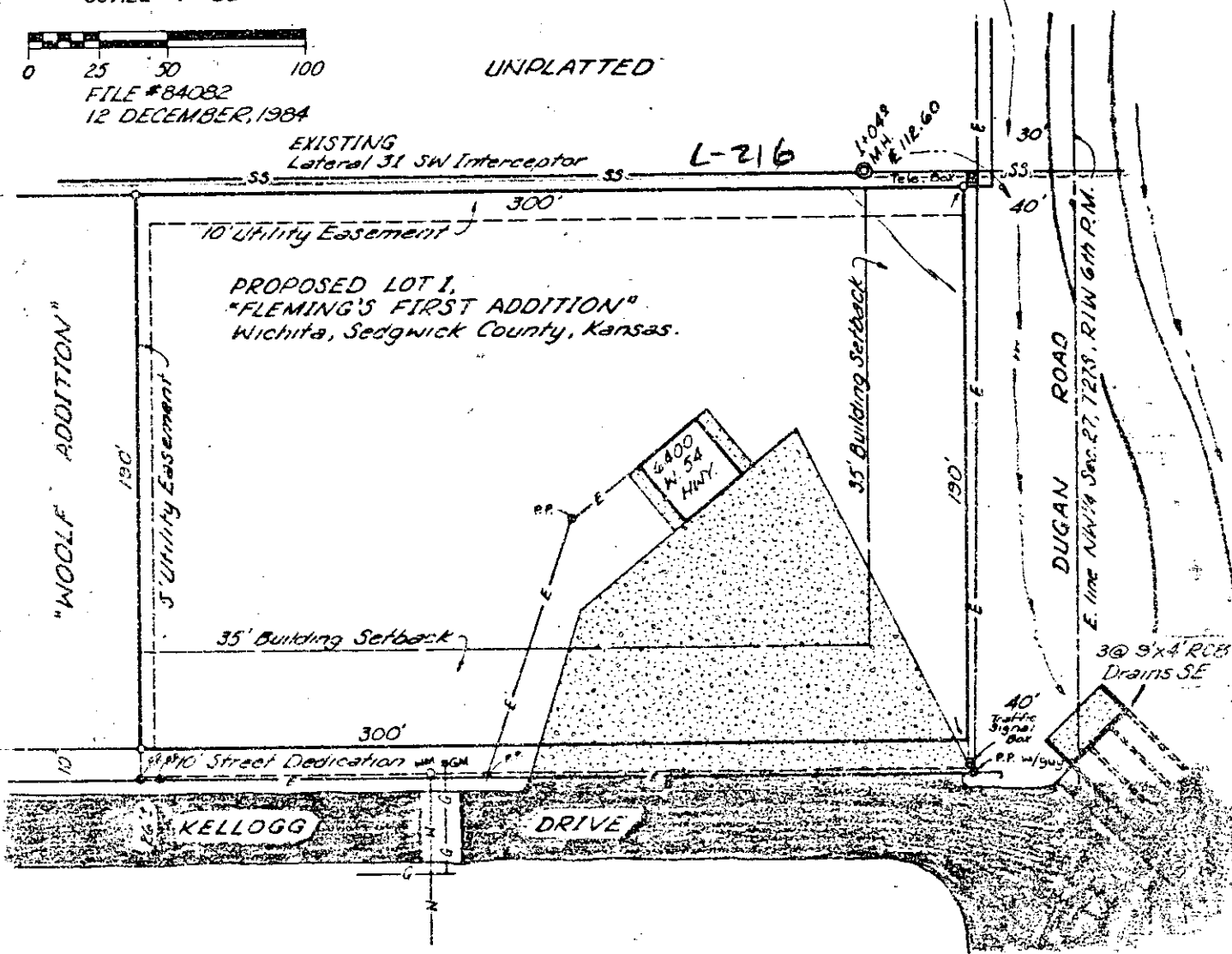




SCALE: 1"=60'



UNPLATTED



North edge of pavement is  
 6' South of existing right-of-way.

2" Gas line (Gas Service Co.) 40'  
 South of North right-of-way line  
 ends @ 5' meter.

Overhead electric and telephone  
 on same pole line, 1.5' South of  
 existing North right-of-way line  
 Kellogg Drive.

Dugan road is gravel surfaced  
 and is approximately 24' wide.

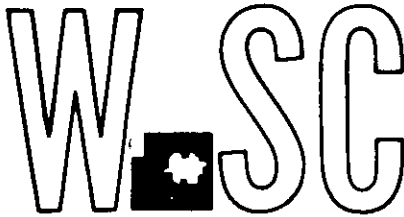
Existing Structure, slab and  
 appurtenances to be removed.

Existing structure is not connected  
 to City Sewer Service at this time.

City Water Service at South property line.

The Southeast property corner was  
 obliterated by construction of traffic  
 signal control box for the intersection.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



January 4, 1985

T. L. Daniel, Land Surveyor  
1911 East Central  
Wichita, KS 67214

Re: S/D 84-124 - Final Plat of Fleming's First Addition

Dear Mr. Daniel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, 1985, 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 guarantee any drainage improvements required by the plat.
- B. The applicant shall attempt to obtain a valid petition for paving Dugan from Kellogg Drive to Taft. This petition shall provide for a sidewalk on each side of this commercial street.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- D. The final plat tracing shall indicate "complete access control" to Kellogg from Kellogg Drive adjacent to this plat.
- E. The final plat tracing shall indicate the condemnation case number for the existing Kellogg and Kellogg Drive rights-of-way adjacent to this plat.
- F. The applicant shall submit the standard avigational easement and associated restrictive covenant for this property.
- G. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive adjacent to this site in conjunction with building permit issuance.

C  
O  
P  
Y

T. L. Daniel, Land Surveyor  
1911 East Central  
Wichita, KS 67214

Re: S/D 84-124 - Final Plat of Fleming's First Addition  
January 4, 1985  
Page 2

- H. If a valid petition for the paving of Dugan Road cannot be obtained, then the final plat tracing shall indicate a 50-foot by 50-foot triangular floodway in the northeast corner of the proposed lot.
- I. If this plat involves the platting of a floodway, the platator's text shall reference the standard floodway language on the final plat tracing.
- J. The final plat tracing shall reference the platting of a 123 City Datum minimum building pad in the platator's text as well as on the face of the plat. The minimum building pad shall also be referenced in Mean Sea Level.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, January 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



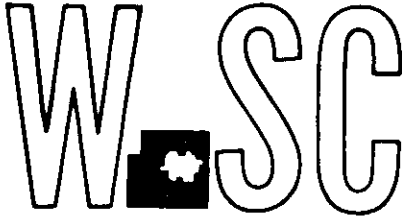
Barbara R. Bonanni  
Junior Planner

BRB:mlh

Enclosures

cc: Income Producing Property, 8225 Irving, Wichita, KS 67213  
x Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

December 21, 1984



T. L. Daniel  
Land Surveyor  
1911 East Central  
Wichita, KS 67214

Re: S/D 84-124 - Final Plat of Fleming's First Addition

Dear Mr. Daniel:

On Thursday, December 20, 1984, the Subdivision Committee considered the above-referenced final plat. Action taken by the Committee was to defer consideration of this plat until their next meeting on January 3, 1985. The purpose of the two-week deferral is to allow you time to discuss the requirement of attempting to obtain a valid petition for Dugan Road from Kellogg Drive to Taft with your client, and how this impacts his possible plans to dedicate complete access control to Dugan.

This plat will be Item No. 3 on the January 3, 1985 Subdivision Committee agenda.

Should you have any questions please call me at 268-4421.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Income Producing Property, 8225 Irving, Wichita, KS 67213  
~~X~~ Mike Lindebak, City Engineer

C  
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Y

S/D No.: 84-124 Name: FLEMING'S FIRST ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/3/85

DESCRIPTION

General Location: Northwest corner of Kellogg Drive and Dugan Road.  
Owner: Income Producing Property, 8225 Irving, Wichita, KS 67213  
Surveyor/Engineer: T. L. Daniel, Land Surveyor

1. Gross Acreage of Plat: 1.4 ± Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 57,000 Sq. Ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
- 

STAFF COMMENTS:

NOTE: This plat was deferred at the last Subdivision Committee meeting.

- A. The applicant shall guarantee any drainage improvements required by this plat.
- B. The applicant shall attempt to obtain a valid petition for paving Dugan from Kellogg Drive to Taft. This petition shall provide for a sidewalk on each side of this commercial street.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- D. The final plat tracing shall indicate "complete access control" to Kellogg from Kellogg Drive adjacent to this plat.
- E. The final plat tracing shall indicate the condemnation case number for the existing Kellogg and Kellogg Drive rights-of-way adjacent to this plat.
- F. The applicant shall submit the standard avigational easement and associated restrictive covenant for this property.
- G. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive adjacent to this site in conjunction with building permit issuance.
- H. The final plat tracing shall indicate a 50-foot by 50-foot triangular floodway in the northeast corner of the proposed lot.
- I. Since this plat involves the platting of a floodway, the plattor's text shall reference the standard floodway language on the final plat tracing.
- J. The final plat tracing shall reference the platting of a 123 City Datum minimum building pad in the plattor's text as well as on the face of the plat. The minimum building pad shall also be referenced in Mean Sea Level.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

S/D No.: 84-124 Name: FLEMING'S FIRST ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: Northwest corner of Kellogg Drive and Dugan Road.  
Owner: Income Producing Property, 8225 Irving, Wichita, KS 67213  
Surveyor/Engineer: T. L. Daniel

1. Gross Acreage of Plat: 1.4 Acres +
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 57,000 sq. ft.
  4. Existing Zoning: LC
  5. Proposed Zoning: LC
- 

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by this plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- C. The final plat tracing shall indicate "complete access control" to Kellogg from Kellogg Drive adjacent to this plat.
- D. The final plat tracing shall indicate the condemnation case number for the existing Kellogg and Kellogg Drive rights-of-way adjacent to this plat.
- E. The applicant shall submit the standard avigational easement and associated restrictive covenant for this property.
- F. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive adjacent to this site in conjunction with building permit issuance.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are any drainage improvements required, is any additional drainage right-of-way needed from this site, and is a minimum building pad needed?
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.