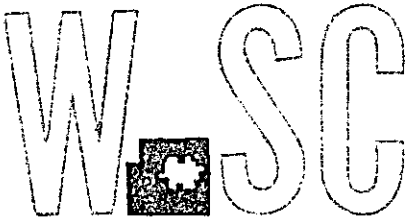


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 1, 1988

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

Re: Final Plat S/D 88-26 - DAVIS-MOORE 5TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, 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 the closure of the driveway to Lightner Street that violates the access control being platted.
- B. The applicant shall guarantee the removal of pavement for the portion of Lexington Street being incorporated into this plat.
- C. The applicant shall guarantee the abandonment of the sanitary lateral and water lines that are not being covered by a utility easement.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site redevelopment (commercial zoning). A sidewalk exists adjacent to this property on Lightner Street. A sidewalk is not required on Orme, Courtleigh or Eilerts because of the "complete access control" being dedicated. A sidewalk is not required on Fabrique since there is not a sidewalk system to the south.
- E. The applicant shall guarantee the abandonment of an existing water meter or provide a suitable utility easement to cover the meter.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.

WICHITA -- SEDGWICK COUNTY

Final Plat S/D 88-26 - DAVIS-MOORE 5TH ADDITION
Page 2

- H. On the final plat tracing, the width and recording information for the private sewer service line easement on this property shall be indicated.
- I. On the final plat tracing, the reference on the plattor's text to this granting of access control between Kellogg Drive and Kellogg, shall be deleted. The controls as indicated on the face of the plat, however, shall be left as depicted.
- J. The applicant is advised that underground electric facilities are located on this site and special care should be taken during excavation.
- 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.

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, July 7, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk
Enclosure

cc: D and M Investments, a partnership, c/o Everett Fettis, 120 S. Market,
Wichita, KS 67202
Sam L. Mobley, 420 S. Ridge Road, Wichita, KS 67209
Mike Lindebak, City Engineer

STAFF COMMENTS:

- NOTE: The applicant's associated zone change request for "A" to "LC" (Z-2904) was considered by the City Council on March 29, 1988. This property is subject to the provisions of the Davis-Moore Commercial Community Unit Plan (DP-183).
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. The applicant shall guarantee the closure of the driveway to Lightner Street that violates the access control being platted.
 - C. The applicant shall guarantee the removal of pavement for the portion of Lexington Street being incorporated into this plat. The applicant shall also guarantee a proper turnaround for the termination of Lexington to the south of this plat.
 - D. The applicant shall guarantee the abandonment of the sanitary lateral and water lines that are not being covered by a utility easement.
 - E. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site redevelopment (commercial zoning). A sidewalk exists adjacent to this property on Lightner Street. A sidewalk is not required on Orme, Courtleigh or Eilerts because of the "complete access control" being dedicated. A sidewalk is not required on Fabrique since there is not a sidewalk system to the south.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. 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.
 - H. On the final plat tracing, the width and recording information for the private sewer service line easement on this property shall be indicated.
 - I. On the final plat tracing, the reference on the plattor's text to this granting of access control between Kellogg Drive and Kellogg, shall be deleted. The controls as indicated on the face of the plat, however, shall be left as depicted.
 - 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.

DAVIS-MOORE 5TH ADDITION

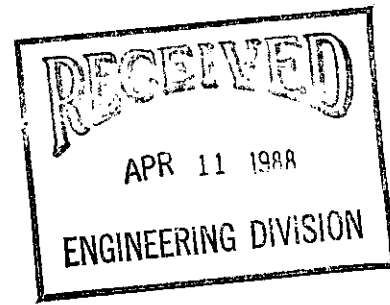
Page 3

- 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.
- M. The representatives from the utility companies should be prepared to comment on the acceptability of the easements as indicated on the plat and if any relocation of utilities will be required.
- 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 with this plat?

SEDGWICK COUNTY



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



April 8, 1988

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

Re: Preliminary Plat S/D 88-26 - DAVIS-MOORE 5TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway to Lightner Street that violates the access control being platting.
- C. The applicant shall guarantee the removal of pavement for the portion of Lexington Street being incorporated into this plat. The applicant shall also guarantee a proper turnaround for the termination of Lexington to the south of this plat.
- D. The applicant shall guarantee the abandonment of the sanitary lateral and water lines that are not being covered by a utility easement.
- E. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site redevelopment (commercial zoning). A sidewalk exists adjacent to this property on Lightner Street. A sidewalk is not required on Orme, Courtleigh or Eilerts because of the "complete access control" being dedicated. A sidewalk is not required on Fabrique since there is not a sidewalk system to the south.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

SEDGWICK COUNTY

Preliminary Plat S/D 88-26 - DAVIS-MOORE 5TH ADDITION
Page 2

- G. On the final plat, the access control being platted to Courtleigh Street shall be clarified. In this regard, a note shall be added which reiterates the requirement of the Community Unit Plan, that one opening is permitted until such time as a building is constructed along the subject property line.
- H. On the final plat, the width and recording information for the private sewer service line easement on this property shall be indicated.
- I. Since utility easements and street right-of-way are being vacated by this replat, the final plat shall make proper reference to K.S.A. 12-512(b).
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- K. Prior to submitting the final plat, the applicant shall meet with representatives from the utility companies and resolve the relocation of any utilities affected by this plat. Any easements necessitated by these relocations shall also be indicated on the final plat.
- L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Junior Planner

DL:dik

Enclosure

cc: D and M Investments, A Partnership, c/o Everett Fettis,
120 S. Market, Wichita, KS 67202
Sam L. Mobley, 420 S. Ridge Road, Wichita, KS 67209
✓Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 14

APRIL 7, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-26 - DAVIS-MOORE 5TH ADDITION

OWNER/APPLICANT: D and M Investments, A Partnership, c/o Everett Fettis,
120 S. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Kellogg Drive, in an area between Lightner
and Fabrique.

SITE SIZE: 11 Acres

NUMBER OF LOTS:

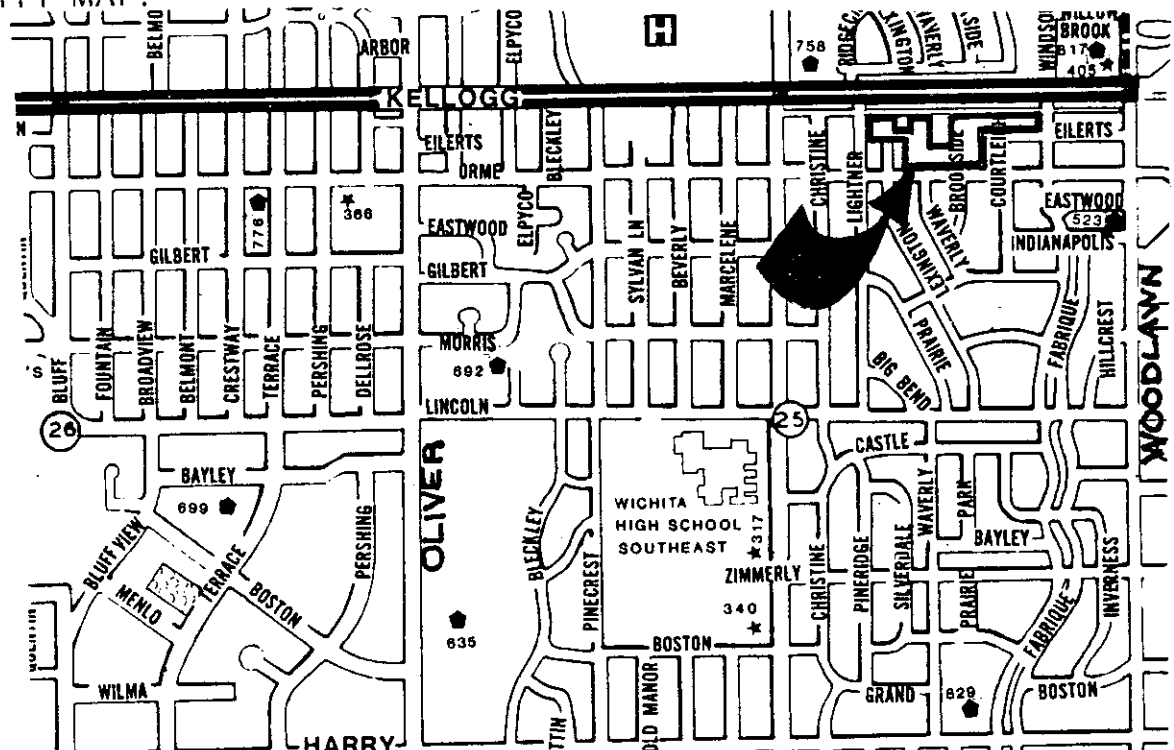
- Residential:
- Office:
- Commercial: 1
- Industrial:
- Total: 1

MINIMUM LOT AREA: 477,063 Sq. Ft.

CURRENT ZONING: "A", "LC" and "C"

PROPOSED ZONING: "LC" and "C" (Z-2904) with DP-183

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone change request for "A" to "LC" (Z-2904) was considered by the City Council on March 29, 1988. This property is subject to the provisions of the Davis-Moore Commercial Community Unit Plan (DP-183).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway to Lightner Street that violates the access control being platted.
- C. The applicant shall guarantee the abandonment of the sanitary lateral that is not being covered by a utility easement.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site redevelopment (commercial zoning). A sidewalk exists adjacent to this property on Lightner Street. A sidewalk is not required on Orme, Courtleigh or Eilerts because of the "complete access control" being dedicated. A sidewalk is not required on Fabrique since there is not a sidewalk system to the south.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, the access control being platted to Courtleigh Street shall be clarified. In this regard, a note shall be added which reiterates the requirement of the Community Unit Plan, that one opening is permitted until such time as a building is constructed along the subject property line.
- G. On the final plat, the width and recording information for the private sewer service line easement on this property shall be indicated.
- H. Since utility easements and street right-of-way are being vacated by this replat, the final plat shall make proper reference to K.S.A. 12-512(b).
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 12, 1987



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

Re: Preliminary Plat S/D 87-22 - DAVIS-MOORE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 12, 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 guarantee the abandonment of the sanitary sewer and municipal water lines not being covered by a utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site development. (Commercial Zoning).
- E. If complete access control is granted to Orme Street, the City's sidewalk ordinance authorizes the Planning Commission to waive the sidewalk required because of this property's commercial zoning.
- F. Since utility easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- G. The final plat shall indicate a 35-foot building setback from Kellogg Drive.

Preliminary Plat S/D 87-22 - DAVIS-MOORE 5TH ADDITION
Page 2

- H. The final plat shall indicate a private sewer easement to cover the east/west private sewer service line which crosses this property. The recording information for this private easement shall be referenced on the final plat. A private easement shall also be depicted to cover the north/south private gas line. The recording information for this private gas line easement shall also be referenced.
- I. On the final plat, a 10-foot wide utility easement shall be granted adjacent to the westerly most line of this plat.
- J. Since adjacent Lot 10, Driver's Addition is within the applicant's ownership, and more importantly, since this lot is utilized as part of the applicant's overall development in this city block, the final plat shall include this lot within the perimeter of the final plat.
- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. The final plat shall indicate the dedication of 10 feet of additional right-of-way for Courtleigh Street adjacent to this replat.
- M. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the east.
- N. The applicant shall provide a drainage agreement which provides for this plat to accept drainage waters from that part of Lot 2, Universals First Addition, which is not included within the perimeter of this replat.
- O. Approval of this replat, with building setbacks from Courtleigh and Orme which are less than 35 feet, is subject to the applicant obtaining a revised exception from the Board of Zoning Appeals. The applicant's current exception for a car sales lot in the "LC" zoning district has established 35-foot building setbacks from both Courtleigh and Orme. If the applicant chooses, setbacks need not be platted from Orme and Courtleigh.
- P. 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.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY

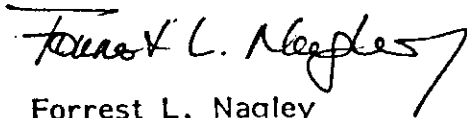
Preliminary Plat S/D 87-22 - DAVIS-MOORE 5TH ADDITION
Page 3

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, March 19, 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: D & M Investments, a Partnership, c/o Everett Fettis, 120 S. Market,
Wichita, KS 67202
Sam L. Mobley, 420 S. Ridge Road, Wichita, KS 67209
- Mike Lindebak, City Engineer

1. Glenn and Wanda Davis. Vacation of utility easement.
No water problem.
2. Martin Burdick. Vacation of floodway reserve.
No water problem.
3. John Dugan. Vacation of utility easement. No water problem.
4. Inland Investment Co. Inc. Vacation of utility easement.
No water problem.
5. DeLoara M. Donovan. Vacation of Street R/W. No water problem.
6. Schofield-Hatchett Partnership. Vacation of alley R/W.
No water problem.
7. Huntington Place Second Addition. Final plat. Streets, mains to be extended. No water problem.
8. Davis - Moore 5th Addition. Preliminary Plat. 8" main north of Gilbert St. on Courtleigh to be abandoned. Fire hydrant at Kellogg and Courtleigh to be relocated if necessary. Costs of water line work to be at expense of developer. Water meter S. of Kellogg on Courtleigh to be relocated to public R/W if still in use as necessary.

9. Concord Business Park. Preliminary Plat. Item B, mains to be extended. Line in Bunker Hill shall be abandoned in that part of Bunker Hill being vacated. All lots in this plat shall receive service from the line in Concord. Line size shall be 8" to adequately feed fire hydrants. If buildings along Bunker Hill face Bunker Hill Court (not vacated), service may be received from the existing line in Bunker Hill. Cost of abandoning line in Bunker Hill shall be at expense of Developer.

10. Woolcott First Addition. Final Plat. Area now served. No water problem.
11. Wood River Addition. Preliminary Plat. Item B, mains to be extended. Mains to be sized to provide fire protection. Eventual feed from 47th St. So.
12. Keeler Industrial Tracts. Preliminary Plat. Item B, main to be extended. Main size to be 12". Tie at north end at Kimberlain Way and at Summit.
13. Other Matters.

S/D No.: 87-22: DAVIS-MOORE 5TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: South of Kellogg in an area east of Lexington
Owner: D. & M. Investments, a Partnership, c/o Everett Fettis, 120 S. Market,
Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 5
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 220,420 square feet
 4. Existing Zoning: "LC" & "C"
 5. Proposed Zoning: "LC" & "C"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment of the sanitary sewer and municipal water lines not being covered by a utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site development. (Commercial Zoning).
- E. If complete access control is granted to Orme Street, the City's sidewalk ordinance authorizes the Planning Commission to waive the sidewalk required because of this property's commercial zoning.
- F. Since utility easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- G. The final plat shall indicate the following building setbacks:
 - 1) 35-foot setback from Kellogg Drive
 - 2) 20-foot setback from Orme
 - 3) 20-foot setback from Courtleigh.
- H. The final plat shall indicate a private sewer easement to cover the east/west private sewer service line which crosses this property. The recording information for this private easement shall be referenced on the final plat. A private easement shall also be depicted to cover the north/south private gas line. The recording information for this private gas line easement shall also be referenced.
- I. On the final plat, a 10-foot wide utility easement shall be granted adjacent to the westerly most line of this plat.
- J. Since adjacent Lot 10, Driver's Addition is within the applicant's ownership, and more importantly, since this lot is utilized as part of the applicant's overall development in this city block, the final plat shall include this lot within the perimeter of the final plat.

SUBDIVISION REPORT

Preliminary Plat S/D 87-22 - DAVIS-MOORE 5TH ADDITION

Page 2

- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.