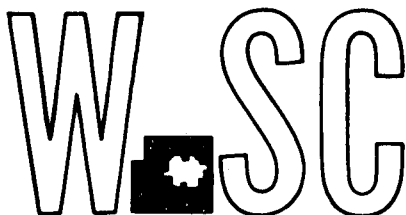


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

October 2, 1981 68-4561

**Van Doren-Hazard-Stallings**  
260 N. Rock Rd., Suite 250  
Wichita, Ks. 67206

Re: S/D 81-80 - Final plat of East Kellogg Mini Storage

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 1, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Since the applicant's drainage plan calls for cross lot drainage, a drainage agreement shall be submitted for recording with this plat. Also, the applicant shall secure approval from the Turnpike Authority for accepting drainage from this property.
- B. The applicant shall guarantee the paving of Kellogg Drive adjacent to this plat.
- C. The applicant shall petition for sanitary sewer to serve this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Health Department approval of temporary on-site sewerage has been obtained subject to a covenant being filed which ties the two lots together until sanitary sewer is extended to serve this plat.
- F. The applicant shall meet with City Engineering regarding the requested 10-foot utility easement adjacent to Kellogg Drive.
- G. The final plat tracing shall indicate a 35-foot building setback from the south line of Kellogg Drive.

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Dept. Of Engineering

Van Doren-Hazard-Stallings

10-2-81

Page 2

- H. The City Sidewalk Ordinance requires that the applicant guarantee construction of a sidewalk on the south side of Kellogg Drive adjacent to the lots being platted. (Commercial Zoning).
- I. Approval of this plat shall be subject to approval of the associated zone case requesting "LC" and "AA" to "C".
- J. The Kansas Turnpike and associated condemnation case number shall be labeled on the final plat tracing.
- K. Complete access control to the Kansas Turnpike shall be labeled on the final plat tracing and referenced in the plat's text.
- L. The final plat tracing shall indicate that irons have been set at all block corners.
- M. The final plat tracing shall reference the associated condemnation case number for U.S. 54 and shall include the name "Kellogg" in parenthesis after U.S. 54 label.
- N. The final plat tracing shall clearly indicate that 26 feet of additional right-of-way is being dedicated for Kellogg Drive adjacent to the entire 331-foot frontage of this property.
- O. The dimension of the north line of Lot 2 shall be labeled on the final plat tracing as well as the east and west boundary dimensions of the K.T.A. right-of-way.
- P. Closure computations shall be submitted with the final plat tracing.
- Q. 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 October 8, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Van Doren-Hazard-Stallings  
10-2-81  
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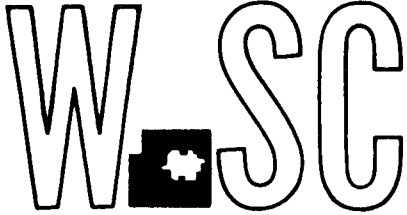
Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Keith L. Anderson, 1125 S. Rock Rd., 67207  
/ Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 24, 1981

Van Doren-Hazard-Stallings  
Suite 250, 260 N. Rock Road  
Wichita, Ks. 67206

Re: S/D 81-80 - Preliminary plat of East Kellogg Mini Storage

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission July 23, 1981, 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. Prior to filing a final plat, the applicant shall file the associated zone case and community unit plan with the Planning Department.
- B. The west half of Brundige Street was platted in El Rancho Acres. This applicant has indicated that the owner of El Rancho acres will soon be replatting and vacating the west half of the street. If this does not occur prior to the submission of a final plat of East Kellogg Mini Storage, then said final plat shall indicate a 35-foot contingent street dedication (commercial-width standard) for the east half of Brundige, including the east half of a cul-de-sac at the south end of the property. Said contingency shall be the need for the street for development of any lot in El Rancho Acres. The contingent street dedication shall expire upon vacation of the west half of Brundige.
- C. The applicant shall guarantee extension of sanitary sewer to serve both lots.
- D. The applicant shall submit a final drainage plan to the City Engineer's Office for review prior to or at the time of filing a final plat. The applicant shall be advised that if drainage is proposed to cross lot lines, a drainage agreement will be required. Also, if drainage is to go south, approval from the Turnpike Authority will be needed.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. On the final plat, enough additional right-of-way shall be dedicated for the Kellogg frontage Road to bring it up to the required standard of 50 feet.

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Van Doren-Hazrd-Stallings  
July 24, 1981  
Page 2

- G. The final plat shall indicate "complete access control" from the frontage road to the highway.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Keith L. Anderson, 1125 S. Rock Road, 67207  
X Mike Lindebak, City Engineering

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SEP 30 1981

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

DECLARATION OF DRAINAGE EASEMENTS

THIS DECLARATION, made this 28 day of SEPTEMBER, 1981, by KEITH L. ANDERSON and LOIS ANDERSON, husband and wife ("Declarants").

W I T N E S S E T H: That,

WHEREAS, Declarants are the owners of all of Lots 1 and 2, East Kellogg Mini Storage Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, it is necessary in connection with the development of said property to provide for the drainage of surface water; and

WHEREAS, it is anticipated that title to each lot may become vested in separate owners and it is therefore necessary to establish such drainage easement of record.

NOW, THEREFORE, Declarants hereby establish and declare that the said Lot 2 shall be subject to an easement for the benefit of said Lot 1 to drain surface water from said Lot 1 over and across all of said Lot 2 all in accordance with the approved drainage plan for said Addition.

Nothing herein shall be construed as preventing the owner of Lot 2 from constructing and making improvements and repairs on said lot even though such construction and/or repairs may temporarily interfere with the drainage of such surface water, and the owner of Lot 2 shall not be liable in damages to the owner of Lot 1 for such temporary interference with the drainage of said surface water.

This Declaration of Easement shall run with the land and shall be binding upon the present owners of said lots and

their respective heirs, devisees, legatees, executors, administrators, trustees, successors and assigns, and all subsequent owners of said lots.

THIS DECLARATION executed the date first above written.

Keith L. Anderson  
Keith L. Anderson

Lois Anderson  
Lois Anderson

ACKNOWLEDGMENT

STATE OF KANSAS     )  
                              )   SS.  
SEDGWICK COUNTY    )

The foregoing instrument was acknowledged before me this 28th day of September, 1981, by Keith L. Anderson and Lois Anderson.

Ramona J. Reiff  
Notary Public

My Appointment Expires:

October 24 1983

RAMONA J. REIFF  
STATE NOTARY PUBLIC  
SEDGWICK COUNTY, KS.  
MY APPT. EXP. 10-24-83

S/D No. 81-80 Name East Kellogg Mini Storage  
Date Application Rec'd. 7-13-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-23-81

DESCRIPTION

General Location South of Kellogg in an area east of Brundige

Owner Keith L. Anderson  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address 260 N. Rock Road, Suite 250 Zip Code 67206 Phone 686-7303

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>8.4</u>  | 7. Lineal Feet of New Street  |
| 2. Number of Lots :<br>Residential _____<br>Commercial <u>2</u><br>Industrial _____<br>Other _____ | a. _____ R/W _____ ft.<br>b. _____ R/W _____ ft.<br>c. _____ R/W _____ ft.<br>d. _____ R/W _____ ft.<br>e. _____ R/W _____ ft.<br>TOTAL _____ ft. |
| Total Number of Lots <u>2</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no  |
| 3. Minimum Lot Frontage <u>135</u> ft  |   |
| 4. Minimum Lot Area <u>2.6</u> acres   |   |
| 5. Existing Zoning <u>LC and AA</u>  |   |
| 6. Proposed Zoning <u>LC</u>   |   |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u>                    |   |
| 10. Is sanitary sewer available _____ Yes <u>x</u> No, Name _____                                  |   |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No                  |   |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____                        |   |

STAFF COMMENTS:

- A. Approximately the north 600 feet of this property is zoned "LC". The balance is zoned "AA". The applicant has indicated he will be filing a request for "C" zoning on the entire property. A community unit plan will be required. Both cases shall be filed with MAPD prior to submission of a final plat.
- 2. The west half of Brundige Street was platted in El Rancho Acres. This applicant has indicated that the owner of El Rancho acres will soon be replatting and vacating the west half of the street. If this does not occur prior to the submission of a final plat of East Kellogg Mini Storage, then said final plat shall indicate a 35-foot contingent street dedication (commercial-width standard) for the east half of Brundige, including the east half of a cul-de-sac at the south end of the property. Said contingency shall be the need for the street for development of any lot in El Rancho Acres. The contingent street dedication shall expire upon vacation of the west half of Brundige.
- C. The applicant shall guarantee extension of sanitary sewer to serve both lots.
- D. The City Engineer's office shall be prepared to comment on the applicant's drainage plan and state whether any drainage improvements need to be guaranteed with this plat.
- F. Planning staff and City Engineering staff will be prepared to comment at the meeting about additional right-of-way which may be needed for Kellogg Drive (the frontage road). The final plat shall show the boundary between Kellogg Street and Kellogg Drive. No access controls are required from the lot to the frontage road, but complete access control from the frontage road to the highway is required.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



- G. The final plat tracing shall indicate a 35-foot building setback from the south line of Kellogg Drive.
- H. The City Sidewalk Ordinance requires that the applicant submit a notarized certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site development (Commercial Zoning).
- I. Approval of this plat shall be subject to approval of the associated zone case requesting "LC" and "AA" to "C".
- J. The Kansas Turnpike and associated condemnation case number shall be labeled on the final plat tracing.
- K. Complete access control to the Kansas Turnpike shall be labeled on the final plat tracing and referenced in the plat's text.
- L. The final plat tracing shall indicate that irons have been set at all block corners.
- M. The final plat tracing shall reference the associated condemnation case number for U.S. 54 and shall include the name "Kellogg" in parenthesis after U.S. 54 label.
- N. The final plat tracing shall clearly indicate that 26 feet of additional right-of-way is being dedicated for Kellogg Drive adjacent to the entire 331-foot frontage of this property.
- O. The dimension of the north line of Lot 2 shall be labeled on the final plat tracing as well as the east and west boundary dimensions of the K.T.A. right-of-way.
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