

METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 8, 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 Metropolitan Area Planning Commission on July 7, 1988, 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 July 1, 1988.

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 half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

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

FILE COPY

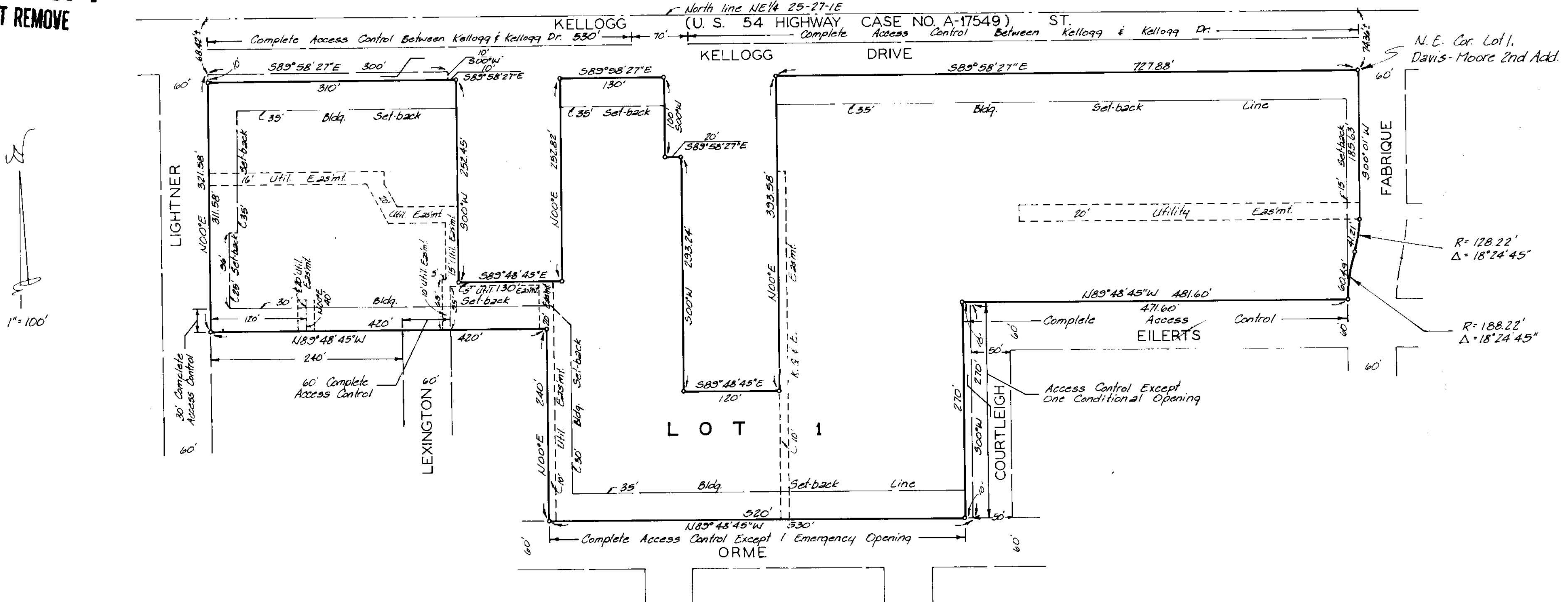
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/30/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/30/88

DAVIS-MOORE 5TH ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



State of Kansas } S.S. We, Baughman Company, P.A. Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have
surveyed and platted "DAVIS-MOORE 5TH ADDITION," Wichita,
Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as and being a
replat of Lot 1, Low's Addition to Wichita, Sedgwick County, Kansas,
Lot 1, Hudson Addition to Wichita, Sedgwick County, Kansas, the
west 10 feet of Lot 2, Hudson Addition to Wichita, Sedgwick
County, Kansas, the east 100 feet of Lot 2, Hudson Addition to
Wichita, Sedgwick County, Kansas, the west 30 feet of Vacated
Waverly, the west 20 feet of the east 30 feet of Vacated Waverly,
except the north 100 feet thereof, the east 10 feet of the south
160 feet of Vacated Waverly, Lot 1, except the west 110 feet
thereof, Universal First Addition to Wichita, Kansas, Lot 2, except
the north 50 feet of the west 110 feet, Universal First Addition
to Wichita, Kansas, Lots 1, 2, 3, 4, 5, 10, 11, and 20, Drivers
Addition to Wichita, Kansas, together with Lexington Street
lying between said Lots 10 and 11, Drivers Addition to Wichita,
Kansas, Lot 1, Davis-Moore 2nd Addition, Wichita, Kansas,
Vacated Courtleigh lying west of and adjacent to Lot 1, Davis-
Moore 2nd Addition, Wichita, Kansas. Being situated in the
NE 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas. Utility easements, building setbacks, and Lexing-
ton street being vacated by virtue of K.S.A. 12-512 (b).

Date _____ Baughman Company, P.A.

Surveyor

We, the undersigned, holders of a mort-
gage on the above described property do hereby consent to
the plat of "DAVIS-MOORE 5TH ADDITION," Wichita, Kansas.
Union National Bank of Wichita

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by

of Union National Bank of
Wichita, on behalf of the bank.

My Appt. Exp. _____ Notary Public

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
"DAVIS-MOORE 5TH ADDITION," Wichita, Kansas. The utility
easements are 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 Lightner over and across the west line of
the south 30 feet of Lot 1, and to or from the terminus of
Lexington, over and across the south line of Lot 1, and to or
from Orme over and across the south line of Lot 1, and to or
from Courtleigh over and across the east line of Lot 1, and
to or from Eilerts, over and across the south line of Lot 1 are
hereby granted to the City of Wichita, Kansas, provided
however, that Lot 1, shall have access to Orme for emergency
purposes only, at one location and that Lot 1 shall be per-
mitted to have access to Courtleigh at one location until such
time as a building is constructed along the subject property
line, at which time no openings will be allowed, all as shall
be determined by the City Engineer of the City of Wichita,
Kansas. All abutters rights of access between Kellogg Street and
Kellogg Drive are hereby granted to the appropriate governing
body, provided however, that Kellogg Drive shall have access
to Kellogg Street over the east 70 feet of the west 600 feet of
the north line of Kellogg Drive adjacent to Lot 1, as shall be
determined by the City Engineer of the City of Wichita, Kansas.

D & M Investments, a Partnership
by all partners as follows:

T.G. Davis, Jr. Partner

Robert Moore Partner

T.G. Davis, Jr. aka Grant Davis Norma J. Davis

Robert Moore aka Bob Moore

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
T.G. Davis, Jr. and Robert Moore, partners of D & M Investments,
a Partnership, on behalf of the partnership, T.G. Davis, Jr.
aka Grant Davis and Norma J. Davis, his wife, and Robert
Moore aka Bob Moore and _____, his wife.

My Appt. Exp. _____ Notary Public

This plat of "DAVIS-MOORE 5TH
ADDITION," 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.

Elton Parsons Chairman

Marvin S. Kroul Secretary

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

Sheldon Kamen Mayor

Dale E. Resa Deputy City Clerk

Entered on transfer record this
_____ day of _____ 198____

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register of
Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M., and is duly recorded

Pat Kettler Register of Deeds

Ed Resa Deputy

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:

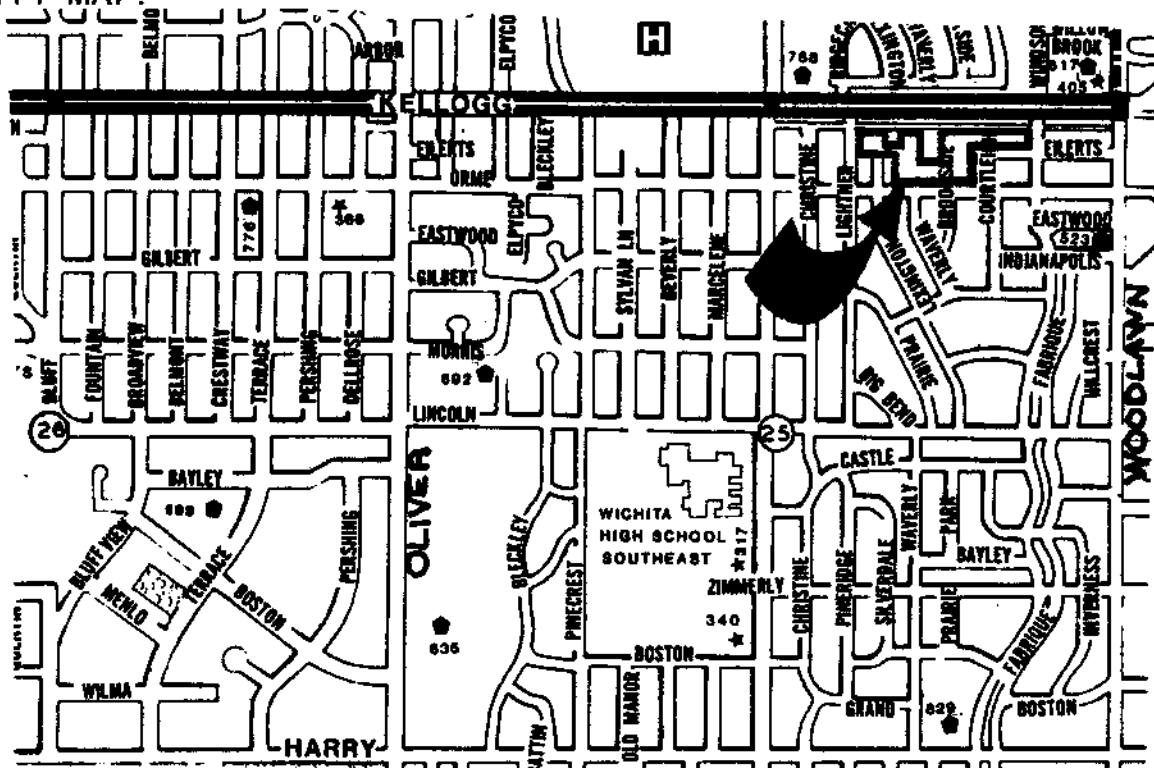
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

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 Ellerts 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.