

S/D 94-18 KELLOGG WEST SQUARE ADDITION Revised Final Plat
May 19, 1994 - Page 3

notary's signature.

- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).**
- O. Recording of the plat within 30 days after approval by the City Council.**

METROPOLITAN AREA PLANNING COMMISSION

May 19, 1994

STAFF REPORT

(Revised Final Plat Approved 5/12/94, Final Plat Approved 3/17/94)

CASE NUMBER: S/D 94-18 KELLOGG WEST SQUARE ADDITION

OWNER/APPLICANT: Innovative Developers, Inc., Fort Worth Club Tower, Penthouse II - Suite J,
777 Taylor Street, Fort Worth, Texas 76102-4919

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc, 3500 N. Rock Road - #800,
Wichita, KS 67226

LOCATION: North of Kellogg and west of Tracy

SITE SIZE: 3.13 Acres

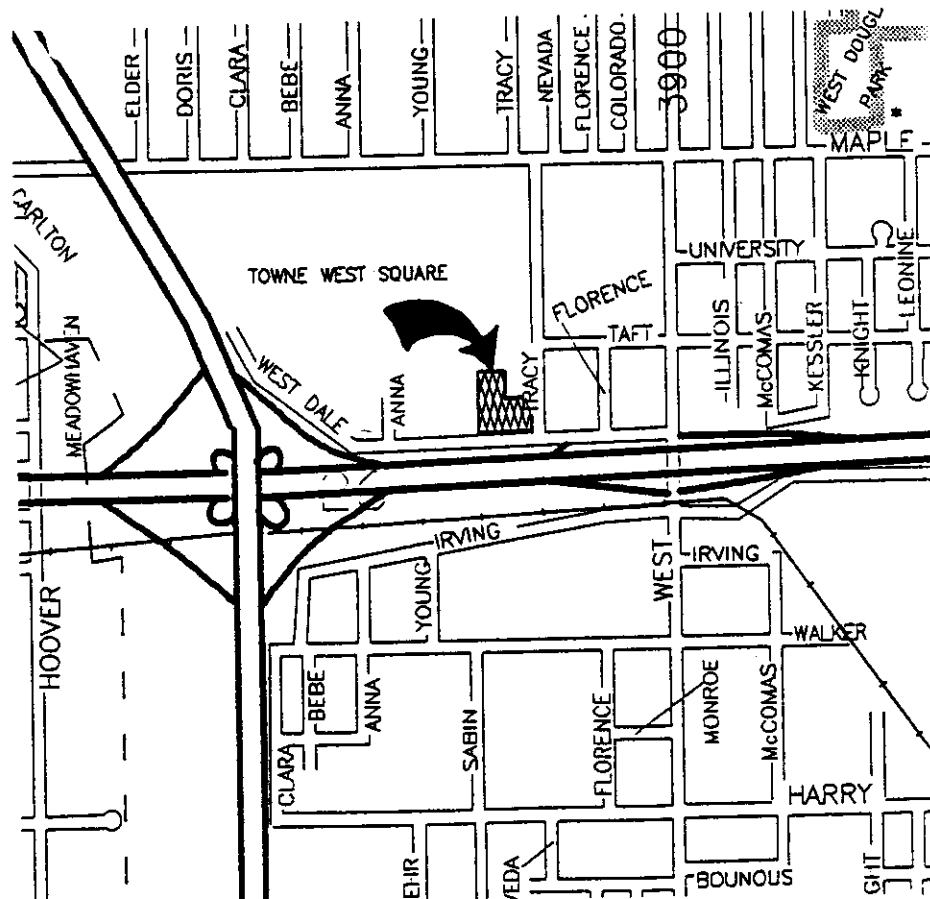
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 38,939 sq. ft.

CURRENT ZONING: "E"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based on this revised plat, Lot 1 will not have adequate access to a public street. The applicant shall either provide proof that this site has an acceptable, legally established means of access to a public street or the applicant shall establish or obtain such access. Proof of such access shall be provided to Planning. If an easement is to be provided on this site, such easement needs to be shown on the final plat tracing.
- F. Kellogg Drive along the east line of Lots 2 and 1 is a dedicated public street and consequently a building setback is expected adjacent to this street. While a 35-foot setback may not be needed, a 20-foot setback shall be platted on Lots 1 & 2, adjacent to Kellogg Drive.
- G. If this plat is vacating any easements, setbacks, etc., the surveyor's text should reference such replatting by noting K.S.A. 512(b) as amended.
- H. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that any portion of the building in the southeast corner of Lot 3, shown as presently encroaching street right-of-way has been removed or is planned to be removed shortly.
- I. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner.
- J. The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to review of such a binder and any relevant conditions noted in the binder. The binder that has been submitted for this plat is not only outdated, it is incomplete and does not include all of the area involved in this replat.
- K. As indicated by City Engineering, based on the drainage plan for this site, a cross-lot drainage agreement is required. Such an agreement shall be submitted to Engineering for review and approval and subsequently to Planning, with the final plat tracing, for recording.
- L. 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.
- M. 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

May 20, 1994

Mid Kansas Engineering Consultants, Inc.
c/o Greg Allison
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-18 KELLOGG WEST SQUARE ADDITION - (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on May 19, 1994, 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 May 13, 1994.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Dan Loser

Don Losew
Senior Planner

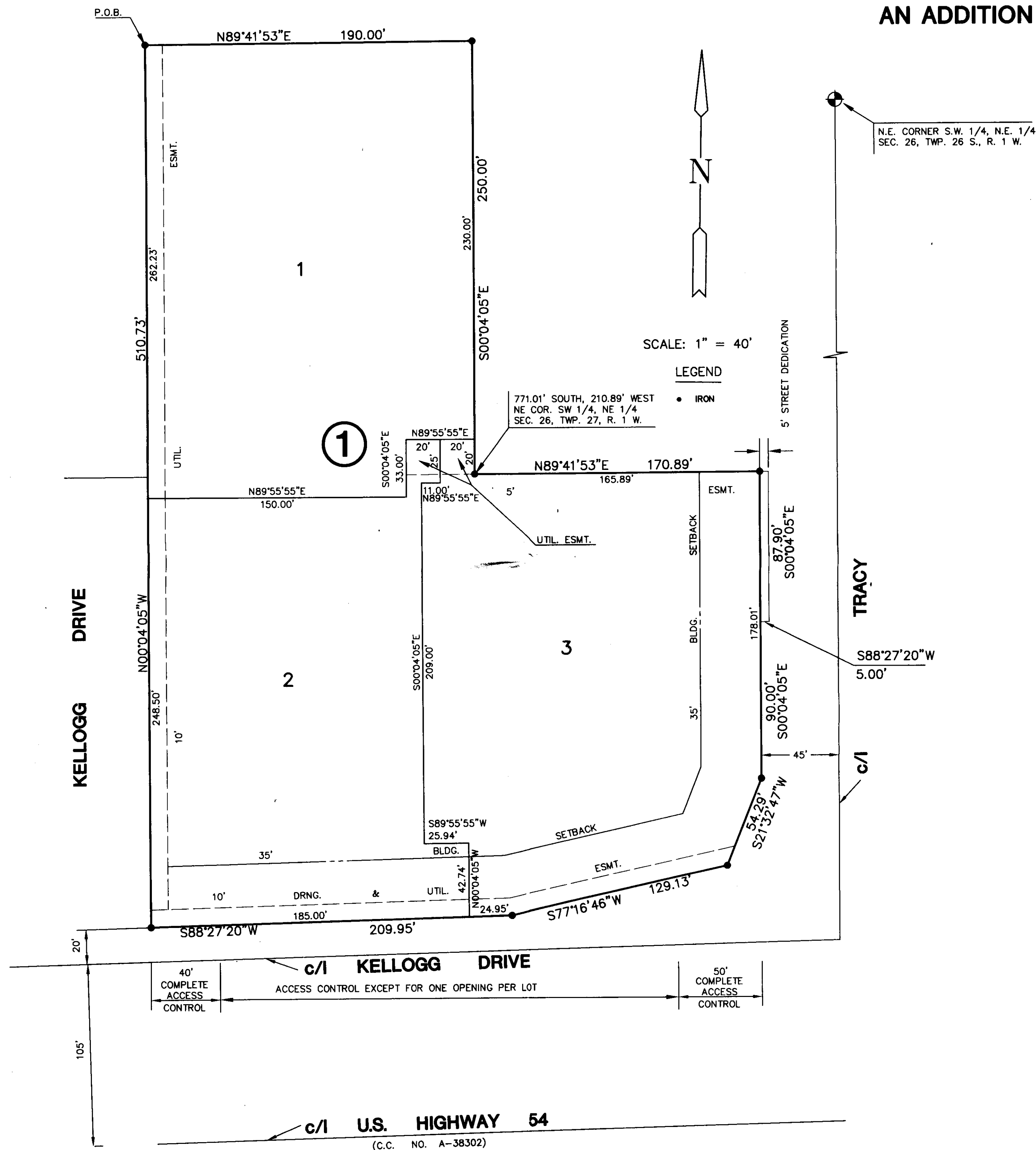
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cc: Innovative Developers, Inc., Fort Worth Club Tower, Penthouse II - Suite J, 777 Taylor Street, Fort Worth, Texas 76102-4919
Mike Lindebak, City Engineer



FINAL PLAT OF

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KELLOGG WEST SQUARE ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block and street the same being accurately set forth in the accompanying plat and described herein:

Lots 1 and 2, R.E. BOXBERGER'S FINAL EDITION, Lot 3, WESTWIND ADDITION, and a part of L & S ADDITION, all additions to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of said R.E. BOXBERGER'S FINAL EDITION; thence N 89° 41' 53" E, 190.00 feet along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence S 00° 04' 05" E, 250.00 feet along the East line to the Southeast corner of said Lot 1, said point being on the North line of said Lot 3, WESTWIND ADDITION; thence N 89° 41' 53" E, 170.89 feet; thence S 00° 04' 05" E, 87.90 feet, along the East line to the Southeast corner of said addition; thence S 88° 27' 20" W, 5.00 feet; thence S 00° 04' 05" E, 90.00 feet along the East line of said Lot 2, R.E. BOXBERGER'S FINAL EDITION; thence continuing along said East line of Lot 2, S 21° 32' 47" W, 54.29 feet to the Southeast corner of said Lot 2; thence S 77° 16' 46" W, 129.13 feet along the South line of said Lot 2; thence continuing along said South line of Lot 2, S 88° 27' 20" W, 209.95 feet to the Southwest corner of said Lot 2; thence N 00° 04' 05" W, 510.73 feet along the West lines of said Lots 1 and 2, R.E. BOXBERGER'S FINAL EDITION.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1994.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, and street the same to be known as "KELLOGG WEST SQUARE ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the city. All abutters right of access to or from KELLOGG Drive over and across the South line of KELLOGG WEST SQUARE ADDITION, are hereby granted to the City of Wichita, provided however that Lots 2 and 3 shall have two openings as indicated on the face of the plat.

INNOVATIVE DEVELOPERS, INC

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came

for INNOVATIVE DEVELOPERS, INC., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

This plat of "KELLOGG WEST SQUARE ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
James D. Minor

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

_____, Mayor
Elma Broadfoot

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1994.

_____, County Clerk
Susan E. Crockett-Spoon

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1994.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Phyllis Hernandez