

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. The applicant shall guarantee the paving of Taft Street, from Dugan Road to Julia and shall guarantee the paving of Julia from Taft to Kellogg Drive. The petitions for these street pavings shall provide for sidewalks on the south side of Taft and both sides of Julia.
- B. When the recent CUP amendment was processed, a consulting engineering firm prepared a Traffic Impact Analysis. The consultant concluded, based on traffic counts and typical trip generations, that the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed development of this site. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the Spring of 1988.
- C. The applicant shall guarantee the reconstruction of adjacent Kellogg Drive to the standards of a curb and guttered section. This guarantee shall provide for a sidewalk on the north side of the frontage road. (Commercial Zoning)
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The applicant shall obtain, by separate instrument, the 30 feet of street right-of-way needed from the unplatted tract to the north of this plat, for the north half of Taft Street. If the applicant cannot obtain the needed right-of-way, then the applicant shall provide for condemnation costs in the associated street paving petition.
- H. As agreed at the time of preliminary plat approval, Lot 2 of the overall preliminary plat has been deleted from this final plat. The dropping of this lot from the final plat is acceptable provided a note is added to the associated Community Unit Plan which prevents Lot 2 from obtaining any further building permits until it is replatted.
- I. 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.
- J. 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.
- 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.

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-77 - THE LANDING

OWNER/APPLICANT: Kandy-Man Sales, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of U.S. 54, in an area east of Dugan.

SITE SIZE: 22.27 Acres

NUMBER OF LOTS:

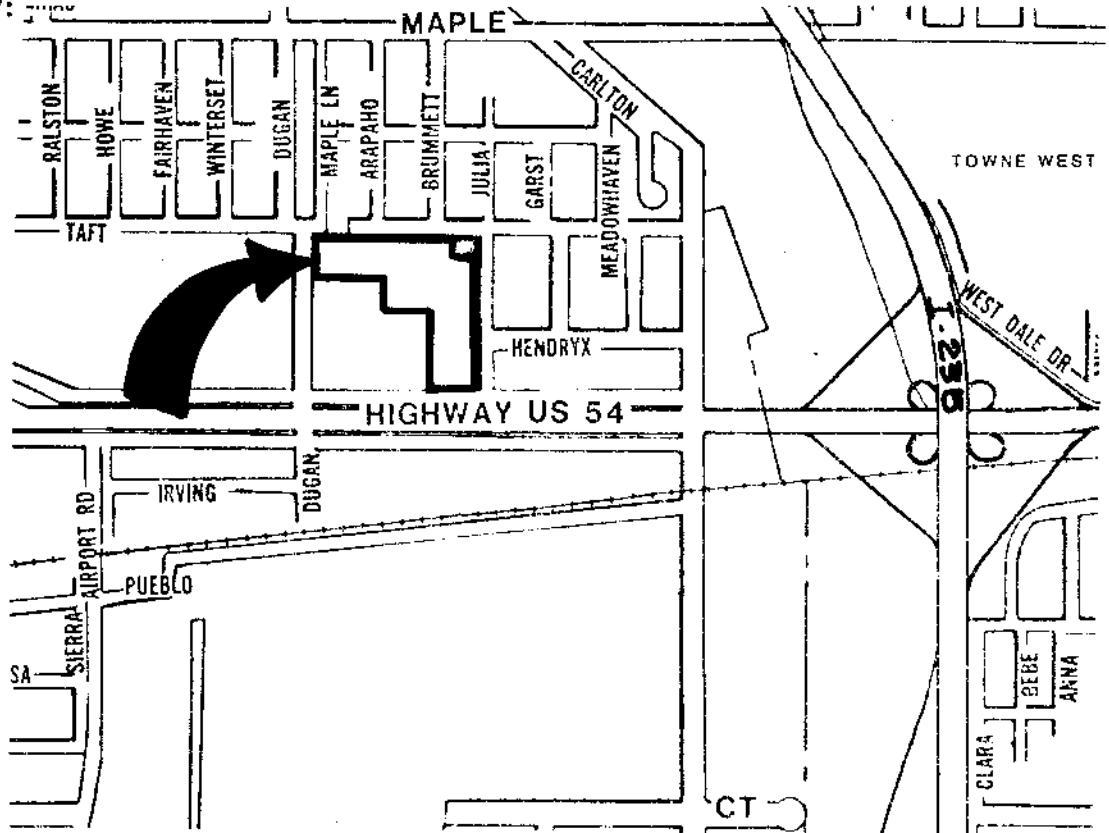
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 108,170.70 Sq. Ft.

CURRENT ZONING: "C" with DP-150

PROPOSED ZONING: "C" with DP-150

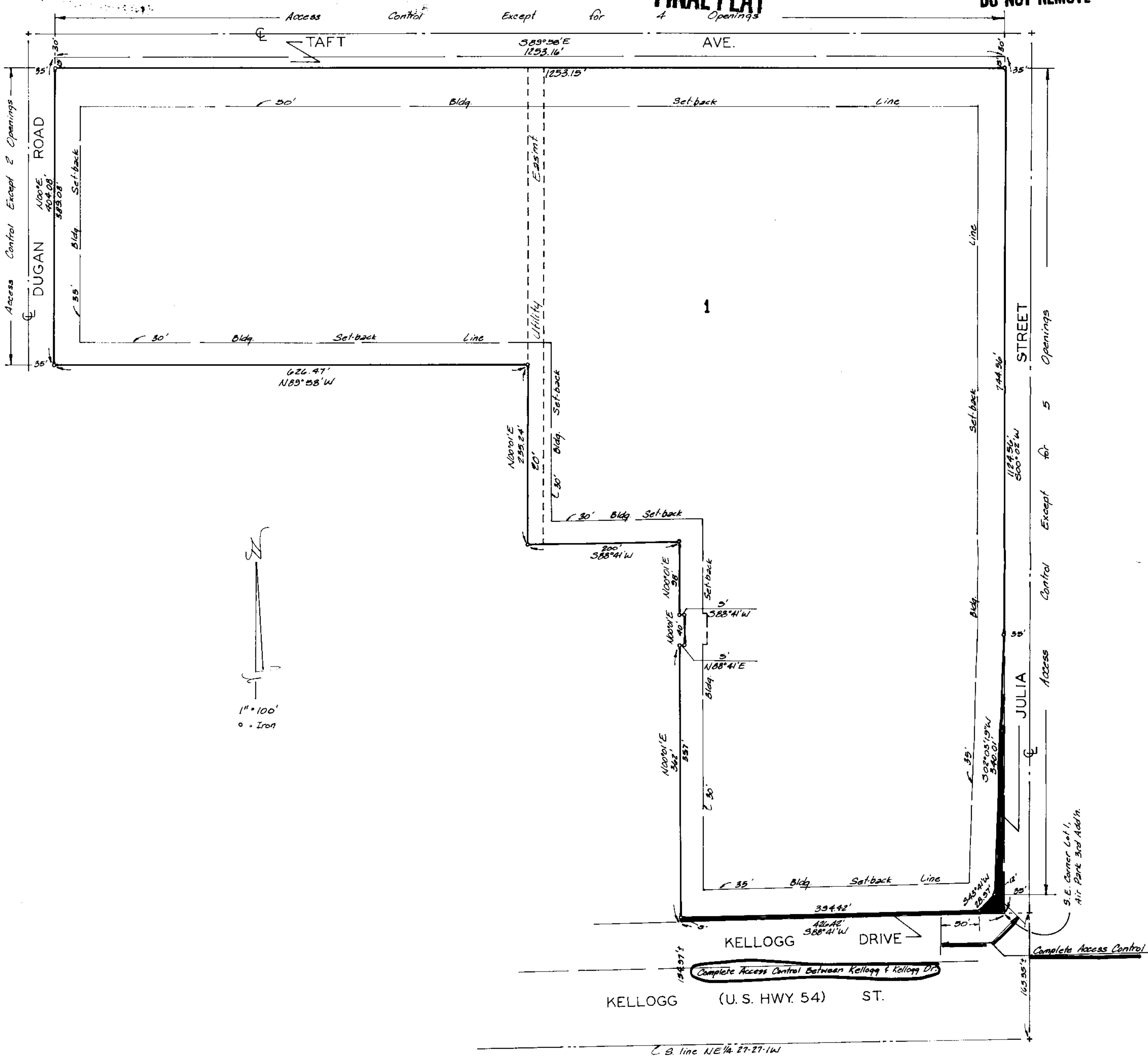
VICINITY MAP:



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/24/87 SUBJECT **THE LANDING**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/25/87 **OFFICE COPY** A, KANSAS

FINAL PLAT

DO NOT REMOVE



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 "THE LANDING," Wichita, Kansas, and
that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat
of that part of Lot 1, Air Park 2nd Addition, Wichita, Kansas,
and Lot 1, Air Park 3rd Addition, Wichita, Kansas, described
as beginning at the S.E. Corner of said Lot 1, Air Park 3rd
Addition; thence 388°41'W, along the south line of said Lot 1,
Air Park 3rd Addition, 426.42 feet to a point 200 feet east of
the S.W. Corner thereof; thence N00°01'E, parallel with the
west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence
N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence 388°41'W,
5 feet; thence N00°01'E, 98 feet; thence 388°41'W, 200 feet
to the line common to said Lot 1, Air Park 3rd Addition and
said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said
common lot line, 235.24 feet to a point 404.08 feet south of
the N.E. Corner of said Lot 1, Air Park 2nd Addition; thence
N89°58'W, parallel with the north line of said Lot 1, Air
Park 2nd Addition, 626.47 feet to the west line thereof; thence
N00°01'E, along the west line of said Lot 1, Air Park 2nd Addition,
404.08 feet to the N.W. Corner thereof; thence 389°58'E, along
the north line of said Lot 1, Air Park 2nd Addition and Lot 1,
Air Park 3rd Addition, 1253.16 feet to the N.E. Corner of said
Lot 1, Air Park 3rd Addition; thence 300°02'W, along the east
line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the
place of beginning. Being situated in the NE 1/4 of Sec. 27,
Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Date _____ Baughman Company, P.A.

Surveyor

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 "THE LANDING," Wichita, Kansas. The utility
easement is 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
adjoining rights of access to or from Dugan Road over and
across the west line of Lot 1 and to or from Taft Ave., over
and across the north line of Lot 1 and to or from Julia St.
over and across the east line of Lot 1 and to or from
Kellogg Dr. over and across the southeasterly line of Lot 1 and
the east 50 feet of the south line of Lot 1, provided how-
ever that Lot 1 shall have access to Dugan Road at 2 points,
and shall have access to Taft Ave. at 4 points, and shall
have access to Julia St. at 5 points, all as shall be de-
termined by the City Engineer of the City of Wichita,
Kansas.

Kandy-Man Sales, Inc.

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

Inc., on behalf of the corporation.

My Appt. Exp. _____ Notary Public

This plat of "THE LANDING," 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

John Terry Moore Chairman

Marvin B. 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__

Robert G. Knight Mayor

Dale E. Rea 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 Reas Deputy

We, the undersigned, holders of a mort-
gage on the above described property do hereby consent
to the plat of "THE LANDING," Wichita, Kansas.

Midland National Bank

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

Bank, on behalf of the Bank.

My Appt. Exp. _____ Notary Public

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1987

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

Re: Final Plat S/D 87-77 - THE LANDING

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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 platlor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Kandy-Man Sales, Inc., 1445 N. Rock Road, Wichita, KS 67206
Bill Bothwell, 701 S. Walton Blvd., Bentonville, AR 72716
Everett Fettis, 120 S. Market, Wichita, KS 67202
Grant Tiedeman, 150 N. Market, Wichita, KS 67202

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