Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-43 Name: THE DUGAN CENTRE

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: South side of Taft, between Ridge and Dugan.
Owner: Wayne Sanchez, 225 N. Market, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 60.5 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 9
   - Industrial:
   - Total: 9
3. Minimum Lot Area: 23,515 Sq. Ft.
4. Existing Zoning: "C"
5. Proposed Zoning: "C" with DP-151

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Dugan Centre Commercial Community Unit Plan (DP-151). Development of the proposed lots is planned as follows:

Lot 1 (C.U.P. Parcel 1) - Retail business, offices, financial institutions, motel/hotel, office warehousing, recreational center, automotive agency, private clubs and restaurants.

Lot 2 (C.U.P. Parcel 2) - Offices, hotel or motel.

Lot 3 (C.U.P. Parcel 6) - Retail/wholesale business, financial institutions, offices, restaurants, recreational center, private clubs and automotive agency.

Lot 4 (C.U.P. Parcel 3) - Recreational center, financial institutions, motel/hotel offices, office warehousing, private clubs, restaurants, retail/wholesale business, miniature golf facility and automotive agency.

Lot 5 (C.U.P. Parcel 5) - Retail/wholesale business, garden center and office warehousing.

Lots 6, 7, 8 and 9 (C.U.P. Parcel 4) - Offices, office warehousing and financial institutions.

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the construction of storm sewer and storm drain required by the platting of this property. Included as part of the box culvert construction west of Dugan and north of the Wendy's restaurant shall be the driveway and curb cut permitting northbound Dugan traffic to make the left-hand turn to get back south to Kellogg.

D. The applicant shall guarantee the construction of Dugan Road to commercial street standards between Kellogg and Taft.

E. The applicant shall guarantee the construction of an additional left turn lane southbound on Dugan, a raised medial in Dugan near the intersection with Kellogg and a right turn lane from the frontage road onto Dugan in front of McDonalds.

F. The applicant shall guarantee the construction of two left turn lanes into Dugan Road from eastbound Kellogg, including resignalization at Dugan/Kellogg, and all frontage road medial changes and curb constructions necesssary to provide the proper turning radii and alignment for these additional lanes.

G. The applicant shall guarantee the resigning and restripping of Kellogg Drive, from Dugan Road west to Mid-Continent Road, in order to make that segment of the frontage road one-way westbound.

H. The applicant shall guarantee the construction of Taft Street to commercial standards from Dugan to Ridge Circle.

I. The applicant shall guarantee the construction of the Kellogg Drive slip-on and slip-off improvements near Julia.

J. The applicant shall guarantee the paving of Ridge Circle south of Taft to commercial street standards.

K. The applicant shall guarantee improvements at the Taft/Mid-Continent intersection consisting of the following: A fully actuated traffic signal; a northbound right turn lane on Mid-Continent at Taft; a westbound free-flowing right turn lane on Taft at Mid-Continent; and a southbound double left turn lane on Mid-Continent at Taft, all as specified in the February 12, 1986 Traffic Study prepared by Larkin and Associates. These improvements shall be guaranteed by petition to be held until construction of the improvements are determined necessary.

L. Pursuant to the requirements of the City Sidewalk Ordinance and Article 8-103 of the Subdivision Regulations, the paving guarantees for Ridge Circle, Dugan and Taft shall provide for sidewalks at the following locations:

Ridge Circle - Both sides of the street.

Dugan - Both sides of the street.

Taft - South side of the street, from Ridge Circle to Dugan.

M. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

N. The final plat tracing shall indicate the platting of the building setbacks required by the Community Unit Plan.

O. The final plat tracing shall indicate the platting of required minimum building pad elevations. They shall be noted on the face of the plat as well as in the plattor's text.

P. Regarding the three joint access easements proposed to provide access from Lots 6, 7, 8 and 9 to Taft, it is necessary to establish the joint access easements by separate instrument. This is necessary in order to provide recording information on the face of the plat which will refer any future owner of the subject lots to the document outlining and setting forth the particulars of the joint access easements. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the prupose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement and the approaches to Taft should also be addressed by the text of the instrument.

Q. Regarding the 30-foot wide east/west and north/south access easements depicted on the plat, it is necessary to establish these access easements by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which

properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

R. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

T. Recording of the plat within 30 days after approval by the Board of City Commissioners.

U. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

THE DUGAN CENTRE

AN ADDITION TO WICHITA, KANSAS

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "THE DUGAN CENTRE", an addition to Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at a point on the east line of the S½ of the NW¼ of Section 27, T 27 S, R 1 W of the 6th P.M., Sedgwick County, Kansas, said point being 324.80 feet north of the SE corner thereof; thence westerly, along the north line of Fleming's First Addition, Woolf Addition, Doolittle Addition, Western 3rd Addition and Westair Addition, bearing S 88°28'28" W, 1321.93 feet to the east line of Clinton Addition; thence along said east line, bearing N 0°15'05" W, 50 feet to the NE corner thereof; thence along the north line of said addition, bearing S 88°28'28" W, 200 feet to the NW corner thereof; thence alongthe west line of said addition, bearing S 0°15'05" E, 221.50 feet to the north line of Kellogg Drive as taken in Case A-thence westerly, along said north line, bearing N 86°22'05" W, 306.30 feet; thence N 76°50'05" W, 222.30 feet; thence N 1°31'32" W, 83.70 feet; thence S 88°28'28" W, 20 feet; thence S 1°31'32" E, 78.35 feet; thence N 76°50'05" W, 210.95 feet; thence N 0°18'20" W, 38.60 feet; thence S 88°28'28" W, 247 feet; thence N 1°31'32" W, 46.10 feet; thence S 88°28'28" W, 20 feet; thence S 1°31'32" W, 46.10 feet; thence S 88°28'28" W, 108 feet to a point on the west line of the S½ of said NW¼, said point being 260.60 feet north of the SW corner thereof; thence along said west line, bearing N 0°18' 20" W, 425.23 feet; thence easterly, parallel with the north line of the S½ of said NW¼, bearing N 90°00'00" E, 197 feet; thence northerly, parallel with the west line of the S½ of said NW¼, bearing N 0°18'20" W, 490 feet to the SW corner of Mary Ellen Addition; thence easterly, along the south line of said addition, bearing N 90°00'00" E, 187 feet to the SE corner thereof; thence along the east line of said addition, bearing N 0°18'20" W, 180 feet to the north line of the S½of said NW¼; thence easterly,along said north line, bearing N 90°00'00" E,2262.04 feet to the NE corner thereof; thence southerly, along the east line of the S½ of said NW¼, bearing S 0°10'14" E, 994.83 feet to the point of beginning.

Date_____ Baughman Company, P.A.

_____ Surveyor
John E. Lundblade

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, streets, a drainage dedication and floodway to be known as "THE DUGAN CENTRE", an addition to Wichita, Kansas. The drainage dedication is hereby dedicated to the public for drainage purposes. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to Taft, Ridge Circle, Kellogg and Kellogg Drive are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Taft at four locations, Lot 4 at two locations, and Lots 6,7,8 and 9 at three locations over the east 15 feet of Lot 6 and the west 15 feet of Lot 7, and the east 15 feet of Lot 7 and the west 15 feet of Lot 8, and the east 15 feet of Lot 8 and the west 15 feet of Lot 9, Lot 2 shall have access to Ridge Circle at two locations, and Lot 3 shall have access to to Kellogg Drive over the east 306.30 feet, all locations to be determined by the City Engineer. The floodway shall be the responsibility of the owners of Lots 1, 2 and 3 in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on wothout the permission of the appropriate governing body. ~~Building setbacks shall conform~~ to ~~the associated Community Unit Plan DP 191. Minimum building pads~~ shall be as follows: Lot 1, Elev. _____, Lot 2, Elev. _____, Lot 3, Elev. _____, Lot 4, Elev. _____, Lot 5, Elev. _____, City Datum.

No need to plat.

_____
Nancy Dugan

_____ _____
Donald N. Girrens Jean H. Girrens

_____ _____
Nicholas M. Mohr Nancy Ann Mohr

_____ _____
Kenneth R. Reichenberger Mary Ellen Reichenberger

_____ _____
Justin J. Orth Elizabeth L. Orth

_____ _____
Wayne L. Sanchez Janet F. Sanchez

State of Kansas)
Sedgwick County) SS

The foregoing instrument was acknowledged before me this _____ day of _____ ,1986, by Nancy Dugan, a single woman, Donald N. Girrens and Jean H. Girrens, his wife, Nicholas M. Mohr and Nancy Ann Mohr, his wife, Kenneth R. Reichenberger and Mary Ellen Reichenberger, his wife, Justin J. Orth and Elizabeth L. Orth, his wife, and Wayne L. Sanchez and Janet F. Sanchez, his wife.

My Commission Expires _____

_____ Notary Public

This plat of "THE DUGAN CENTRE", an addition to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
William J. Goebel

_____ Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this_____ day of _____, 1986.

_____ Mayor
Tony Casado

_____ City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____, 1986.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this_____ day of _____, 1986, at _____ o'clock ____.M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

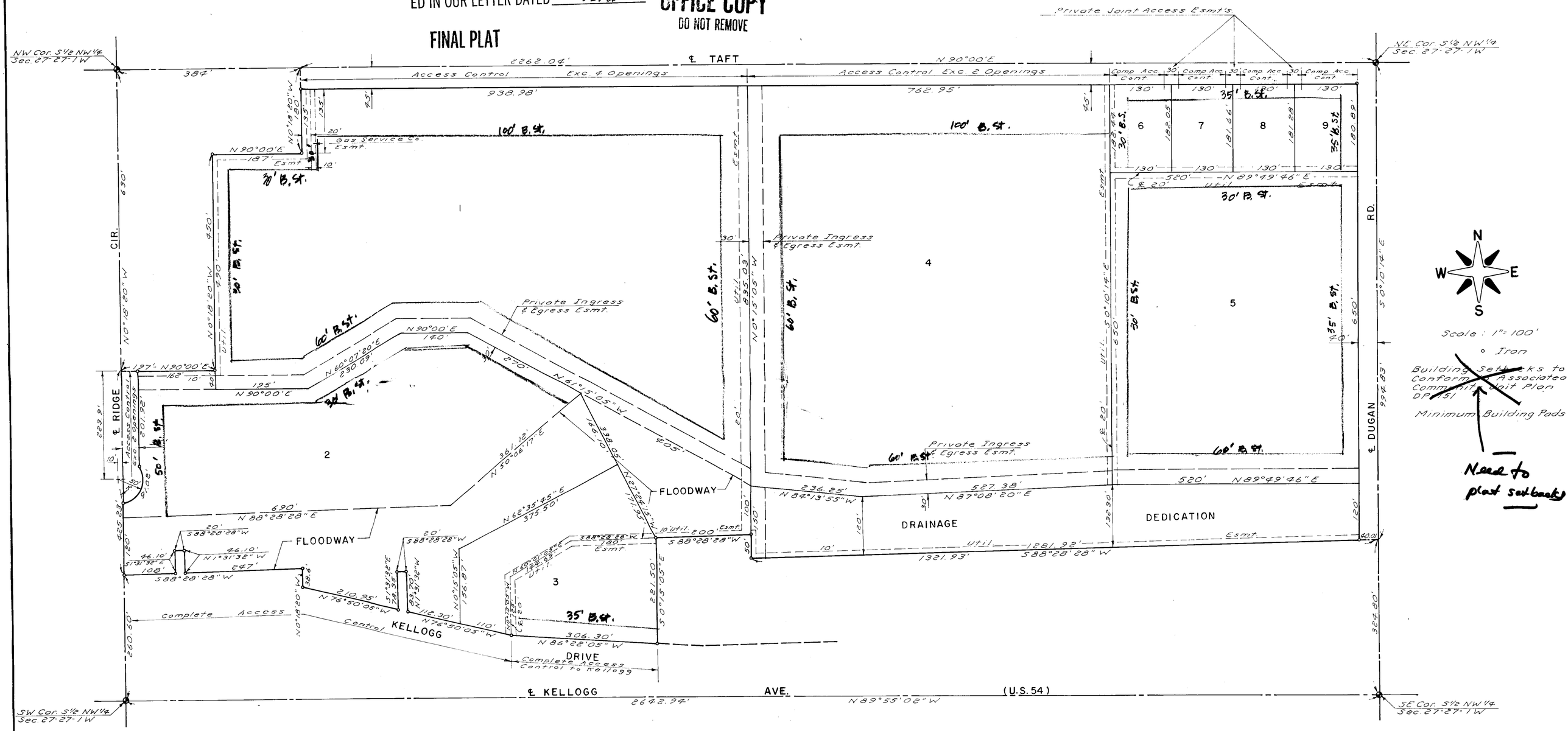
THE DUGAN CENTRE

AN ADDITION TO WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-22-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-23-86

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



May 30, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-43 - Final Plat of The Dugan Centre.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 1986, 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 23, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Senior Planner

BRB:mlh

cc: Wayne Sanchez, et al, 225 N. Market, Wichita, KS 67202
Roger Sherwood, 833 N. Waco, Wichita, KS 67203
Bill Montgomery, Shelter Insurance Co., 742 S. Washington, Wichita, KS 67211
Mike Lindebak, City Engineer