

AUTOZONE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from the Tracing
1123197

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "AUTOZONE 2ND ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of Lots 4 through
12 inclusive, Ben Bailey's Addition to Wichita, Sedgwick County, Kansas,
EXCEPT that portion condemned for highway purposes in District Court
Case C-16292, TOGETHER with Lots 13 through 18 inclusive, in Ben
Bailey's Addition, TOGETHER with all of the alley lying between said
Lots 8, 9, 10, 11, 12, and 13, TOGETHER with 1/2 of the alley lying
south of and adjacent to said Lots 4, 5, 6, and 7, all as platted
in said Ben Bailey's Addition.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns
1-16-97 Surveyor

This plat of "AUTOZONE 2ND ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 31st day of October, 1996
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye
Chairman

Marvin S. Krout
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this day of 199.

Bob Knight
Mayor

Pat Burnett
City Clerk

Entered on transfer record this day
of 199.

Susan E. Crockett-Spoon
County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this day
of 199, at o'clock M; and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a Lot to be known as "AUTOZONE 2ND ADDITION", Wichita, Sedgwick
County, Kansas. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The Minnesota Avenue
Contingent Street Dedication shall become effective in the event that
the City of Wichita determines a need for the right-of-way for any
street related purposes. All abutters rights of access to or from
Minnesota Avenue over and across the east line of Lot 1 are hereby
granted to the City of Wichita, Kansas provided, however, that Lot 1
shall have access to Minnesota Avenue over all except the south
70 feet of the east line of said Lot 1. The Minimum Building Pad
Elevation for the lowest opening to the structures shall be 111.1 City
Datum, (1298.5 M.S.L.).

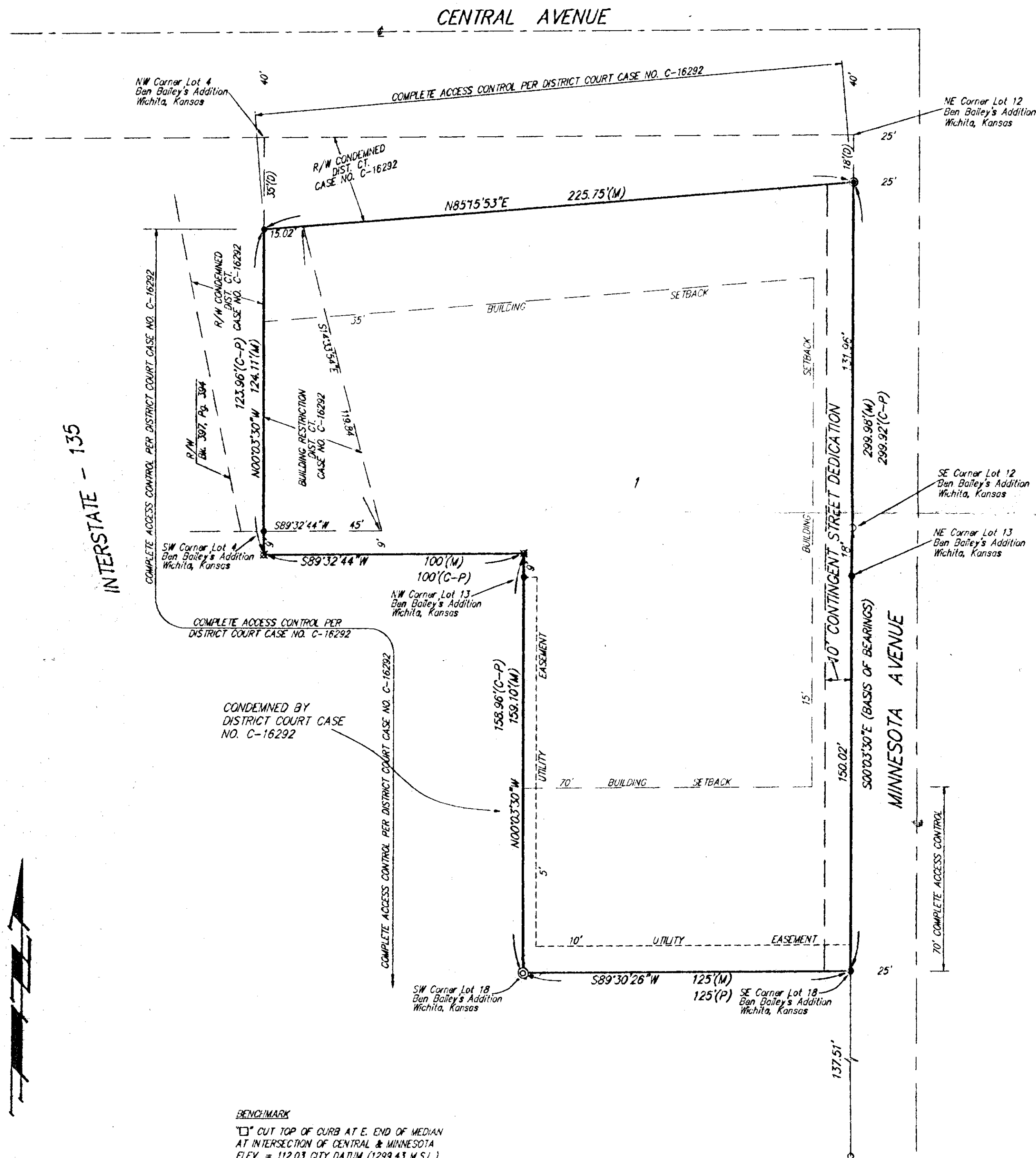
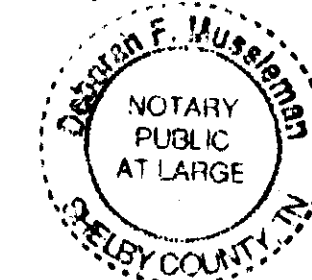
Autozone, Inc., a Nevada Corporation

Lawrence Evans
Executive Vice President

State of TN.) SS The foregoing instrument acknowledged be-
fore me, this 13th day of January, 1997, by Lawrence E. Evans
Executive VP of Autozone, Inc., a Nevada Corporation, on behalf of
the corporation.

Deborah J. Musselman
Notary Public

My App't. Exp. My Commission Expires March 25, 1997



BENCHMARK
OUT TOP OF CURB AT E. END OF MEDIAN
AT INTERSECTION OF CENTRAL & MINNESOTA
ELEV. = 112.03 CITY DATUM (1298.43 M.S.L.)

LOT	ELEVATION	
	CITY DATUM	M.S.L.
1	111.1	1298.5

LEGEND
○ = 1/2" IRON (FOUND)
● = 1/2" REBAR (FOUND)
✱ = 1/2" REBAR W/
"BAUGHMAN" CAP (SET)
● = 1/2" REBAR (FOUND)
○ = BOTTOM & 2" STEEL
FRANCE POST ON CORNER

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

October 31, 1996

Baughman Company, P.A. S/D 96-70
315 Ellis,
Wichita, KS 67211

Re: S/D 96-70 - AUTOZONE 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 1996, 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 October 24, 1996.

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 and/or County Commission 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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Attn: Thomas Heigel, Autozone, Inc., 60 Madison Street, Memphis, TN 38103
Attn: Buford Grady, Autozone, Inc., 2053 E. Richmond, Springfield, MO 65804
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
313/258-4421
FAX: 313/258-4390

October 24, 1996

Baughman Company, P.A. S/D 96-70
315 Ellis,
Wichita, KS 67211

Re: S/D 96-70 - AUTOZONE 2ND ADDITION (Final Plat)

Gentlemen:

Dirky Huang called 11/16/97 - Survey has been ordered and allegedly closed site survey.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

Dirky Huang has site development
A. The applicant shall abandon the sanitary sewer line presently located in the alley right-of-way proposed for vacation by this plat. Prior to this plat being released for recording, the applicant shall provide proof from City Engineering that such abandonment has been done satisfactorily.

Phil May - is done
B. The applicant shall guarantee the closure of the alley opening at Minnesota.

CK \$ 230
C. The applicant shall guarantee the closure of any driveways located in areas designated for complete access control.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.

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

F. Right-of-way for Minnesota is indicated at only 50 feet adjacent to this site. Even for residential uses, such right-of-way is well below the accepted standard for older developed areas of 60 feet. For commercial development, such existing right-of-way is even less acceptable. Of the existing 50-feet of right-of-way, 30 feet was apparently dedicated from the plat along the east side of Minnesota. This plat shall therefore provide for the dedication of ten (10) additional feet of right-of-way for Minnesota. This dedication, however, may be done contingently. If verified by City Engineering, a lessor dedication may be allowed. Both the face of the plat and the plat's text shall note such a dedication, indicating that the contingency is based upon a City project to widen this

File Copy

street.

- G.* Development along Minnesota south of the present alley is generally residential, and even though zoning is for multi-family uses, single-family residences still prevail. Consequently, to minimize traffic impacts in and out of this site in the adjacent residential uses, Complete Access Control to Minnesota shall be indicated for the area south of the southerly driveway shown by this site's development plan (in the area shown with a 70-foot building setback on the plat).
- H.* Prior to this plat being released for recording, proof shall be provided that this site's ownership is in the party as indicated on the final plat. At this time, the plat binder is indicating a different ownership.
- I.* 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J.* 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.
- 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 and/or County Commission.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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 Thursday, October 31, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Attn: Thomas Heigel, Autozone, Inc., 60 Madison Street, Memphis, TN 38103
Attn: Buford Grady, Autozone, Inc., 2053 E. Richmond, Springfield, MO 65804
Mike Lindebak, City Engineer

File Copy

METROPOLITAN AREA PLANNING COMMISSION

ENDA ITEM NO. 4-6

October 31, 1996

STAFF REPORT

(Final Plat Approved 10/24/96)

CASE NUMBER: S/D 96-70 - AUTOZONE 2ND ADDITION

OWNER/APPLICANT: Attn: Thomas Heigel, Autozone, Inc., 60 Madison Street, Memphis, TN 38103

OWNER: Attn: Buford Grady, Autozone, Inc., 2053 E. Richmond, Springfield, MO 65804

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and east of I-135

SITE SIZE: 1.14 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

Total: 1

MINIMUM LOT AREA: 49,702.3 sq. ft.

CURRENT ZONING: "GC" and "B"

PROPOSED ZONING: "GC" (Z-3208)

VICINITY MAP:



STAFF COMMENTS:

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- B. The applicant shall guarantee the closure of the alley opening at Minnesota.
- C. The applicant shall guarantee the closure of any driveways located in areas designated for complete access control.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Right-of-way for Minnesota is indicated at only 50 feet adjacent to this site. Even for residential uses, such right-of-way is well below the accepted standard for older developed areas of 60 feet. For commercial development, such existing right-of-way is even less acceptable. Of the existing 50-feet of right-of-way, 30 feet was apparently dedicated from the plat along the east side of Minnesota. This plat shall therefore provide for the dedication of ten (10) additional feet of right-of-way for Minnesota. This dedication, however, may be done contingently. If verified by City Engineering, a lessor dedication may be allowed. Both the face of the plat and the platlor's text shall note such a dedication, indicating that the contingency is based upon a City project to widen this street.
- G. Development along Minnesota south of the present alley is generally residential, and even though zoning is for multi-family uses, single-family residences still prevail. Consequently, to minimize traffic impacts in and out of this site in the adjacent residential uses, Complete Access Control to Minnesota shall be indicated for the area south of the southerly driveway shown by this site's development plan (in the area shown with a 70-foot building setback on the plat).
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- 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 and/or County

Commission.

Larry Ross's stated reason for voting in the negative was according to his FEMA floodplain maps, a portion of this plat is in the floodway.