G. A copy of this plat has been submitted to the Kansas Department of Transportation (KDOT) in order to review the access being indicated on this plat to U.S. 54. This plat shall be subject to any existing access controls or limitations noted by KDOT.

H. Since no north-south street is in the immediate area of the proposed street, United Court, this name may be used since it also does not appear at any other County location. However, the Court suffix is intended for streets stemming from a street with the same name. In this case, this street should use the Circle suffix, i.e. United Circle.

I. The applicant is advised that the MAPC will be making new appointments in the next few weeks and the Chairman's position may be changed. The final plat tracing shall make any needed changes in the Chairman's signature block.

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

M. Recording of the plat within 30 days after approval by the City Council.

N. As requested by County Engineering a sanitary sewer layout plan shall be submitted for the entire site (as indicated on the preliminary plat).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

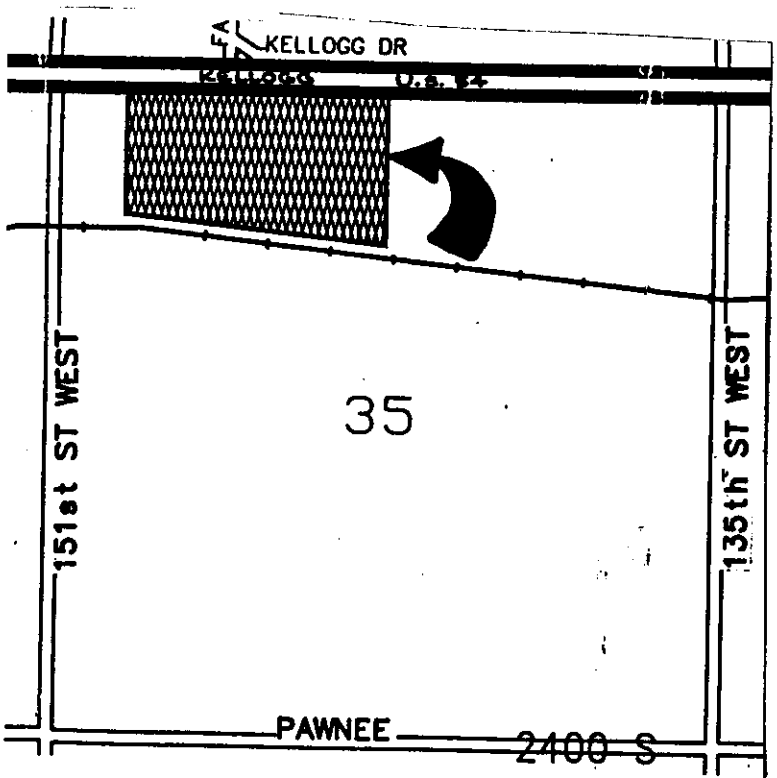
November 21, 1991

STAFF REPORT
(Final Plat Approved 11/14/91;
Preliminary Plat Approved 10/17/91)

| | |
|---|---|
| CASE NUMBER: | S/D 91-29 - UNITED INDUSTRIAL ADDITION |
| OWNER/APPLICANT: | United Auto Parts, Inc., 2235 Southwest Boulevard, Wichita, KS 67213 |
| SURVEYOR/ENGINEER: | Poe & Associates of Kansas, Inc., 434 N. Oliver, Wichita, KS 67208 |
| LOCATION: | East of 151st Street West and south of Kellogg |
| SITE SIZE: | 11.7 Acres |
| NUMBER OF LOTS | |
| Residential: | |
| Office: | |
| Commercial & Industrial: | 1 |
| Total: | 1 |
| MINIMUM LOT AREA: | 10.27 Acres |
| CURRENT ZONING: | "E" Light Industrial |

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VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. Since this site is presently in the County and is expected to use a County System, this required guarantee shall satisfy any County requirements concerning the extension of sanitary sewer. However, this site is in an area which also requires City of Wichita approval or consent as to the treatment or acceptance of waste water. The applicant will need to provide Planning with documentation that such approval has been obtained.

If in this case a temporary on-site system is to be requested, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on site sewerage. A memorandum shall be obtained specifying approval.

The applicant is advised that if an on site system is requested and approved such a system is intended for temporary use only.

B. This site shall guarantee the extension of municipal water to serve the lots being platted. Since it appears that this site will be using a waterline, in U.S. 54, under Goddard's water system, a letter will need to be submitted from Goddard indicating that satisfactory guarantees have been made with Goddard for use of their water supply.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included in the paving petition or guarantee.

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for a 41 foot urban paving standard. This guarantee shall be submitted to the County and shall meet any applicable County requirements for such a guarantee.

Since only one lot is initially to be finaled, with access temporarily from a drive to Kellogg, an appropriate guarantee for the future installation of this interior street will still be required at this time.

E. The applicant shall submit a guarantee, to be held for future need, for a decel lane and left turn lane/bay to serve this site's entrance from U.S. 54.

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

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

November 21, 1991

Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 91-29 (Final Plat) United Industrial Addition

Dear Kenny:

At the regular meeting of the Metropolitan Area Planning Commission on November 21, 1991, 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 November 15, 1991.

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.

N.A. 1-6-92

Please call if you have any questions.

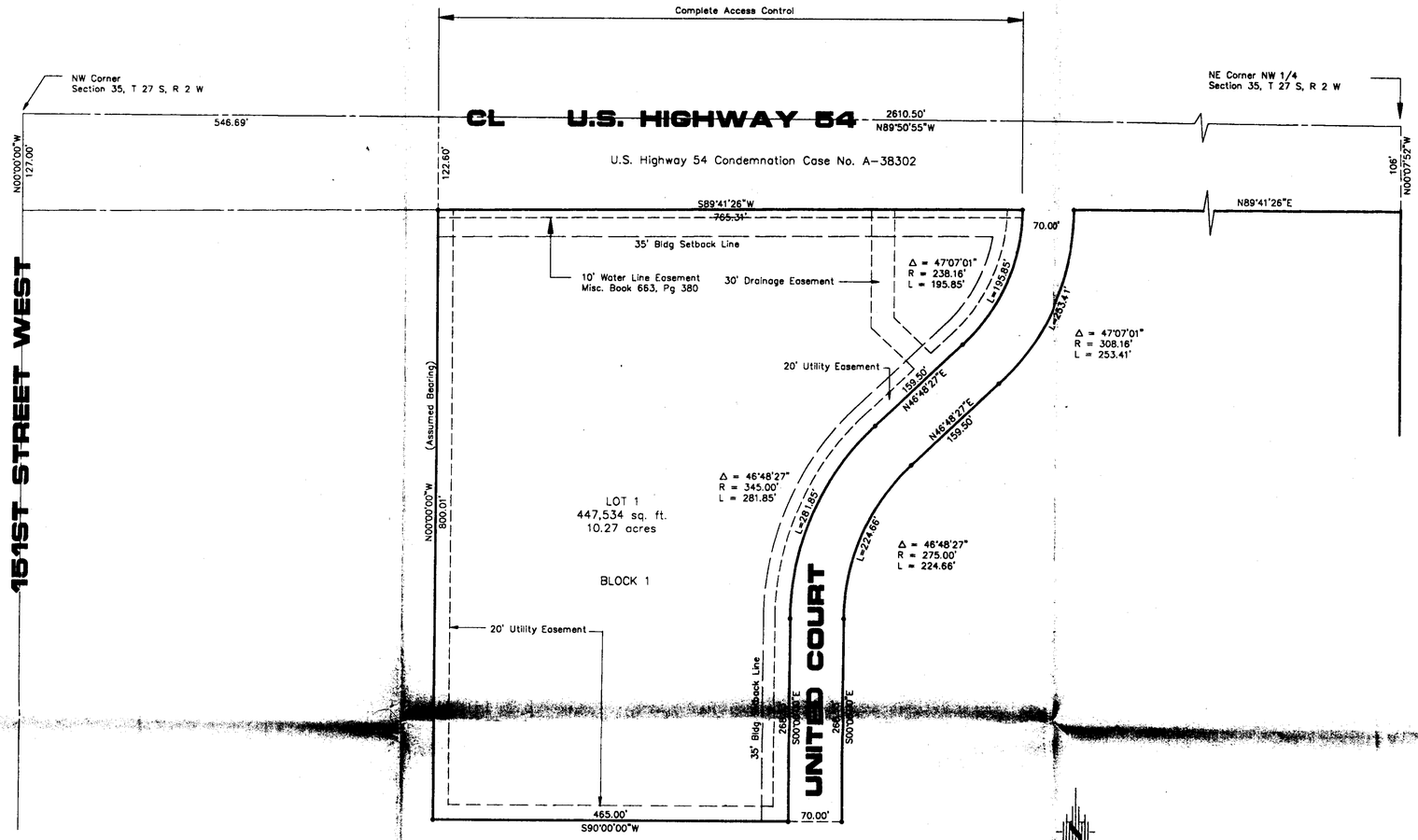
Sincerely,

Don Losew

Don Losew
Senior Planner

cc: United Auto Parts, Inc., 2235 Southwest Boulevard, Wichita, KS 67213
Mike Lindebak, City Engineer

FILE COPY




Scale 1" = 100'

# UNITED INDUSTRIAL ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS


POE & ASSOCIATES OF KANSAS, INC.
Consulting Engineers
434 N. Oliver Suite 110 ■ Wichita KS 67208 ■ 316/685-4114


**STATE OF KANSAS, COUNTY OF SEDGWICK: ss.**

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "UNITED INDUSTRIAL ADDITION" to Wichita, Kansas, being described as follows:

Commencing at a point on the South right-of-way line of U. S. Highway 54 being 546.69 feet East and 122.60 feet South of the Northwest Corner of the Northwest Quarter (NW1/4) of Section 35, Township 27 South, Range 2 West of the 6th P.M. Sedgwick County, Kansas; thence S 00° 00' E parallel to the West line of said Northwest Quarter (NW1/4) for a distance of 800.01 feet; thence N 90° 00' E for a distance of 535.00 feet; thence N 00° 00' W for a distance of 268.53 feet; thence on a circular curve to the right having a radius of 275.00 feet, a central angle of 46° 48' 27" E for an arc distance of 224.66 feet; Thence N 46° 48' 27" E on a line tangent to the last described curve for a distance of 159.50 feet; thence on a circular curve to the left having a radius of 308.16 feet, a central angle of 47° 07' 01" for an arc distance of 253.41 feet; thence N 89° 50' 55" W on the South right-of-way line of said U. S. Highway 54 for a distance of 835.31 feet to the point of beginning, containing 11.72 acres more or less.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this _____ day of _____, 1991.

_____
Kenny E. Hill, L.S.

**KNOW ALL MEN BY THESE PRESENTS:**

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into a lot, a block and streets. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. All abutters' rights of access to or from U. S. Highway 54 over and across the North line of Lot 1, Block 1 are hereby granted to the appropriate governing body.

United Auto Parts, Inc.

_____
Jerry D. Livingston, President

**STATE OF KANSAS, COUNTY OF SEDGWICK: ss.**

This instrument was acknowledged before me on this _____, day of _____, 1991, by Jerry D. Livingston president of United Auto Parts, Inc.

_____
Notary Public

My Appointment Expires: _____

This plat [illegible] WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____, day of _____, 1991.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____
George D. Sherman, 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 _____, 1991.

_____
Bob Knight, Mayor

_____
Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1991.

_____
Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____, day of _____, 1991.

_____
Pat Kettler, Register of Deeds

_____
Ed Resa, Chief Deputy