

S/D 90-39 - QUIKTRIP 2ND ADDITION

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- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering should be prepared to comment on the adequacy of right-of-way being shown for the Tyler and Maple intersection.

Note: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 14, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-39 - QUIKTRIP 2ND ADDITION

OWNER/APPLICANT: Ron Groves, 9601 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: NE corner of Tyler Rd. and Maple St.

SITE SIZE: 1.48 Acres

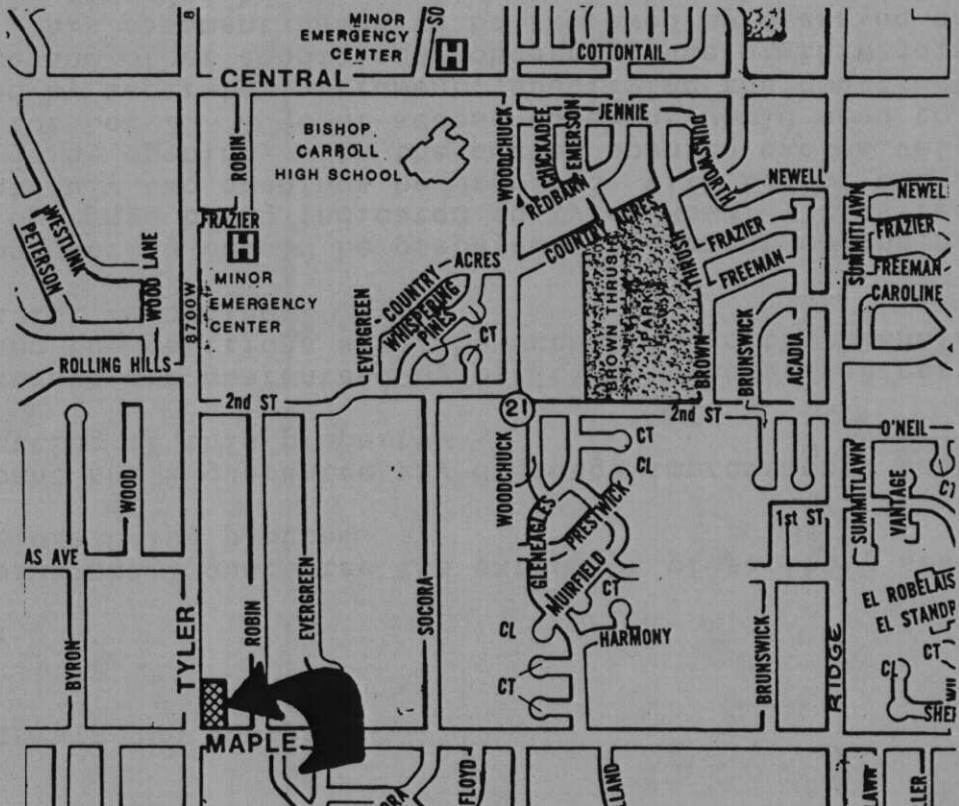
NUMBER OF LOTS

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

MINIMUM LOT AREA: 16,443.5 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Traffic Engineering should be prepared for comment on the number of access openings being indicated to Tyler Road. It is recommended that only two openings be provided, with Lots 1 and 2 sharing a joint opening, with the second opening exclusively available for Lot 2. A joint access easement would need to be established by separate instrument, specifying the construction, maintenance and other conditions concerning use of this joint entrance. This easement needs to be reviewed by Planning and subsequently recorded by the applicant so that the recording information can be indicated on the final plat tracing. The platlor's text shall be revised as necessary.
- E. On the final plat tracing a full 20-foot utility easement shall be established along the north line of Lot 1 to cover the existing sanitary sewer. An additional utility is already in this easement and the sewer line is just inside or along the southern extreme of the 10-foot easement.
- F. A portion of the right-of-way for Tyler and Maple adjacent to this plat was purchased by the City and therefore, is not being dedicated by this plat. The final plat tracing shall clearly indicate only the right-of-way being dedicated by this plat, while indicating that other right-of-way was obtained by condemnation or other means.
- G. On the final plat tracing the MAPC's signature block shall indicate "George Sherman, Acting Chairman," while the City's signature block shall indicate "Pat Burnett, Deputy City Clerk" instead of John Moir.
- H. 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.
- 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 22, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-39 - QUIKTRIP 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 21, 1990, 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 June 18, 1990.

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 platfor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Kandace A. Kimple

Kandace A. Kimple
Associate Planner

KK:sm

cc: Ron Groves, 9601 E. Kellogg, Wichita, KS 67207
Mike Lindebak, City Engineer

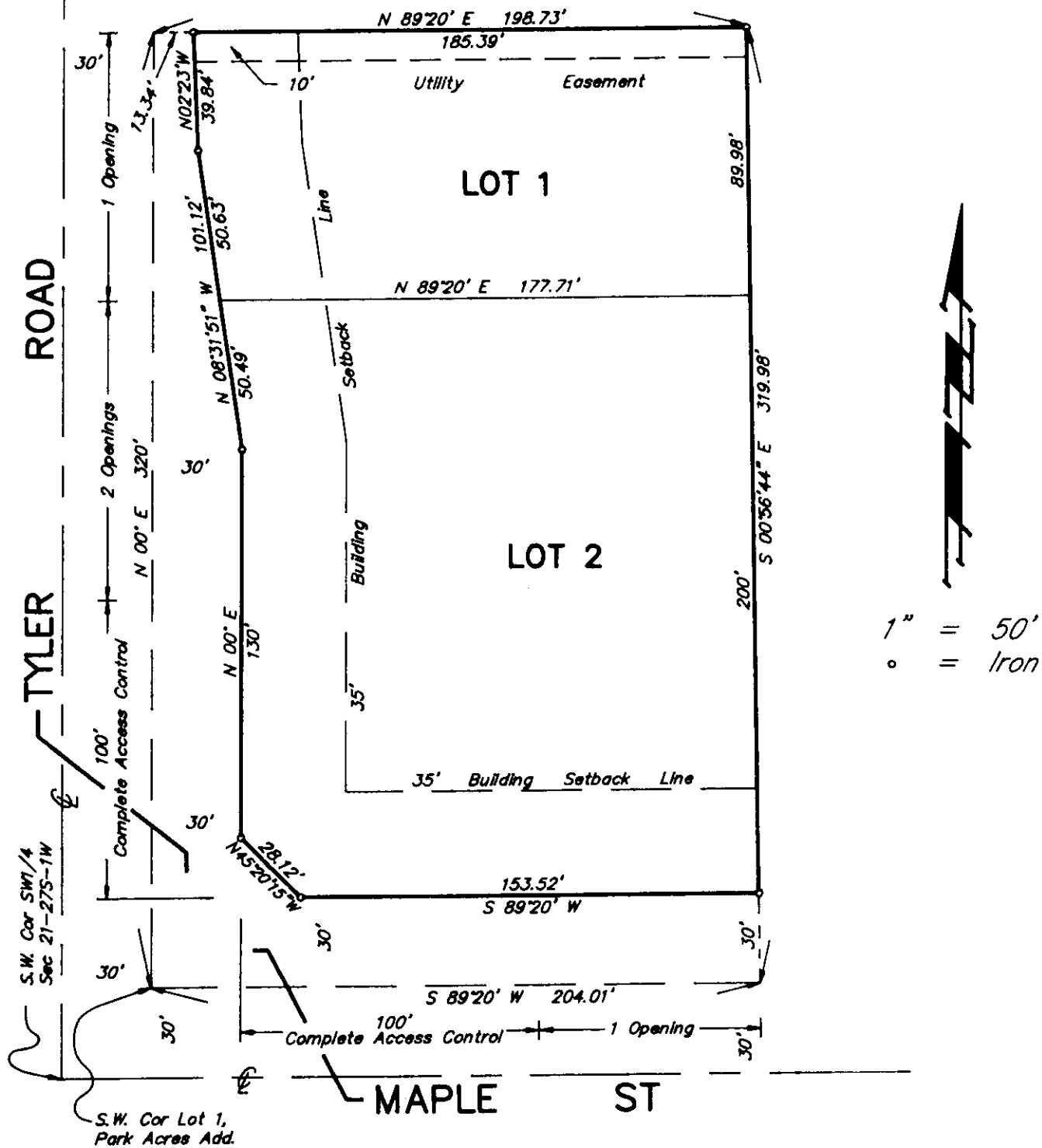
FILE COPY

FINAL PLAT QUIKTRIP 2ND ADDITION

OFFICE COPY
DO NOT REMOVE

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/14/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/18/90



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 "QUIKTRIP 2ND ADDITION", Wichita, Sedgwick County, Kan-
sas, 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, Park Acres Addition, Sedgwick County, Kansas, begin-
ning at the S.W. Corner thereof; thence north, along the west line
of said Lot 1, 320 feet to a point 120 feet south of the N.W. Cor-
ner thereof; thence east, parallel with the north line of said Lot 1,
198.73 feet; thence south, 320 feet, to a point on the south line
of said Lot 1, said point being 204.01 feet east of the S.W. Corner
thereof; thence west, 204.01 feet to the place of beginning.
All being situated in the SW1/4 of Sec. 21, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Surveyor

Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots and Streets to be known as
"QUIKTRIP 2ND ADDITION", Wichita, Sedgwick County, Kansas. The
utility easement is hereby granted as indicated for the construction
and maintenance of all public utilities. The streets are hereby ded-
icated to and for the use of the public. All abutters rights of
access to or from Tyler Rd. over and across the west line of Lots 1
and 2 and to or from Maple St. over and across the south line of
Lot 2 are hereby granted to the City of Wichita, provided however
that Lot 1 shall have access to Tyler Rd at 1 location and that Lot
2 shall have access to Tyler Rd at 2 locations over all except the
south 100 feet of the west line thereof and that Lot 2 shall have
access to Maple St. at 1 location over all except the west 100 feet
of the south line thereof, all as shall be determined by the City Eng-
ineer of the City of Wichita, Kansas.

This plat of "QUIKTRIP 2ND ADDITION", Wich-
ita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commis-
sion, Wichita, Kansas.

Dated this _____ day of _____ 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Owner
Ron Groves

Secretary
Marvin S. Krout

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1990.

Mayor
Bob Knight

City Clerk
John Moir

Entered on transfer record this _____ day
of _____ 1990.

County Clerk
Don Wright

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 _____ 1990, at _____ o'clock _____ M; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by Ron Groves,
a single person.

Notary Public

My App't. Exp. _____

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"QUIKTRIP 2ND ADDITION", Wichita, Sedgwick County, Kansas.

City Bank and Trust Company

State of Kansas) The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by
_____, of City Bank and Trust Comp-
any, on behalf of the corporation.

Notary Public

My App't. Exp. _____