

S/D 89-31 - Q-TECH ADDITION

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M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

May 18, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-31 - Q-TECH ADDITION

OWNER/APPLICANT: Mid American Dairymen, Inc., c/o Charles Burgess, 700 E. Central, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of Meridian and May

SITE SIZE: 2.4 acres

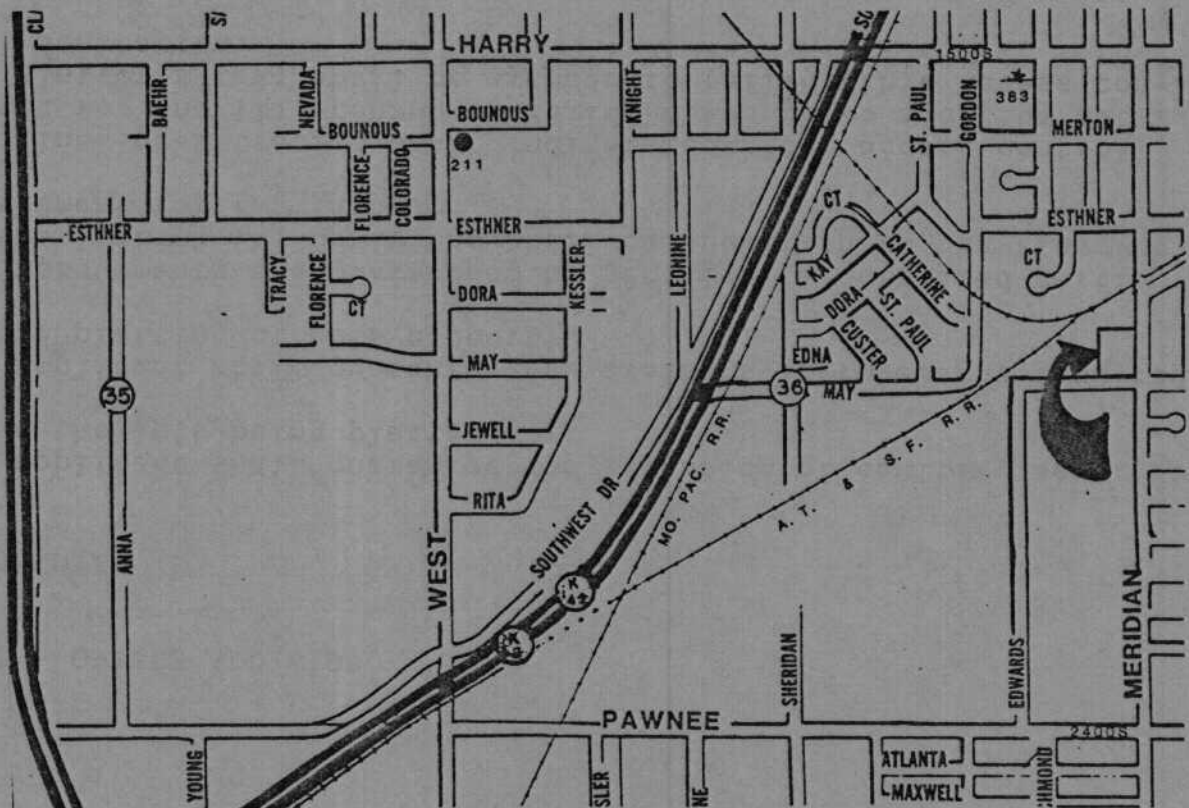
NUMBER OF LOTS

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

MINIMUM LOT AREA: 0.87 acres

CURRENT ZONING: "E" Light Industrial

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. The final plat tracing shall indicate complete access control except for one (1) opening on Meridian Avenue to and from Lot 2. The platting's text shall be amended to reflect this access control dedication.
- E. The final plat tracing shall properly reference the center line of May Ave. and Meridian Ave.
- F. The final plat tracing shall clearly dimension the north-south property lines of Lots 1 and 2 (minus street right-of-way for May Avenue).
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- 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. 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/18/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/19/89

Q-TECH ADDITION

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY

- 10' util. easmt 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 "Q-TECH ADDITION," Wichita, Kansas,
and that the accompanying plat is a true and correct exhibit
of the property surveyed described as the south 346.35 feet
of the east 299.5 feet of the S.E. 1/4 of the N.E. 1/4 of Sec. 36,
Twp. 27-S, R-1-W, of the 6th P.M., Sedgwick County, Kansas.
Any street right-of-ways are hereby vacated by virtue of KSA
12-512b.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

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
"Q-TECH ADDITION," Wichita, Kansas. The streets are hereby
dedicated to and for the use of the public.

Mid America Dairymen, Inc.

Executive Vice-President

Gary E. Hanman

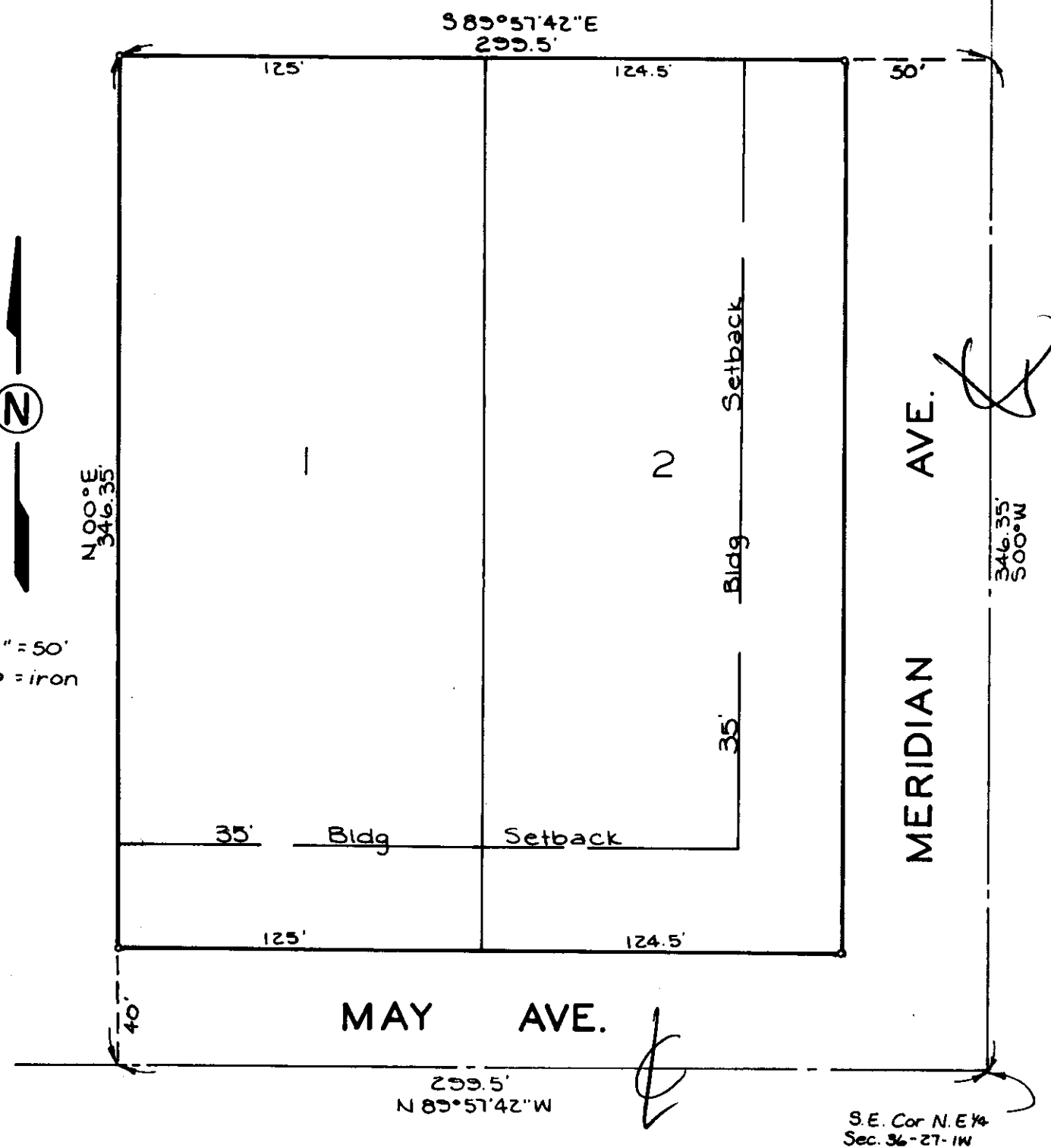
State of Kansas } S.S. The foregoing instrument was acknowl-
Sedgwick County } edged before me this _____ day of _____, 198__, by Gary
E. Hanman, Executive Vice-President of Mid America Dairymen,
Inc., on behalf of the corporation.

My App't Exp. _____ Notary Public

State of Kansas } S.S. 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 _____, 198__, at _____ o'clock _____ M.; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



This plat of "Q-TECH ADDITION," Wich-
ita, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this _____ day of _____, 198__.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairmen

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 _____, 198__.

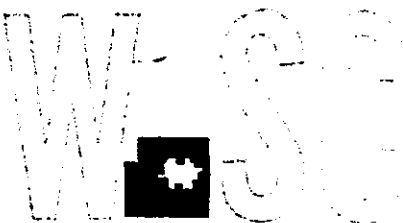
Bob Knight Mayor

John Mair City Clerk

Entered on transfer record, this _____
day of _____, 198__.

Don Wright County Clerk

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 26, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-31 - Q-TECH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 25, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 1989.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:jcm

cc: Mid-America Dairymen, Inc., ATTN: Charles Burgess, 700 E.
Central, 67202
Don Arnold, Jr., 150 N. Main, 67202
Mike Lindebak, City Engineer