K. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight" Mayor.

L. 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.

M. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

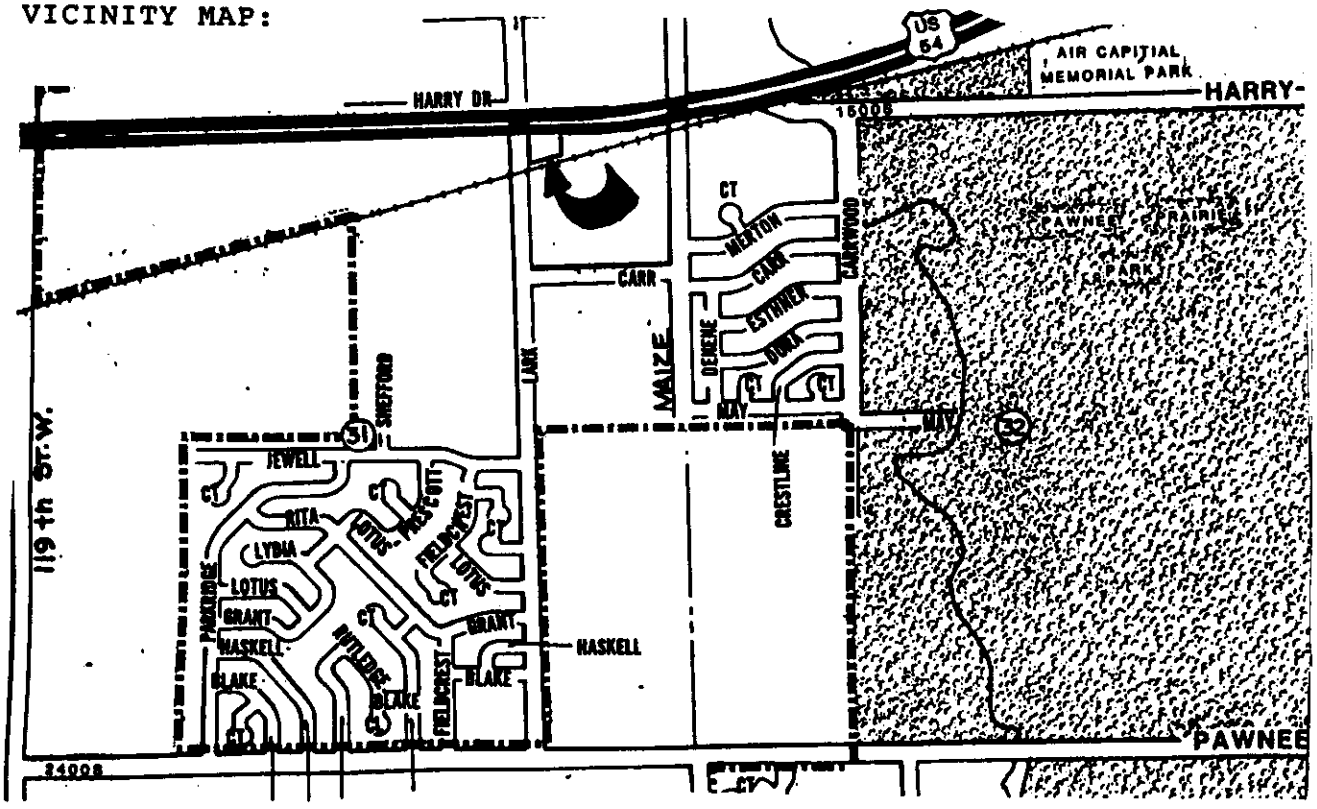
AGENDA ITEM NO. 4-9

September 14, 1989

STAFF REPORT
(Final Plat Approved 5/4/89; Preliminary Plat Approved 4/6/89)

CASE NUMBER:	S/D 89-18 - COASTAL MART ADDITION
OWNER/APPLICANT:	Gene Miles, 10711 W. Kellogg, Wichita, KS 67209
SURVEYOR/ENGINEER:	Baughman Co., P.A.
LOCATION:	S.E. Corner of Kellogg and Lark
SITE SIZE:	1.35 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	58,684 sq. ft.
CURRENT ZONING:	"C" - Commercial

VICINITY MAP:



STAFF COMMENTS:

A. Prior to submitting the final plat tracing the applicant is to meet with City Engineering to determine right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. The final plat tracing shall indicate any right-of-way requirements determined appropriate for this site.

B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.

C. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. Since drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained form the railroad indicating their willingness to accept this drainage.

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

G. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

H. On the final plat tracing the plattor's text shall be amended to indicate that street right-of-way (Lark) is being dedicated to the public. Any requirements for Kellogg right-of-way shall also be referenced in the plattor's text.

I. On the final plat tracing, complete access control only needs to be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way, and not for a total distance of 150-feet along the plat's west line.

J. The applicant is advised, that if building setbacks are platted through existing structures that this not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

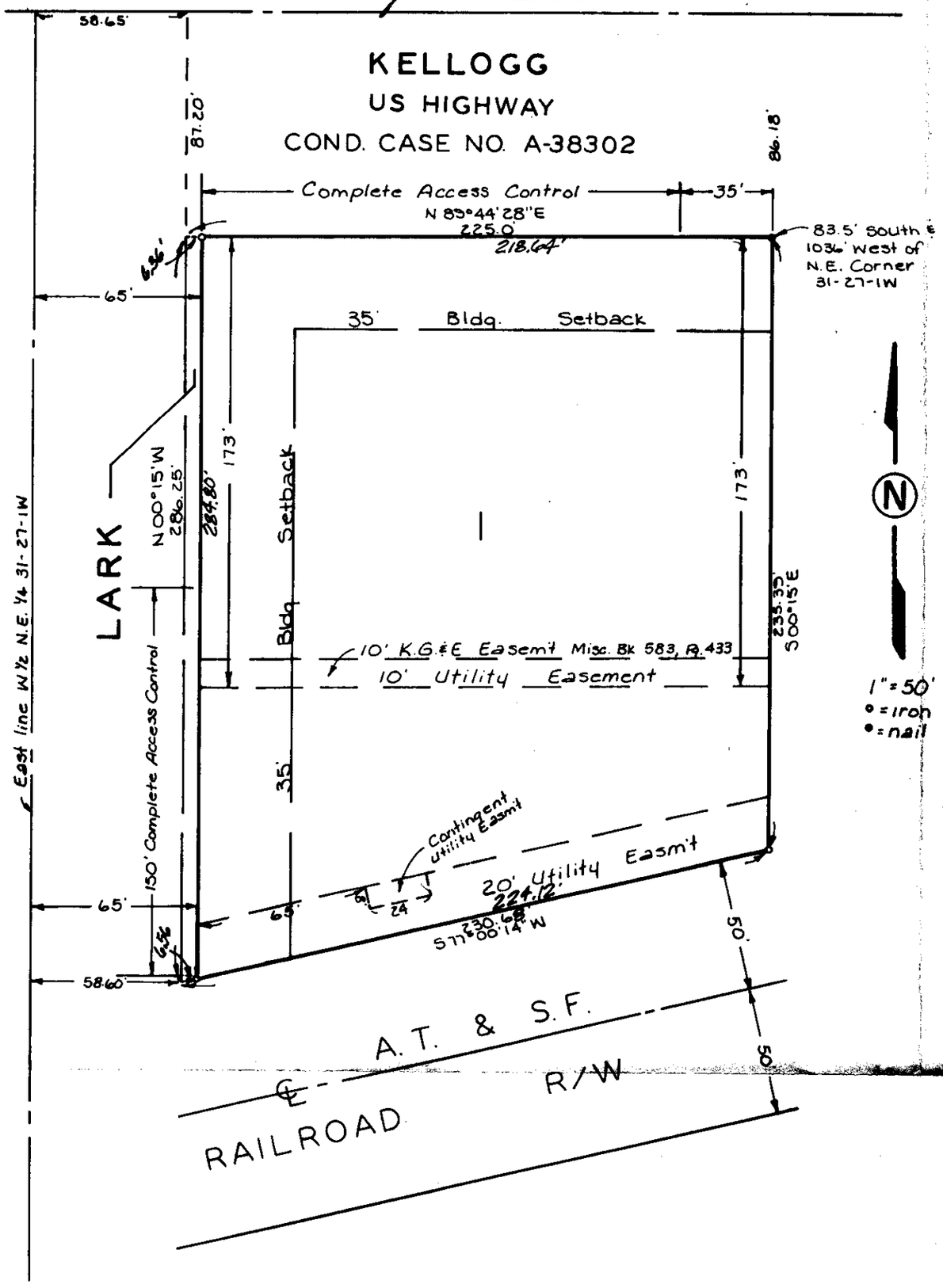
OFFICE COPY
DO NOT REMOVE

COASTAL MART ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/4/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/5/89

FINAL PLAT



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company P.A., Surveyors in aforesaid county do hereby certify that we have surveyed and platted "COASTAL MART ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in the N.E 1/4 of Sec. 31, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, commencing at a point 83.5 feet south and 508.3 feet west of the N.E. Corner of said Section 31; thence westerly 527.7 feet along the south line of U.S. Highway 54 right of way for a point of beginning; thence westerly along said right of way line a distance of 225 feet; thence south parallel with the east line of said N.E. 1/4 of Sec. 31, 286.25 feet to a point on the north line of the A.T. and S.F. Railroad right of way; thence northeasterly along said Railroad right of way, 230.68 feet; thence north parallel with the east line of said N.E. 1/4 of Sec. 31, 235.35 feet to the point of beginning.

Baughman Company, P.A.

Date

Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot and street to be known as "COASTAL MART ADDITION," Wichita, Kansas All abutters rights of access to or from Kellogg over and across the north line of Lot 1 except the east 35 feet thereof, and to or from Lark over and across the south 150 feet of the west line of Lot 1 are hereby granted to the City of Wichita. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The contingent utility easement is granted for utility purposes ~~contingent upon removal or destruction of the existing building~~, and this contingent grant shall not be construed to require such removal or destruction.

Coastal Mart Inc.

Vice President
Connie Putnam

This plat of "COASTAL MART ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
Sue L. Crockett

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 _____, 1989.

Mayor
Robert G. Knight

City Clerk
John Moir

Entered on transfer record this _____ of _____ 1989.

County Clerk
Don Wright

State of Texas } S.S.
County of Harris }

The foregoing instrument acknowledged before me this _____ day of _____, 1989, by Connie Putnam, Vice President of Coastal Mart Inc., on behalf of the corporation.

Notary Public

My App't Exp. _____

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 1989, at ____ o'clock __M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

SEDGWICK COUNTY

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

September 14, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-18 COSTAL MART ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 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 plattor.

3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Gene Miles, 10711 W. Kellogg, 67209
Costal Mart, c/o Bill King, Box 1030, 67201
Jack Brown, County Health Department
Mike Lindebak, City Engineer

FILE COPY