

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

November 3, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-92 QUICKTRIP 1ST ADDITION

OWNER/APPLICANT: Quicktrip Corp., c/o David Grooms, 901 N. Mingo, Tulsa, OK 74106

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.E. Corner of MacArthur Road & Meridian

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

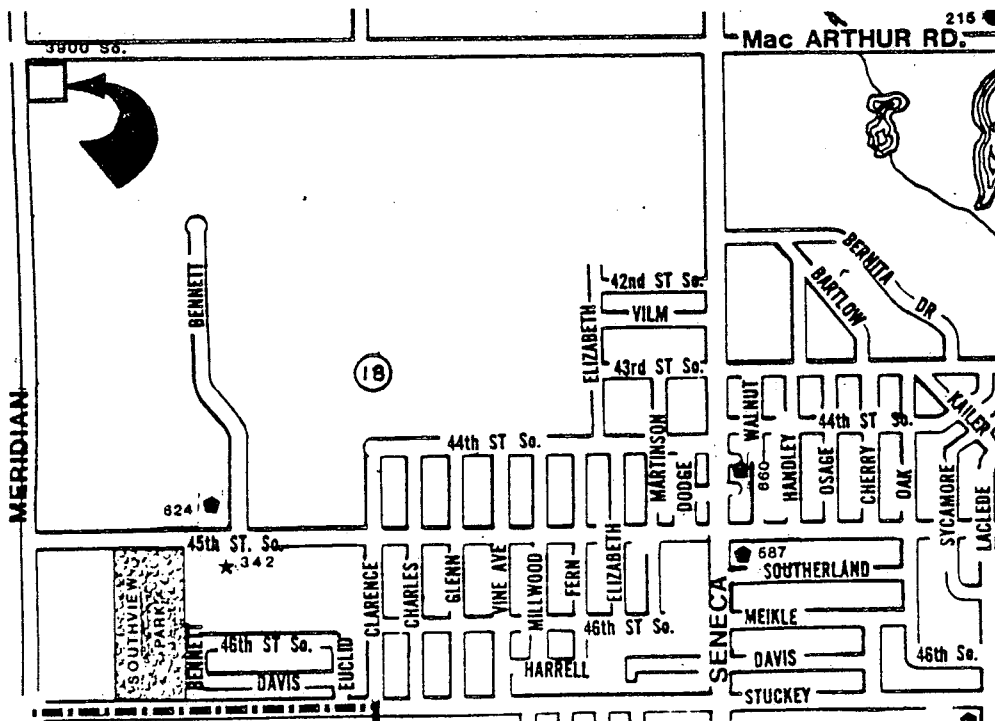
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 40,156 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

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 applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

F. On the final plat, the MAPC chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.

G. 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.

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

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

K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 4, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 88-92 Quicktrip 1st Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 3, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall obtain by separate instrument, the off-site utility easement, required for the extension of sanitary sewer to this site. This instrument shall be submitted, for recording, with the final plat tracing.

S/D 88-92 Quicktrip 1st Addition
November 4, 1988

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- G. On the final plat tracing, complete access control shall be shown across the west 70 feet of Lot 1 to MacArthur and across the north 70 feet of Lot 1 to Meridian. Access control except for one opening shall be indicated to MacArthur and also to Meridian for the remainder of Lot 1.
- H. On the final plat, the MAPC chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.
- 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. 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

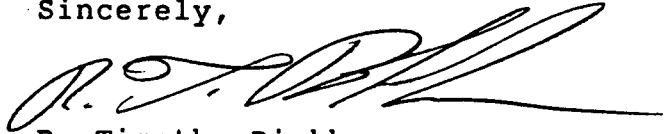
The enclosed "marked" copy of the final plat is for your information and files.

S/D 88-92 Quicktrip 1st Addition
November 4, 1988

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 10, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

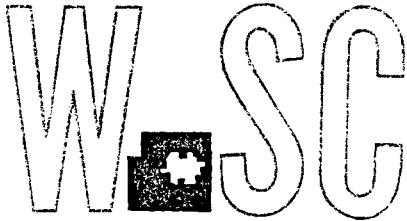


R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Quicktrip Corporation, c/o David Grooms, 901 N. Mingo,
Tulsa, OK 74106
John T. Arnold Associates, c/o Don Arnold, Jr., 150 N. Main,
Wichita, KS 67202
Mike Lindebak, City Engineer

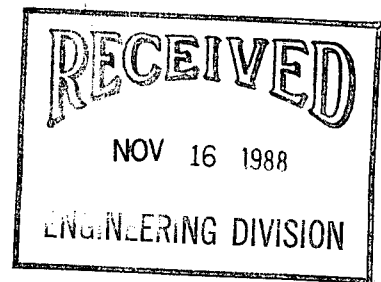
WICHITA - SEDGWICK COUNTY



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DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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November 10, 1988



Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 88-92 Quicktrip 1st Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, 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 November 4, 1988. However, comment G, of said letter, shall read 60 feet of complete access control on MacArthur and Meridian instead of the 70 feet as stated in our letter.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:sm

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