

SEDGWICK COUNTY



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 plattor; 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
Associate Planner

KK:sm

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

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June 18, 1990

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315 Ellis
Wichita, KS 67211

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

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 14, 1990, 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 lot 2. An appropriate 20-foot easement shall also be indicated on the final plat tracing for this sewer extension.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. If the easement required for the extension of sanitary sewer to Lot 2, is to be across an area encumbered by the existing structures on Lots 1 and 2, these buildings will need to be removed. The applicant shall meet with City Engineering to determine the requirements that will be needed to assure that, these buildings will be removed at the time the sanitary sewer or other utility extensions are required. The applicant shall provide a letter for the plat file indicating what arrangements have been made with City Engineering in this matter.
- D. On the final plat tracing two openings shall be provided to Tyler Road, with Lots 1 and 2 sharing a joint opening, with the second opening exclusively available for Lot 1. A joint access easement will 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 plat'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 shall submit to City Engineering a revised drainage plan indicating those additional drainage improvements that will be required at the time of site development.
- I. As requested by Southwestern Bell, the final plat tracing shall indicate a 10-foot utility easement along the plat's east line.
- 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. 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.
- 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.

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 90-39 Quiktrip 2nd Addition
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 21, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

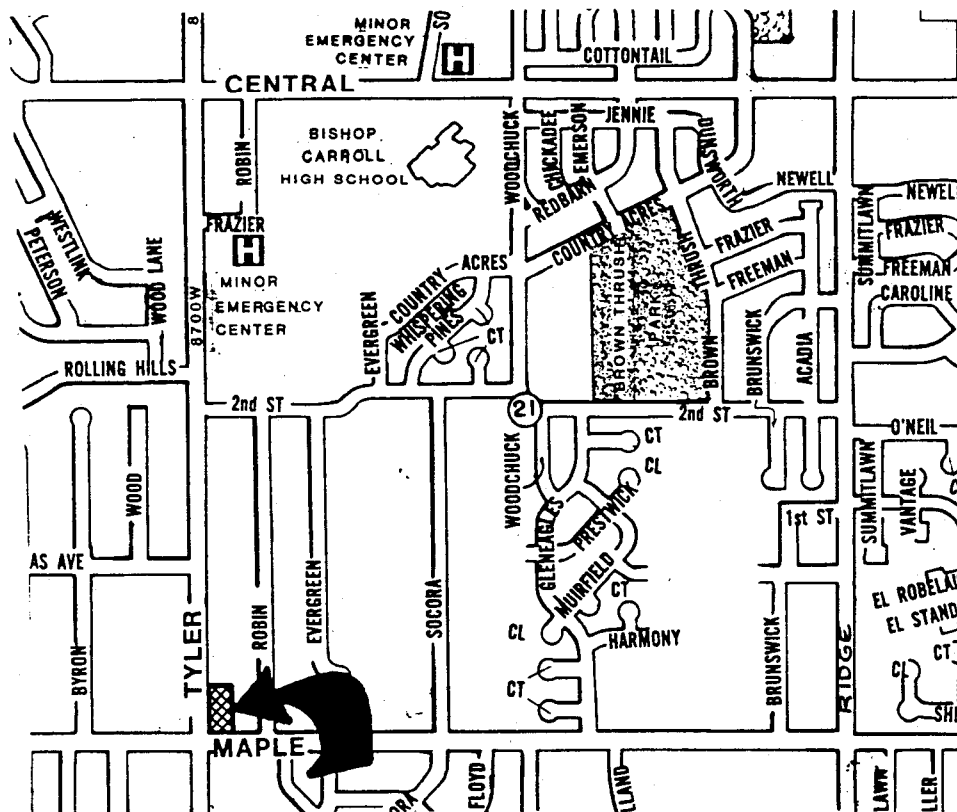
AGENDA ITEM NO. 5

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 platting'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).

- 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.