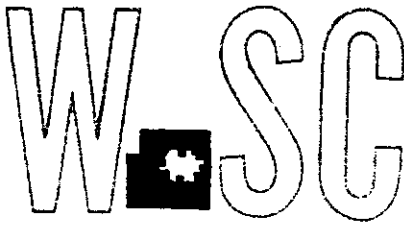


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 26, 1990

Terra Tech Land Surveying
Attn: T.L. Daniel
245 West Dewey
Wichita, KS 67202

Re: S/D 90-49 - (Final Plat) Trinkle Addition

Dear Mr. Daniel:

As requested, the above referenced plat has been deferred for 2 weeks. It will be rescheduled for review by the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 4, 1990. The meeting will begin at 1:30 p.m. in the 10th Floor Conference Room, Metropolitan Area Planning Department, City Hall, 455 North Main, Wichita, Kansas.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Karen S. Long & Wesley G. Trinkle, 16171 W. Hwy 54 #182,
Goddard, KS 67052
Mike Lindebak, City Engineer

From Pt. = 4 to Pt. = 1

Bearing = 89 - 39 - 30.0000 Quad. = 1

Total Area = 27715.687 Sq.Ft.

0.636 Acres

* CLOSURE FIFTH ADDITION TO SOUTHWEST VILLAGE 10-5-98

abr 4 0

4 1 2 3

From Pt. = 1 to Pt. = 2 Distance = 185.218 Ft.

From Pt. = 1 to Pt. = 2 Bearing = 0 - 0 - 0.0000 Quad. = 2

From Pt. = 2 to Pt. = 3 Distance = 150.000 Ft.

From Pt. = 2 to Pt. = 3 Bearing = 90 - 0 - 0.0000 Quad. = 4

From Pt. = 3 to Pt. = 4 Distance = 184.324 Ft.

From Pt. = 3 to Pt. = 4 Bearing = 0 - 0 - 0.0000 Quad. = 1

From Pt. = 4 to Pt. = 1 Distance = 150.000 Ft.

From Pt. = 4 to Pt. = 1 Bearing = 89 - 39 - 30.0000 Quad. = 1

Total Area = 27715.687 Sq.Ft.

0.636 Acres

rdf 1 1

Pt. No. = 1 1185.216492 N 1000.000000 E
rdf 2 2

Pt. No. = 2 1000.000000 N 1000.000000 E
rdf 3 3

Pt. No. = 3 1000.000000 N 850.000000 E
rdf 4 4

Pt. No. = 4 1184.324000 N 950.000000 E
eof10-05-1998 10:28:11

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

October 4, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-56 - SOUTHWEST VILLAGE 5TH ADDITION

OWNER/APPLICANT: Randall D. Pierce c/o Thomas W. Boyd, 128 S. Dellrose, Wichita, KS 67218

SUBDIVIDER: Sekan Sonic, Inc. c/o Roger Carpenter, 812 W. 11th, Coffeyville, KS 67337

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: Southwest corner of St. Clair and Pawnee

SITE SIZE: 0.6 Acres

NUMBER OF LOTS

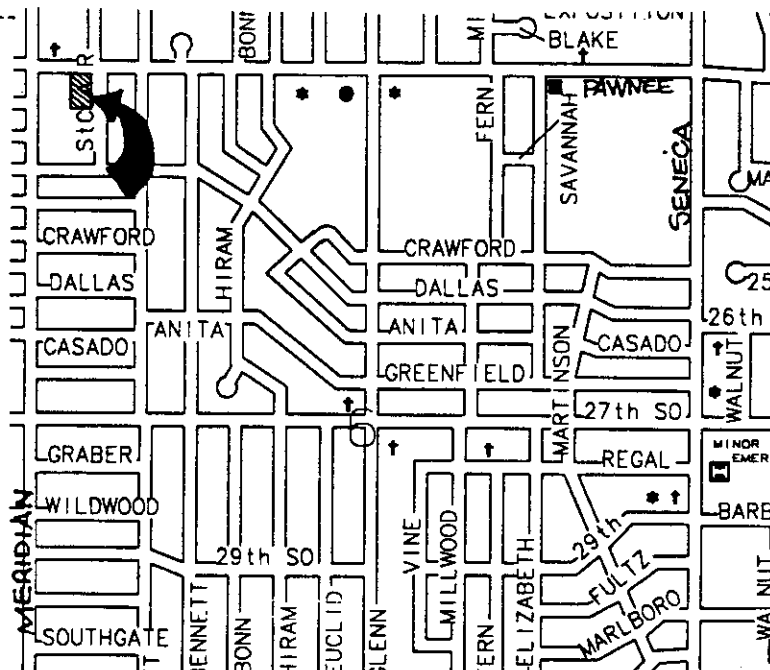
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 0.6 Acres

CURRENT ZONING: "B" Multiple Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-2999)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change (Z-2999) to "LC" Light Commercial Zoning has been approved for this site subject to the area being replatted by August 28, 1991. As a condition of this zone change, the applicant has volunteered to submit a covenant which provides for landscaping of the site along St. Clair and also a restriction on uses so as not to allow the sale of malt beverages or alcoholic liquors.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway to St. Clair which will be in an area of complete access control. This guarantee shall also provide for the removal of any pavement in public right-of-way and any reconstruction of the existing sidewalk in this driveway section.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As was provided for during approval of the zone change for this site, the applicant shall submit for recording with this plat, a covenant concerning landscaping and certain uses to be prohibited on this site. Specifically, this covenant needs to indicate that a landscape buffer is to be installed and maintained along the east line of this site or adjacent to St. Clair.

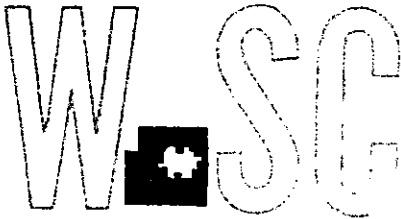
Further, this covenant needs to indicate that the property will not be used for the sale of malt beverages or alcoholic liquors. This covenant shall also specify that it runs with the land and is binding on future owners and assigns.

- E. The applicant is advised that the MAPC will be appointing new officers at its September 27, 1990 meeting. The final plat tracing shall indicate any appropriate changes in the MAPC's signature block.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 12, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-56 (Final Plat) Southwest Village 5th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 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 October 5, 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 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. Jones
Associate Planner

KJ:sm

cc: Randall D. Pierce c/o Thomas W. Boyd, 128 S. Dellrose,
Wichita, KS 67218
Sekan Sonic Inc., c/o Roger Carpenter, 812 W. 11th,
Coffeyville, KS 67337
Mike Lindebak, City Engineer

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: October 12, 1990

TO: S/D 90-56 - Southwestern Village 5th Addition
FROM: Kandace A. Jones, Associate Planner
SUBJECT: Cash Guarantee for closure of driveway on St. Clair,
located at the southwest corner of St. Clair & Pawnee

The applicant has guaranteed the closure of a driveway on St. Clair. Roger Carpenter submitted a check in the amount of \$800 as guarantee that the work will be completed by October 11, 1991.

The check has been cashed and placed in Account #300210-211000001 by the City Treasurer. The original receipt is here with attachment. The entire guarantee (\$800) will be refunded when the work is satisfactorily completed.

KJ:jcm

cc: Randall D. Pierce, c/o Thomas W. Boyd, 128 S. Dellrose,
67218
Sekan Sonic, Inc., c/o Roger Carpenter, 812 W. 11th,
Coffeyville, KS, 67337
Gary Wiley, P.E.C., P.A., 303 S. Topeka, 67202
Mike Lindebak, City Engineer
Trust Account File