

February 2, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-2 PACK ADDITION

OWNER/APPLICANT: Pack Oil Company, Attn: Sam Pack, 640 N. Rock Road - Suite 25, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Pawnee and west of Meridian

SITE SIZE: 0.8 Acre

NUMBER OF LOTS

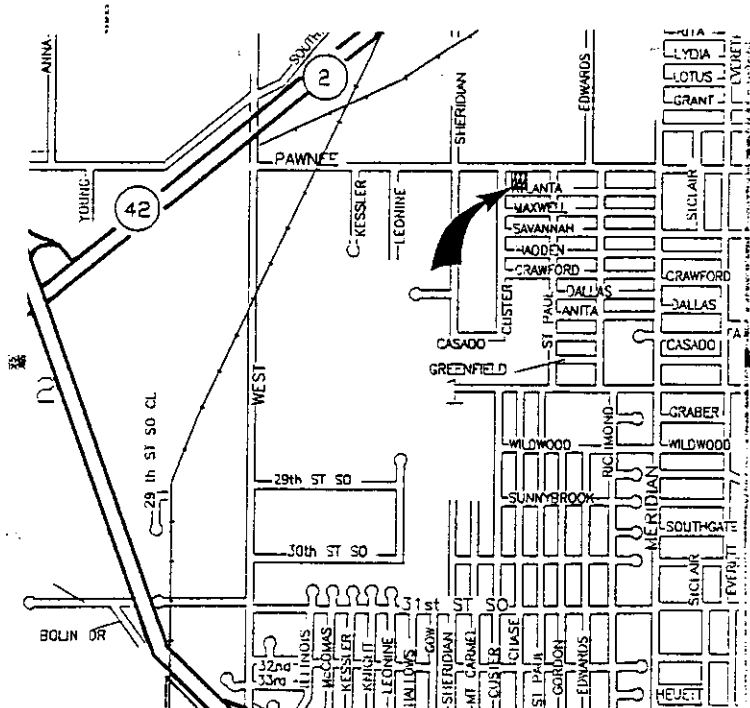
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 35,200 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "C" (Z-3136)

VICINITY MAP:



NOTE: A zone change (Z-3136) to "C" commercial zoning has been approved for this site subject to platting.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. On the final plat, complete access control shall be dedicated to Atlanta. Both the face of the plat and platting's text shall note such access control.

In regard to access to Pawnee, lots either side of this site have been platted with only one opening allowed per lot. Two openings within a frontage of only 160 feet would, also, in essence be no access control. Further, a drive on the north side of Pawnee would most likely be in conflict with a drive for this site, if two are allowed. The final plat shall therefore indicate access control except for one opening to Pawnee.

- C. As indicated in the platting binder, property taxes are due for this site. This plat will not be released for recording until proof is provided that all applicable property taxes have been paid.
- D. On the final plat tracing, the MAPC signature block shall indicate John W. McKay Jr. as chairman.
- E. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. 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.
- 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 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.



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

June 10, 1998

Gene Rath, P.E.
Department of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, KS 67203

FILE - RDT FILE

RE: Pack Addition ←

Gene,

We platted Pack Addition in 1995 which is located south of Pawnee and east of Custer. Previously this area existed as Lots within Block 3, Orienta Park 2nd Addition. Mr. Pack, the previous owner of the addition, has recently sold the property to Bob and Barbara Nance and they are presently developing the site.

In 1987 we platted the property to the east of this site and at that time extended the sanitary sewer by private contract across what is now Pack Addition. We had to acquire easement from the lots within Pack Addition. The owner to the east paid for the sanitary sewer across Pack Addition in exchange for the dedication of the easement. We feel that this exchange should be considered as a substitute for payment of the sewer and that Bob and Barbara Nance, the present developers, should not have to pay a Fee-In-Lieu-Of assessment for hooking up their sanitary sewer service line since this property dedicated easement in exchange previously.

I have included a copy of the letter to Mr. Pack in 1987 for your reference.

Contact me if you have any questions. Thank You.

Sincerely,
Baughman Company, P.A.

N. Brent Wooten, P.E.
President

cc: Bob and Barbara Nance
file

*FEE WAIVER APP'D.
GENE RATH
6-12-98*

RECEIVED

JUN 11 1998

CITY - ENGINEERING

WILLIAM L. KORBER, L.S.
JOHN B. LUNDBLADE, L.S.
N. BRENT WOOTEK, P.E.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

August 31, 1987

SAM
Stan Pack
Pack Oil Co., Inc.
Hopi Station
Scottsdale, AZ 85261

RE: Lots 37, 39, 41, 43, 45, 47, 49 and 51,
Block 3, Orienta Park 2nd Addition,
Wichita, Kansas.

SAM
Stan,

As I discussed with you on the phone recently, I represent a developer to the east of these eight lots you presently own located south of Pawnee between Custer and St. Paul in Wichita. Our developer, Kim LaCount, is in need of sanitary sewer to be extended to his site from the west.

Presently, the cheapest and most expedient route for sewer ^{is} across the north end of these lots as indicated on the exhibit in red ink. To follow this route, we are asking for you to sign a sewer easement, as also indicated on the exhibit in yellow. In return for this easement, Kim is willing to pay 100% of the sewer construction project which will provide your property with on site sanitary sewer and also negate any future sanitary sewer extension cost or assessments to you and your property.

If this is agreeable with you, I would appreciate it if you would sign and notarize the easement form provided herein and return it to me. We are also in the process of acquiring the easement from the properties to the east of your tract at this time and will need all of the easements before we can construct the sewer.

Please consider this proposal and contact me if you have any questions in regards to these items.

Thank you.

Sincerely,

N. Brent Wooten
N. Brent Wooten, P.E.

File
NBW/ksb

102-880