

BAUGHMAN COMPANY, P.A.

SURVEYING, ENGINEERING & CONSULTING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT Wal-Mart Plat

_____ JOB NO. _____

TO Vicky Huang, P.E.

FROM N. Brent Wooten, P.E.

REFERENCE Drainage Plan.

DATE 3-25-88

COPIES TO:

Provided herein is the drainage concept for the proposed WalMart plat located at the southeast corner of 21st St. No. and Rock Road.

Please review the concept and advise as soon as possible if you need additional information.

The preliminary plat for this site is being submitted by C.E.I. Engineering Co. of Bentonville, Arkansas.

APRIL 7, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-21 - ROCK ROAD WAL-MART ADDITION

OWNER/APPLICANT: Wal-Mart, Inc., 701 S. Walton Blvd., Highway 71,
Bentonville, AR 72716

SURVEYOR/ENGINEER: CEI Engineering Associates

LOCATION: Southeast corner of Rock Road and 21st Street North.

SITE SIZE: 5.97 Acres

NUMBER OF LOTS:

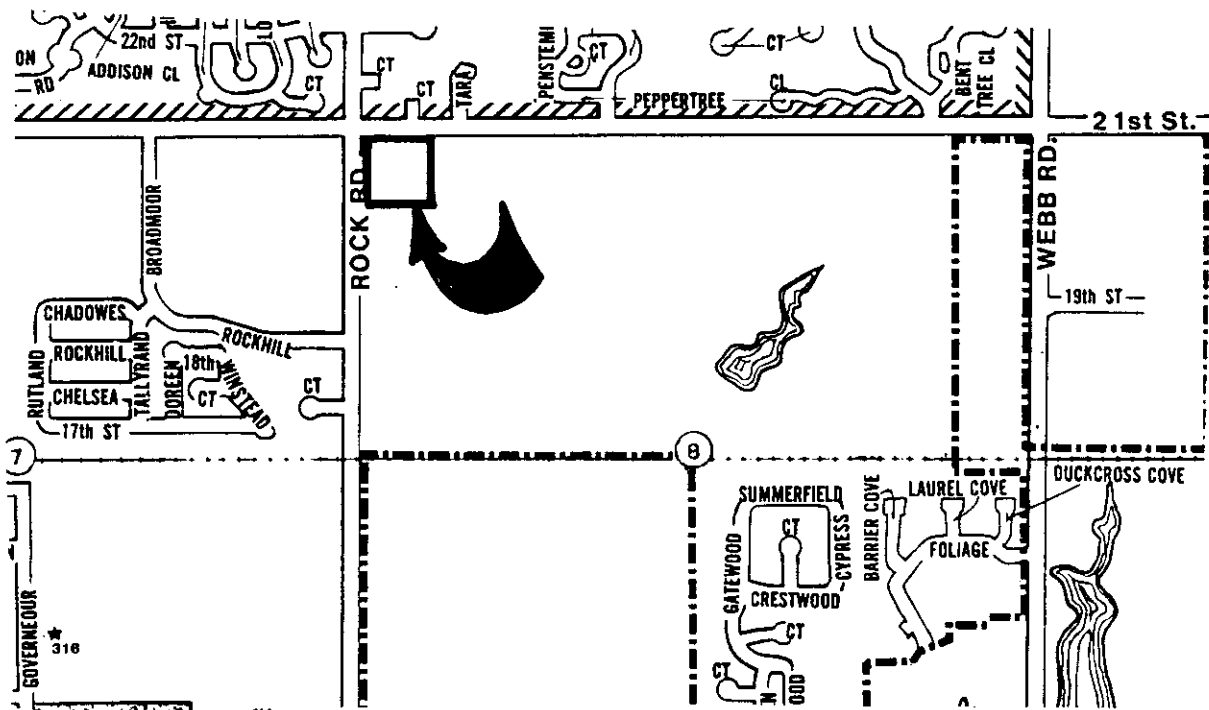
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: N/A

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



STAFF COMMENTS:

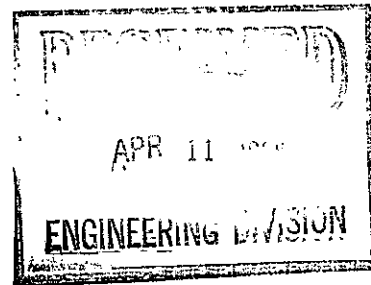
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. The applicant shall guarantee the perimeter street improvements required by this subdivision. These improvements shall include, but are not limited to, a northbound decel lane on Rock Road to serve the southern entrance into this plat. The applicant shall obtain, by separate instrument, any off-site street dedications necessary for construction of the decel lane.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. The final plat shall indicate the platting of a 35-foot building setback from both Rock Road and Webb Road.
 - F. The proposed joint access easement, between this plat and the exception to the west, will need to be established by separate instrument. The recording information for the easement will need to be indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the easement.
 - G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
 - H. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
 - I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
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- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. The representative from Traffic Engineering should be prepared to comment on the status of the Traffic Study submitted with this preliminary plat. Specifically, what perimeter street improvements need to be guaranteed with this subdivision.

SEDGWICK COUNTY



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



April 8, 1988

CEI Engineering Associates
110 W. Central, Suite 300
Bentonville, AR 72717

Re: Preliminary Plat S/D 88-21 - ROCK ROAD WAL-MART ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 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. The applicant shall guarantee any street improvements in the vicinity of this plat required by this subdivision. These improvements shall include, but are not limited to:
 - A decel lane for northbound traffic along Rock Road, including any improvements extending south of the plats southern property line. Any needed off-site street right-of-way for these improvements should also be obtained by the applicant.
 - A left turn lane and extension of a raised medial along Rock Road to accommodate left turns into the south driveway.
 - For eastbound traffic on 21st Street, the continuation of the decel lane to the major entrance on 21st Street.
 - The extension of a raised medial and a design for a left turn bay (having a minimum length of 125 feet) for access by westbound traffic on 21st Street to the major entrance on 21st Street.
- A revised traffic plan, including the above indicated traffic improvements, shall also be submitted with the final plat.

SEDGWICK COUNTY

Preliminary Plat S/D 88-21 - ROCK ROAD WAL-MART ADDITION

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- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. The final plat shall indicate the platting of a 35-foot building setback from both Rock Road and Webb Road. *NOTE: Although the minimum 35-foot setbacks were approved, when the final plat is prepared, we would recommend that you consider platting a 70-foot setback from Rock Road and a 200-foot setback from 21st Street.
 - F. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
 - G. The applicant shall also obtain, by separate instrument, an off-site easement for the extension of sanitary sewer to serve this plat.
 - H. The final plat shall indicate the 10-foot utility easement requested by K.G.&E. along the south property line of the plat.
 - I. The proposed joint access easement, between this plat and the exception to the west, will need to be established by separate instrument. The recording information for the easement will need to be indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the easement. A separate instrument shall also be submitted allowing any future uses in the area excepted out of this plat, the right to have access to the driveway immediately to the south.
 - J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
 - K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
 - L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - M. 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.
 - N. 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.
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SEDGWICK COUNTY

Preliminary Plat S/D 88-21 - ROCK ROAD WAL-MART ADDITION
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- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 14, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

Enclosure

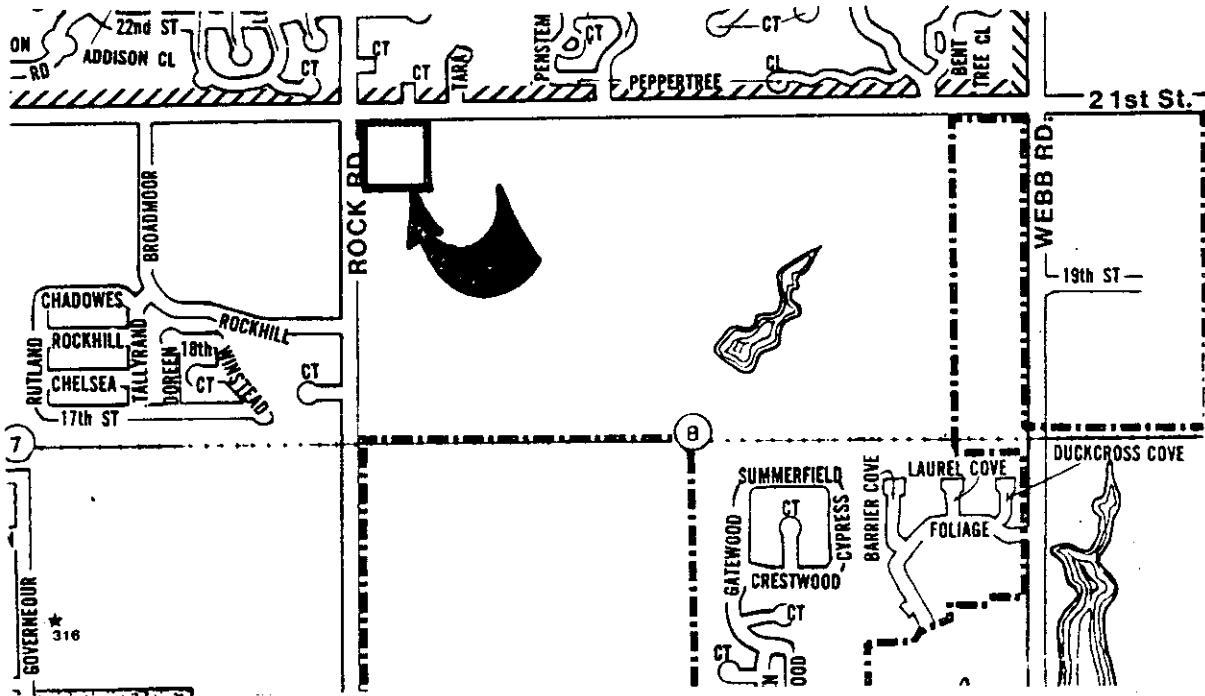
cc: Wal-Mart, Inc., 701 S. Walton Blvd., Highway 71,
Bentonville, AR 72716
Bill McKinley, Traffic Engineering
✓Mike Lindebak, City Engineer

APRIL 21, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/7/88)

CASE NUMBER: S/D 88-21 - ROCK ROAD WAL-MART ADDITION
OWNER/APPLICANT: Wal-Mart, Inc., 701 S. Walton Blvd., Highway 71,
Bentonville, AR 72716
SURVEYOR/ENGINEER: CEI Engineering Associates
LOCATION: Southeast corner of Rock Road and 21st Street North.
SITE SIZE: 5.97 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
MINIMUM LOT AREA: N/A
CURRENT ZONING: "LC"
PROPOSED ZONING: "LC"

VICINITY MAP:



ROCK ROAD WAL-MART ADDITION
Page 2

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. The applicant shall guarantee any street improvements in the vicinity of this plat required by this subdivision. These improvements shall include, but are not limited to:
 - A decel lane for northbound traffic along Rock Road, including any improvements extending south of the plats southern property line. Any needed off-site street right-of-way for these improvements should also be obtained by the applicant.
 - A left turn lane and extension of a raised medial along Rock Road to accommodate left turns into the south driveway.
 - For eastbound traffic on 21st Street, the continuation of the decel lane to the major entrance on 21st Street.
 - The extension of a raised medial and a design for a left turn bay (having a minimum length of 125 feet) for access by westbound traffic on 21st Street to the major entrance on 21st Street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to be compatible with the setback requirements established for other commercial properties at the Rock Road and 21st Street intersection, the final plat tracing should indicate a 70-foot building setback from Rock Road and a 200-foot building setback from 21st Street.
- F. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- G. The applicant shall obtain, by separate instrument, the off-site utility easement needed for the extension of sanitary sewer to serve this plat.
- H. As was mentioned when the preliminary plat was approved, the proposed joint access easement, between this plat and the exception to the west, will need to be established by separate instrument. The recording information for the easement will need to be indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of

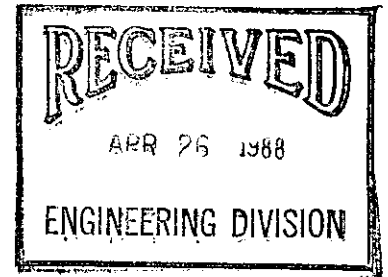
the easement. A separate instrument shall also be submitted allowing any future uses, in the area excepted out of this plat, to have the right of access to Rock Road from the driveway on this property which is south of the exception.

- I. The final plat tracing should indicate the joint access easement that is being established to 21st Street. The recording information for this easement shall also be indicated on the final plat tracing.
- J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- K. The plattor's text shall be amended to indicate that access control is being granted to the City of Wichita.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- R. The representative from Traffic Engineering should be prepared to comment on the revised traffic plan required at the time the preliminary plat was approved.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 22, 1988

CEI Engineering Associates
110 West Central, Suite 300
Bentonville, Arkansas 72717

Re: S/D 88-21 ROCK ROAD WAL-MART ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 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. The applicant shall guarantee any street improvements in the vicinity of this plat required by this subdivision. These improvements shall include, but are not limited to:
 - A decel lane for northbound traffic along Rock Road, including any improvements extending south of the plats southern property line.
 - Any needed off-site street right-of-way for these improvements
 - should also be obtained by the applicant.
 - A left turn lane and extension of a raised medial along Rock Road
 - to accommodate left turns into the south driveway.
 - For eastbound traffic on 21st Street, the continuation of the decel lane to the major entrance on 21st Street.
 - The extension of a raised medial and a design for a left turn bay
 - (having a minimum length of 125 feet) for access by westbound
 - traffic on 21st Street to the major entrance on 21st Street.

SEDGWICK COUNTY

ROCK ROAD WAL-MART ADDITION

April 22, 1988

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- If needed, any traffic signalization on perimeter streets shall - be at the cost of the applicant.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to be compatible with the setback requirements established for other commercial properties at the Rock Road and 21st Street intersection, the final plat tracing should indicate a 70-foot building setback from Rock Road and a 200-foot building setback from 21st Street.
- F. The applicant shall obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- G. The applicant shall obtain, by separate instrument, the off-site utility easement needed for the extension of sanitary sewer to serve this plat.
- H. As was mentioned when the preliminary plat was approved, the proposed joint access easement, between this plat and the exception to the west, will need to be established by separate instrument. The recording information for the easement will need to be indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the easement. A separate instrument shall also be submitted allowing any future uses, in the area excepted out of this plat, to have the right of access to Rock Road from the driveway on this property which is south of the exception.
- I. The final plat tracing should indicate the joint access easement that is being established to 21st Street. The recording information for this easement shall also be indicated on the final plat tracing.
- J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- K. The plattor's text shall be amended to indicate that access control is being granted to the City of Wichita.
- L. On the final plat tracing, a utility easement shall be granted adjacent to the north line of this plat. This easement shall be of a width suitable for extension of sanitary sewer to serve the "exception" at the intersection corner.
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SEDGWICK COUNTY

ROCK ROAD WAL-MART ADDITION

April 22, 1988

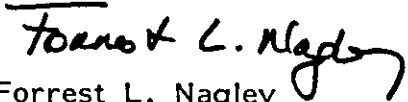
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- M. The final plat tracing shall indicate the east 10 feet of the lot as a utility easement.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 28, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:blw
Enclosure

cc: Wal-Mart, Inc., 701 South Walton Blvd., Highway 71, Bentonville,
Arkansas 72716
Mike Lindebak, City Engineer