

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE July 12, 1984

TO Clark Stevens, Controller's Office

FROM Tim R. Cain, Administrative Supervisor

SUBJECT Construction Performance  
Guarantee - Gas-N-Go Addition

The Treasurer's Office has received \$1,000 for default collection on a letter of credit. The letter of credit was provided to guarantee the closing of a curb cut on Seneca associated with the platting of Gas-N-Go Addition.

Please assign a performance/trust account number for the receipt of the funds. Due to a new plat, MapCo Addition, just recently being filed, the need for closing of curb cut may be eliminated. If so, the \$1,000 guarantee will need to be refunded rather than being used for the construction work. Subdivision procedures for determining the need to close the curb may take 3 to 6 months or longer.

Please advise me (4601) and/or Loretta Cox (4109) of the account number so that the funds can be deposited.

Thank you for your assistance.



Tim R. Cain  
Administrative Supervisor

/co

cc: Mike Lindebak, City Engineer ✓  
Forrest Nagley, MAPD  
Loretta Cox, Treasurer's Office

Subdivision Report  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-73

Name: MAPCO Addition

Preliminary Approved:  
Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: Southwest corner of Merton and Seneca.

Owner: MAPCO Petroleum, Inc.

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 0.6 Ac.±
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 10,990 sq. ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
- 

STAFF COMMENTS:

- A. When this property was rezoned for "LC" light commercial uses in 1977, the Metropolitan Area Planning Commission directed that the property be replatted in one lot. Two lots are now proposed. The applicant should be prepared to discuss the reasons for this two-lot plat.
- B. When this property was platted in 1978 as Cas-N-Go Addition, a contingent dedication was established for right-of-way for Seneca Street. Review of the contingent dedication document indicates vague reference to the terms of the contingency. The final plat tracing shall reference a new contingent dedication which specifies what improvements must cease to exist within the contingently dedicated right-of-way for the dedication to be activated. The wording shall state that this contingent dedication shall run with the land.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

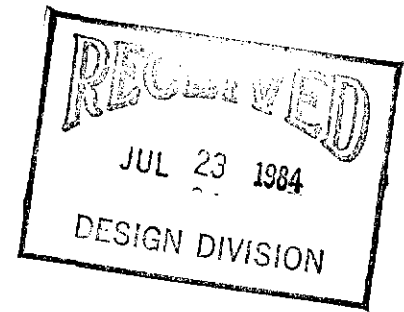
NOTE: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 20, 1984

Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Kansas 67211

Re: S/D-84-73 - Final plat of MAPCO Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 19, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. When this property was platted in 1978 as Gas-N-Go Addition, a contingent dedication was established for right-of-way for Seneca Street. Review of the contingent dedication document indicates vague reference to the terms of the contingency. The final plat tracing shall reference a new contingent dedication which specifies what improvements must cease to exist within the contingently dedicated right-of-way for the dedication to be activated. The wording shall state that this contingent dedication shall run with the land.
- B. Closure computations shall be submitted with the final plat tracing.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, July 26, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:bh

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P. E. C., P.A.,  
Attention: Gary Wiley  
July 20  
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cc: MAPCO Petroleum, Inc., Attention: John A. Bioda, P.O. Box 22298,  
Nashville Tennessee, 37202  
X Mike Lindebak, City Engineer