

S/D No.: 84-38

Name: Security Storage Properties Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: West side of Rock Road, north of 13th Street North.

Owner: Security Storage Properties, Attention: Stephen L. Clark.

Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 4.8 acres
  2. Number of Lots:
    - Residential:
    - Office: 1
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 210,275.3 sq. ft.
  4. Existing Zoning: AA
  5. Proposed Zoning: BB (Z-2592)
- 

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2592) requesting "AA" to "BB".

- A. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant is advised that the "BB" office zoning district does not permit the development of storage warehouses as an outright use.
- C. The Utility Advisory Committee should be prepared to comment on the need to plat an east-west utility easement on this property.
- D. The applicant shall guarantee extension of City water in Rock Road to the north line of this plat.
- E. Direct connection to the 12-inch sewer line in Rock Road cannot be made. The applicant shall guarantee extension of an 8-inch sewer line into this property. An appropriate easement for the manhole shall be shown on the final plat tracing.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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.

EASEMENT

THIS EASEMENT made this 21<sup>st</sup> day of May, 1984,

by and between DOLESE BROS. CO., a partnership,  
of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part y, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

That part of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 7, Twp. 27-S, R-2-E of the 6th P. M., Sedgwick County, Kansas, described as commencing at a point on the east line of said SE $\frac{1}{4}$  on the south right-of-way line of the St. Louis and San Francisco Railroad; thence south along the east line of said SE $\frac{1}{4}$ , 385 feet; thence west parallel with said railroad right-of-way 30 feet for a place of beginning; thence continuing west parallel with said railroad right-of-way, 30 feet; thence north parallel with the east line of said SE $\frac{1}{4}$ , 10 feet; thence east parallel with said railroad right-of-way, 30 feet; thence south 10 feet to the place of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing such sewer and sewer system.

IN WITNESS WHEREOF: The said first part y has signed these presents the day and year first written.

DOLESE BROS. CO., a partnership  
by The Dolese Co., a Delaware  
corporation, Partner  
By John M. McPherran  
John M. McPherran,  
Vice-President

STATE OF OKLAHOMA  
OKLAHOMA COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid John M. McPherran, Vice-President of The Dolese Co., a Delaware corporation,

to me personally known to be the same person \_\_\_\_\_ who executed the foregoing instrument of writing and said person \_\_\_\_\_ duly acknowledged the execution thereof, on behalf of said corporation in its capacity as partner of Dolese Bros. Co.

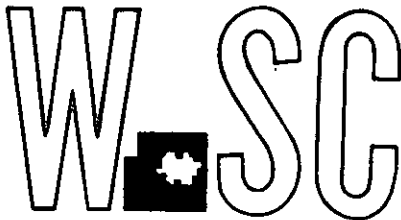
Dated at Okla City, Okla Wichita, Kansas, this 21 day of May, 1984

Maria E. Baker  
Notary Public

My Commission Expires 23 Feb 1987

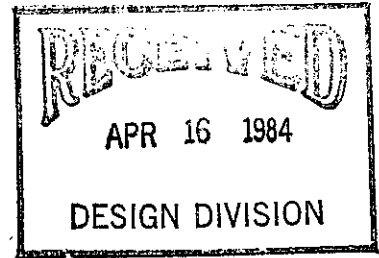


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 13, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 84-38 - Final plat of Security Storage Properties Add.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that the drainage plan for this property may require off-site street right-of-way to be obtained for Rock Road or the obtaining of off-site drainage easements. The applicant's agent shall make satisfactory arrangements with the City Engineer regarding this matter.
- B. The applicant is advised that the "BB" office zoning district does not permit the development of storage warehouses as an outright use.
- C. The final plat tracing shall indicate a 10-foot utility easement adjacent to the south line of this lot.
- D. The applicant shall guarantee extension of City water in Rock Road to the north line of this plat.
- E. Direct connection to the 12-inch sewer line in Rock Road cannot be made. The applicant shall guarantee extension of an 8-inch sewer line into this property. An appropriate easement for the manhole shall be shown on the final plat tracing.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- H. Closure computations shall be submitted with the final plat tracing.

Baughman Company, P.A.  
April 13, 1984  
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- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 19, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Security Storage Properties, Attention: Stephen L. Clark,  
201 S. Oliver, 67218  
\*Mike Lindebak, City Engineer