

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB 2006-60 -- QUIKTRIP 10TH ADDITION

OWNER/APPLICANT: Quik Trip Corporation, Attn: Sherry Sutera, 5725 Foxridge Dr.,
Mission, KS 66202; Bledsoe Enterprises, Inc., Attn: Hap Bledsoe,
226 Mesa, Wichita, KS 67212

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

LOCATION: North side of Kellogg, East of Maize

SITE SIZE: .80 acres

NUMBER OF LOTS

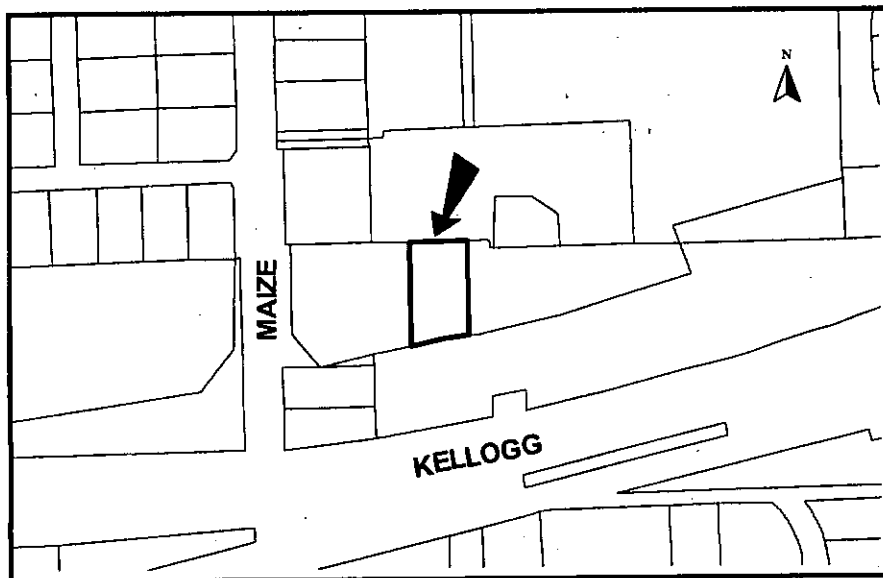
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 34,741 square feet

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. A Conditional Use (CON 2006-20) for a Car Wash has been approved for the site. A zone change from SF-5, Single-Family Residential to LC, Limited Commercial has also been approved for a portion of the site.

STAFF COMMENTS:

- A. City water services are available. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. An off-site access easement providing access to this site shall be provided.
- E. An off-site utility easement for the relocation of the power pole and overhead electric line shall be submitted.
- F. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- G. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- H. 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.
- 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- L. Perimeter closure computations shall be submitted with the final plat tracing.

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- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail) address: cholloway@wichita.gov. Please include the name of the plat on the disc.



TRANSMITTAL

TO: Scott Lindebak	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 06-19-06
ADDRESS: 7 th Floor City Hall	PROJECT: QT 10th
CITY/ STATE: Wichita	PROJECT NUMBER:

RE:
QT 10th

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

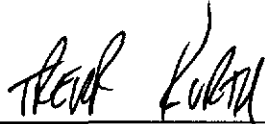
COPIES	DATE	DESCRIPTION
1	6-19-06	Quiktrip 10 th Addition Drain Plan

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

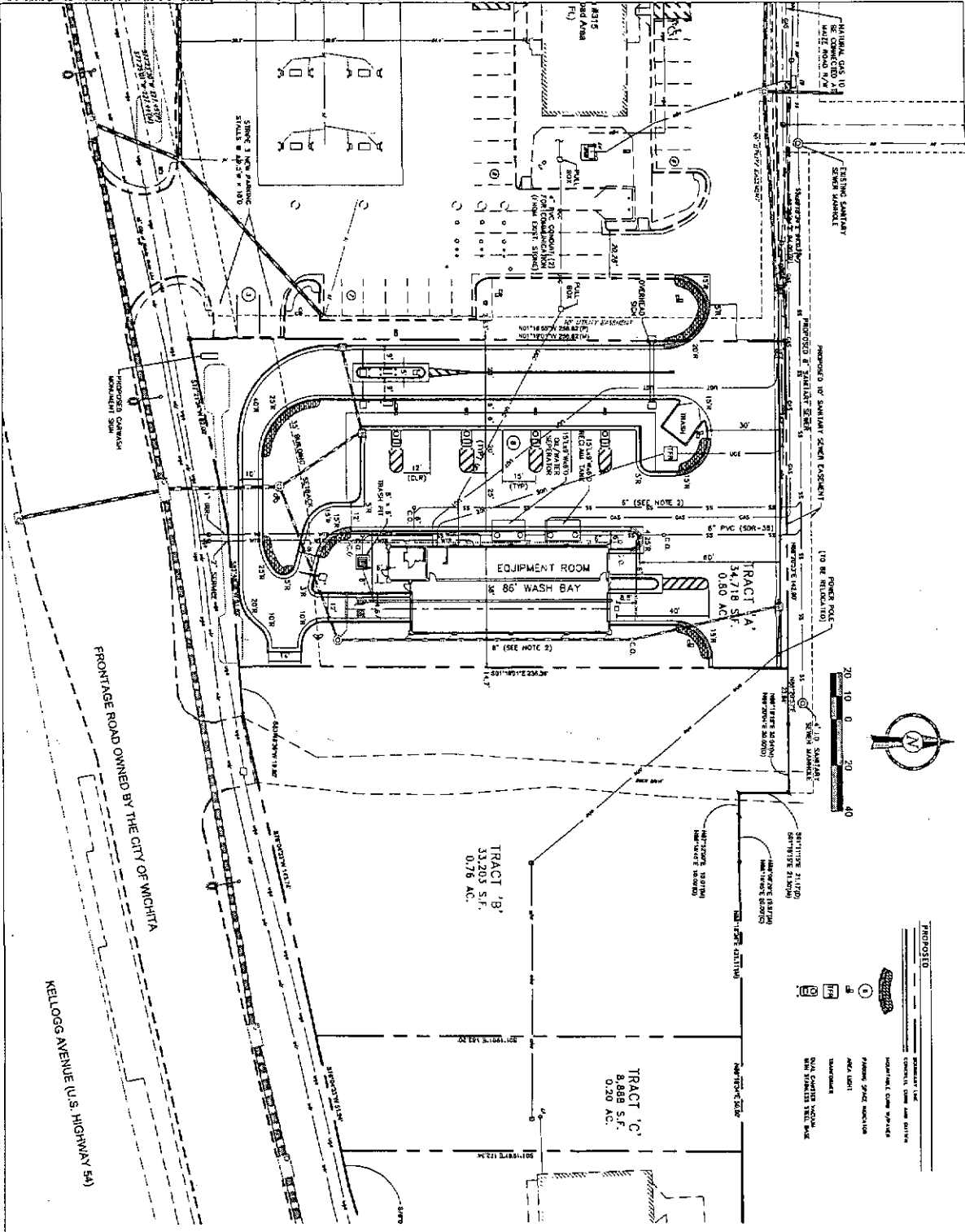
NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
Company, P. A.
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



DATE	1
REVISION	
NO.	
DATE	

PRELIMINARY SITE PLAN

QuikTrip
 4025 South 18th East
 Suite 100
 Tulsa, Oklahoma 74119
 Phone: (918) 438-1111
 Fax: (918) 438-1112
 Email: info@quiktrip.com

GENERAL NOTES
 1. See all notes on all sheets.
 2. All work shall conform to the specifications and standards of the City of Wichita.
 3. All work shall be completed within the time frame specified in the contract.
 4. All work shall be done in accordance with the applicable laws and regulations of the State of Kansas.

CLOSURE

CLOSURE - QUIKTRIP 10TH ADDITION

PT 01	North: 6234.0027	East :	6769.0435
Line	Course: S 88-20-53 W	Length:	142.0000
PT 02	North: 6229.9091	East :	6627.1025
Line	Course: S 01-19-01 E	Length:	256.9200
PT 03	North: 5973.0570	East :	6633.0073
Line	Course: N 77-21-34 E	Length:	82.0000
PT 04	North: 5991.0013	East :	6713.0198
Line	Course: N 83-48-36 E	Length:	61.8200
PT 05	North: 5997.6671	East :	6774.4794
Line	Course: N 01-19-01 W	Length:	236.4100
PT 01	North: 6234.0147	East :	6769.0460