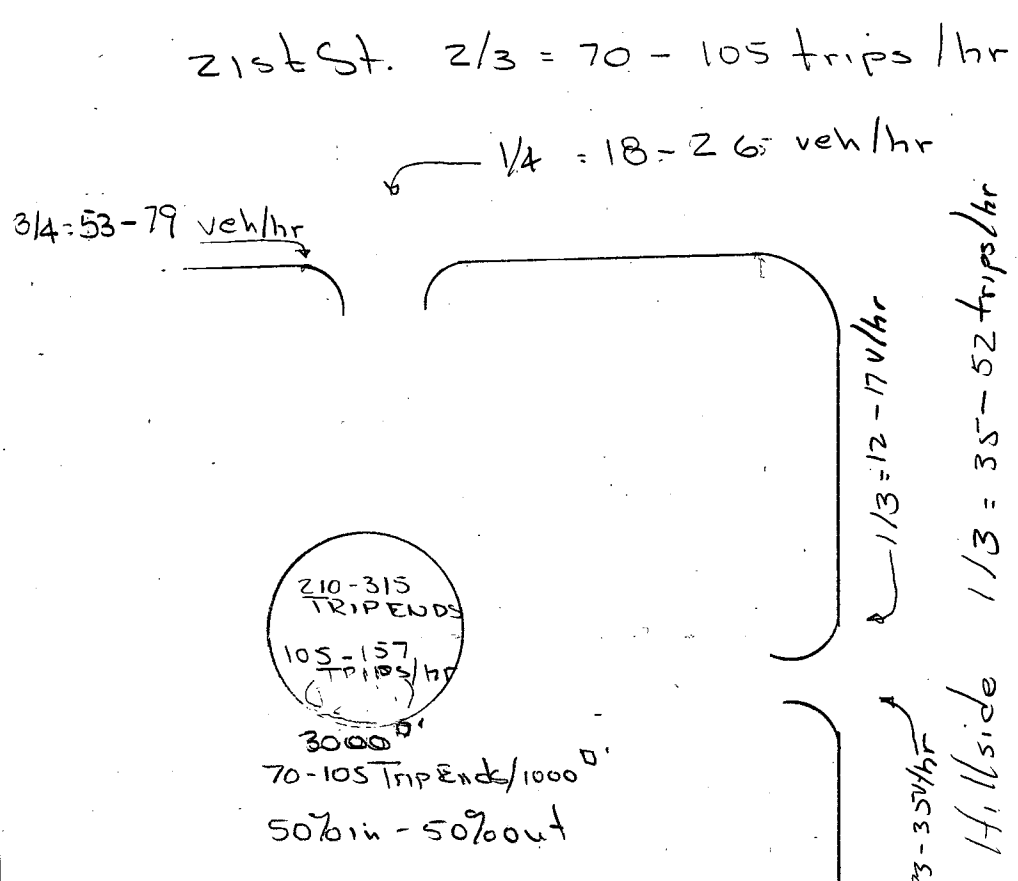


Quick trip Right lane Decel
Need Analysis



Lower Limit (105) AVG PEAK HOUR GEN (WEEKDAY)
Upper Limit (157) AVG PEAK HOUR GEN (SAT)

ITE Generation Rates
for Convenience Stores

~ 35000 veh / day use intersection
25,000 on 21st
10,000 on Hillside

42387 100 SHEETS 3 SQUARE
21000 100 SHEETS 3 SQUARE
NATIONAL

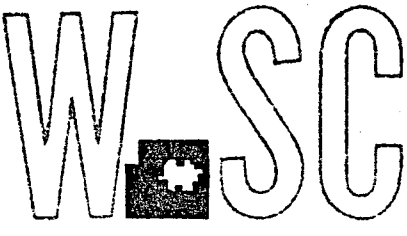
$\frac{1070.00}{530} + 52\%$
 $\frac{1600.00}{}$

100 L.F. OF CURB & GUTTER
 AT \$7.00 PER L.F.

370 SQ. FT. OF DRIVEWAY
 TO BE REMOVED AT
 \$1.00 + SQ. FT.

DRIVEWAY CURBURE
 GUARANTEES

By ELIZABETH'S APPOINT
 Date 11/11/11
 Page 1 of 1
 BAUGHMAN COMPANY, P.A.



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

March 22, 1991

N. Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-12 (Final Plat) Elizabeth's Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, 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 closure of those driveways in excess of the access controls being established for this plat. Specifically, the closure of two drives to 21st Street North, and one drive to Hillside.
- B. Prior to the plat being submitted to the City Council, the applicant shall provide a letter to the Planning Department requesting the plat file for Quiktrip 5th Addition be closed.
- C. Prior to submitting the final plat tracing, the applicant shall also meet with Traffic and City Engineering to determine the amount of right-of-way to provide at the plats northeast corner for the 21st and Hillside intersection.
- D. The access control, as shown, may be inadequate for the amount of right-of-way required. The final plat tracing shall indicate 40-feet of complete access control allowing for the additional right-of-way along Hillside from the intersection of the arterial streets.
- E. On the final plat tracing, a 10-foot utility easement shall be indicated along the site's south line or an additional 5 feet shall be obtained from the property to the south and shall be granted by separate instrument and submitted to Planning for recording with the plat.

- F. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North and Hillside through the existing buildings which encroach into the setback areas. Central Inspection has advised that the platting of these building setbacks do not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- G. Presently, one of the owners of this site is indicated as J. and Viola Chenn. The final plat tracing shall either include these owner's signatures or a revised title policy will need to be submitted indicating the change in ownership, as now shown on the plat (Julius and Lois Smith).
- H. As indicated by the title binder for this property, unpaid property taxes exist for the site. Prior to the plat being released for recording the applicant will need to provide proof that all due property taxes have been paid.
- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

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.

S/D 91-12 Elizabeth
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 28, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

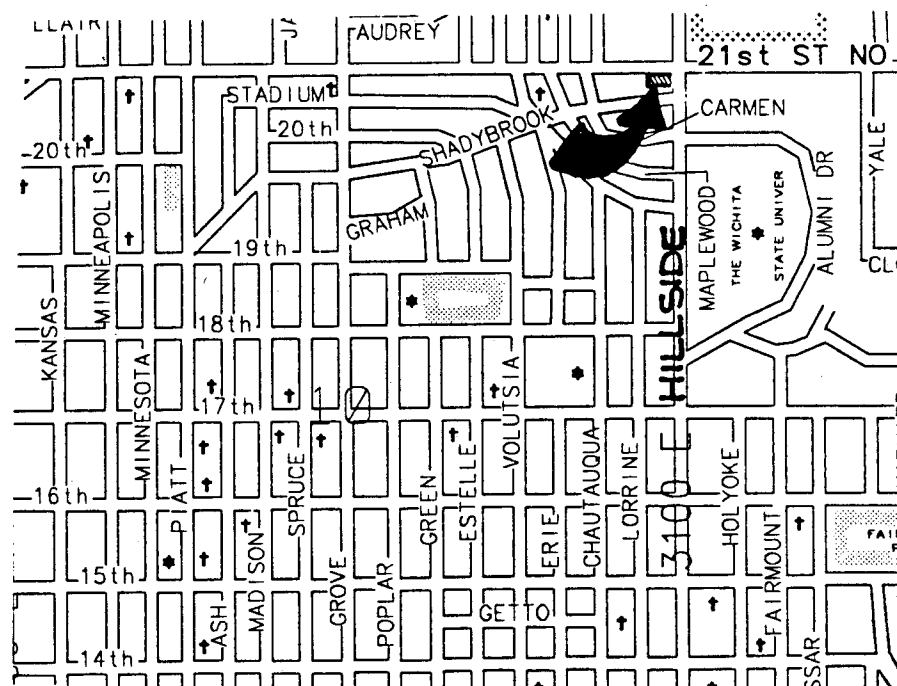
KJ:sm
Enclosure

cc: Lee V. Luinstra, et al., 137 Rice, El Dorado, KS 67042
Mike Lindebak, City Engineer

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-12 - ELIZABETH'S ADDITION
OWNER/APPLICANT: Lee V. Luinstra, etux, 137 Rice Drive,
Wichita, KS 67042
SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS
67211
LOCATION: SW corner of 21st St. North and Hillside Ave.
SITE SIZE: .7 Acres
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
MINIMUM LOT AREA: 28,508.6 sq. ft.
CURRENT ZONING:
PROPOSED ZONING:

VICINITY MAP:



NOTE: This is a replat of a portion of Shadybrook Addition and was recently submitted to the Committee as Quiktrip 5th Addition. A request for a zone change to "LC" light commercial for part of Quiktrip 5th Addition south of this area has been deferred by MAPC to March 28, 1991.

STAFF COMMENTS:

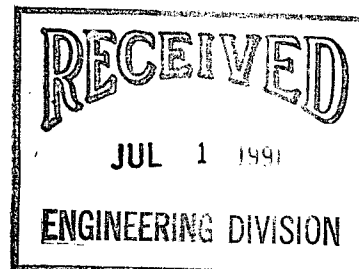
- A. The applicant shall guarantee the closure of those driveways in excess of the access controls being established for this plat. Specifically, the closure of two drives to 21st Street North, and one drive to Hillside.
 - B. The applicant shall submit a guarantee for the provision of a decel lane to serve this site. This guarantee will be held pending determination of whether landscaping improvements along 21st St. North would make such an improvement inappropriate.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Prior to the plat being submitted to the City Council, the applicant shall provide a letter to the Planning Department requesting the plat file for Quiktrip 5th Addition be closed.
 - E. Subdivision Regulations state that the right-of-way for intersections of major arterials shall be 75-feet of half for a distance of 250 feet from the intersection, tapering to 50-feet of half. Since this is a developed area, 60-feet of half street right-of-way will be required along both 21st St. North and Hillside as indicated by the original Quiktrip 5th Plat.
 - F. Prior to submitting the final plat tracing, the applicant shall also meet with Traffic and City Engineering to determine the amount of right-of-way to provide at the plats northeast corner for the 21st and Hillside intersection.
 - G. The access control, as shown, may be inadequate for the amount of right-of-way required. The final plat tracing shall indicate 40-feet of complete access control allowing for the additional right-of-way along Hillside from the intersection of the arterial streets.
 - H. On the final plat tracing, a 10-foot utility easement shall be indicated along the site's south line. Utilities and sanitary sewer are located in what is presently only a 15-foot easement, 5-foot being on this site and 10-feet on the adjoining property. A 20-foot easement is required. *of 5 and 15' to the South*
 - I. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North and Hillside through the existing buildings which encroach into the setback areas. Central Inspection has advised that the platting of these
-

building setbacks do not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

- J. Presently, one of the owners of this site is indicated as J. and Viola Chenn. The final plat tracing shall either include these owner's signatures or a revised title policy will need to be submitted indicating the change in ownership, as now shown on the plat (Julius and Lois Smith).
- K. As indicated by the title binder for this property, unpaid property taxes exist for the site. Prior to the plat being released for recording the applicant will need to provide proof that all due property taxes have been paid.
- L. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT



DATE: June 28, 1991

TO: Elizabeth's Addition, S/D 91-12
FROM: Kandace Jones, Associate Planner
SUBJECT: Cash guarantee for closure of drives to 21st Street
North and Hillside.

The applicant has guaranteed the closure of 2 drives, one each to 21st St. North and Hillside. QuikTrip Corp., submitted a check in the amount of \$1600.00 as a guarantee that the work will be completed.

The check has been cashed and placed in Account #300210-211000001 by City Treasurer. The original receipt is attached. The entire guarantee will be refunded when the work is satisfactorily completed.

cc: Trust Account File
Mike Lindebak, City Engineer
QuikTrip Corp., 901 N. Mingo, P.O. Box 3475, Tulsa, OK 74101
Lee V. Luinstra, 137 Rice Drive, El Dorado, KS 67042
Baughman Company, Attn: Brent Wooten, 315 Ellis, Wichita,
KS 67211