

S/D No.: 85-35      Name: C.C.R. ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 4/25/85

DESCRIPTION

General Location: Southwest corner of 17th Street North (St. Louis & S.F.R.R.)  
Owner: Dolese Brothers Co., c/o Steve Clark, 201 S. Oliver, Wichita, KS 67218  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 12.3 Acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 3
  - Industrial:
  - Total: 3
3. Minimum Lot Area: 43,750 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "LC" and "BB" (Z-2673)

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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2673) requesting "AA" to "LC" and "BB" has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee those drainage improvements required by this plat.
- C. The applicant shall guarantee the extension of municipal water to the north line of this plat.
- D. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted for recording with the plat.
- E. Since a "Joint Access Easement" is being proposed for this property, the applicant or his agent should be prepared to advise as to who the easement is meant to benefit. The proposed joint access easement will need to be established by separate instrument with appropriate recording information 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 instrument.
- F. The final plat shall indicate the following access control:
  1. "Complete access control" to Rock Road from Lot 1's frontage which is within 150 feet from the centerline of the railroad to the north.
  2. "Access control except for one (1) opening" to Rock Road from Lot 1's remaining frontage to this arterial road.
  3. "Access control except for one (1) opening" to Rock Road across the east line of Lot 3.
- G. Since portions of an existing drainage easement are being vacated by this plat, the final plat shall make reference to K.S.A. 12-512(b).
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property.

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC subdivision Regulations.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property. Specifically, is the vacation of existing drainage easement acceptable?

S/D No.: 85-35      Name: C.C.R. ADDITION

Preliminary Approved: 4/25/85  
Scheduled S/D Meeting: 8/1/85

DESCRIPTION

General Location: At the southwest corner of 17th Street North (St. Louis and San Francisco Railroad) and Rock Road.  
Owner: Dolese Brothers Company & Steve Clark, 201 S. Oliver, Wichita, KS 67218  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 12.3 Acres
  2. Number of Lots:
    - Residential:
    - Office: 1
    - Commercial: 2
    - Industrial:
    - Total: 3
  3. Minimum Lot Area: 43,750 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "LC" & "BB"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2673) requesting "AA" to "LC" and "BB" has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee the box culvert proposed by the applicant's drainage plan.
- C. The applicant shall guarantee the extension of municipal water to the north line of this plat.
- D. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted for recording with the plat.
- E. Since portions of an existing drainage easement are being vacated by this plat, the final plat shall make reference to K.S.A. 12-512(b).
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. As requested at the time of the preliminary plat review, the final plat tracing shall indicate a 20-foot utility easement along the plat's north line.
- H. Since a "Joint Access Easement" is being proposed for this property, the applicant or his agent should be prepared to advise as to who the easement is meant to benefit. The proposed joint access easement will need to be established by separate instrument with appropriate recording information 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 instrument.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

- K. Over the past several months, the applicant's agent has been working with the City Attorney's office and the City Engineer's office regarding the form of a proposed "Easement Encroachment Agreement." The applicant's agent should be prepared to discuss, with the Subdivision Committee, the location and nature of the proposed easement encroachment. The Law Department has approved a draft of the "Easement Encroachment Agreement." An instrument, fully executed by the property owner, shall be submitted for forwarding to the Board of City Commissioners at the time this plat is scheduled for City Commission approval.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

EASEMENT

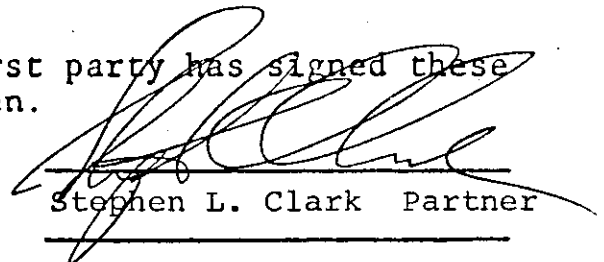
THIS EASEMENT made this 30th day of December,  
1985, by and between Security Storage Properties, a Kansas  
General Partnership  
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does 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 and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

Beginning at the easterly most N.E. Corner of Lot 1, Security Storage Properties Addition, Wichita, Kansas; thence west along the southern most north line of said Lot 1, 250 feet to a corner of said Lot 1; thence north along the western most east line of said Lot 1, 80 feet; thence west, parallel with the north line of said Lot 1, 10 feet; thence south, parallel with the east line of said Lot 1, 90 feet; thence east parallel with the north line of said Lot 1, 260 feet to the easterly most east line of said Lot 1; thence north 10 feet to beginning.

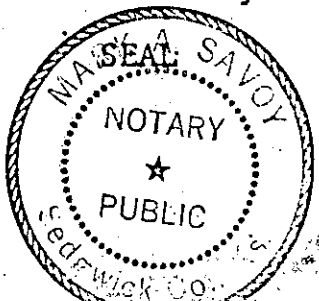
And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

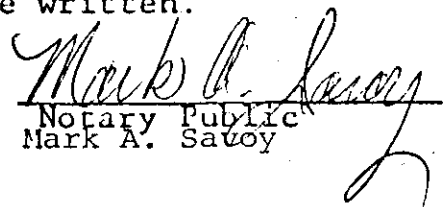
IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.  
Security Storage Properties,  
a Kansas General Partnership

  
\_\_\_\_\_  
Stephen L. Clark Partner  
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STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Be it remembered that on this 30th day of December,  
1985, before me, a notary public in and for said County and State,  
came Stephen L. Clark, Partner of Security Storage Properties, a Kansas General Partnersh  
to me personally known to be the same person(s) who executed the  
foregoing instrument of writing and duly acknowledged the execution  
of same. In testimony whereof I have hereunto set my hand and af-  
fixed my notarial seal the day and year above written.



  
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Notary Public  
Mark A. Savoy

My Commission expires: 12 May 1988