

Copied from Tractor
10/11/95

Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 9, 1995

Baughman Company, P.A.
315 Ellis
Wichita, KS 67203

Re: S/D 95-16 PAYDAY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 9, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 2, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: BBBR Corporation, Attn: Marc Brand, 2418 S. Hoover Road, Wichita, KS 67211
Payday Motors, Inc., Attn: Nelson Tucker, 3048 S. Broadway, Wichita, KS 67216
Mike Lindebak, City Engineer

SEDGWICK COUNT.



March 2, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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315 Ellis
Wichita, KS 67203

Re: S/D 95-16 PAYDAY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 2, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- and please
member from
Fire Dept 10-6*
- A. Although right-of-way for Dubon was dedicated by a plat adjacent to this site's western line and is intended to serve platted lots in the Addition to the west, the street from this plat westward to Byron (approximately 550 feet) has never been installed nor even opened or used informally. Nonetheless, since this plat is terminating this street, sufficient right-of-way for a turnaround shall be provided as determined necessary by City Engineering and the Fire Department. Any such right-of-way may, however, be shown on the plat as being contingent and in this case on the actual construction of the section of Dubon from Byron to this site.

Also, a guarantee shall be provided for the installation/paving of this turnaround.

However, as an alternative, the applicant may submit a vacation case for Dubon, from this plat westward to Byron. IN such a case a covenant will be required which ties Lot 4, Block D of the Westport Addition to an adjoining lot which has direct access to an existing street.

- ~~B.~~ The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be provided at the time of site development and will require a private storm sewer improvement.

- ~~C.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- ~~D.~~ The applicant shall guarantee the closure of the driveway or portion of driveway being located in the area of complete access control to Tyler Road.

ck 10-1350

This may have already been provided for - Mass. is OK on it

March 2, 1995

Page 2

- ~~E.~~ The applicant is advised that based on the filing of this plat both the B.B.B.R. (S/D 89-55) and Jim Ramsey (S/D 93-35) plats will be considered closed.
- ✓ ~~F.~~
9-28 The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- ~~G.~~ 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. (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. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- ✓ ~~K.~~ As requested by Southwestern Bell, the final plat tracing shall indicate a 10-foot utility easement along the site's north property line.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, March 9, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: BBBR Corporation, Attn: Marc Brand, 2418 S. Hoover Road, Wichita, KS 67211
Payday Motors, Inc., Attn: Nelson Tucker, 3048 S. Broadway, Wichita, KS 67216
Mike Lindebak, City Engineer

RE COPY

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7

March 9, 1995

STAFF REPORT
(Final Plat Approved 3/2/95)

CASE NUMBER: S/D 95-16 PAYDAY ADDITION

OWNER/APPLICANT: BBBR Corporation, Attn: Marc Brand, 2418 S. Hoover Road, Wichita, KS 67211

EQUITABLE INTEREST: Payday Motors, Inc., Attn: Nelson Tucker, 3048 S. Broadway, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, Inc., 315 Ellis, Wichita, KS 67211

LOCATION: North of Kellogg Drive and west of Tyler Road

SITE SIZE: 1.22 Acres

NUMBER OF LOTS

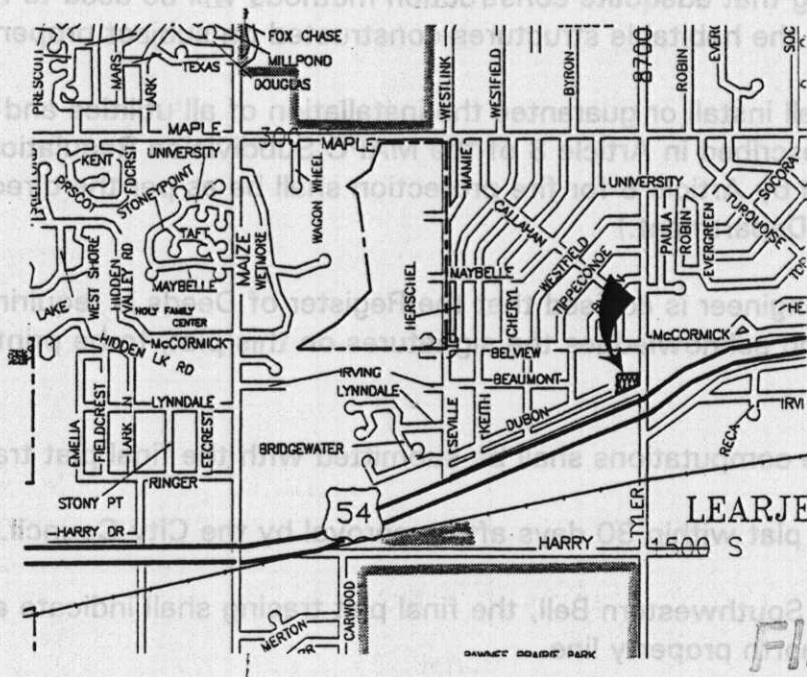
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.22 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. Although right-of-way for Dubon was dedicated by a plat adjacent to this site's western line and is intended to serve platted lots in the Addition to the west, the street from this plat westward to Byron (approximately 550 feet) has never been installed nor even opened or used informally. Nonetheless, since this plat is terminating this street, sufficient right-of-way for a turnaround shall be provided as determined necessary by City Engineering and the Fire Department. Any such right-of-way may, however, be shown on the plat as being contingent and in this case on the actual construction of the section of Dubon from Byron to this site.

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- B. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be provided at the time of site development and will require a private storm sewer improvement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall guarantee the closure of the driveway or portion of driveway being located in the area of complete access control to Tyler Road.
- E. The applicant is advised that based on the filing of this plat both the B.B.B.R. (S/D 89-55) and Jim Ramsey (S/D 93-35) plats will be considered closed.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
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- I. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. As requested by Southwestern Bell, the final plat tracing shall indicate a 10-foot utility easement along the site's north property line.