

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

October 15, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-96 - TACO GRANDE 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 October 9, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dIk

cc: Taco Grande, c/o John Wylie, P.O. Box 12062, Wichita, KS 67277

FILE COPY

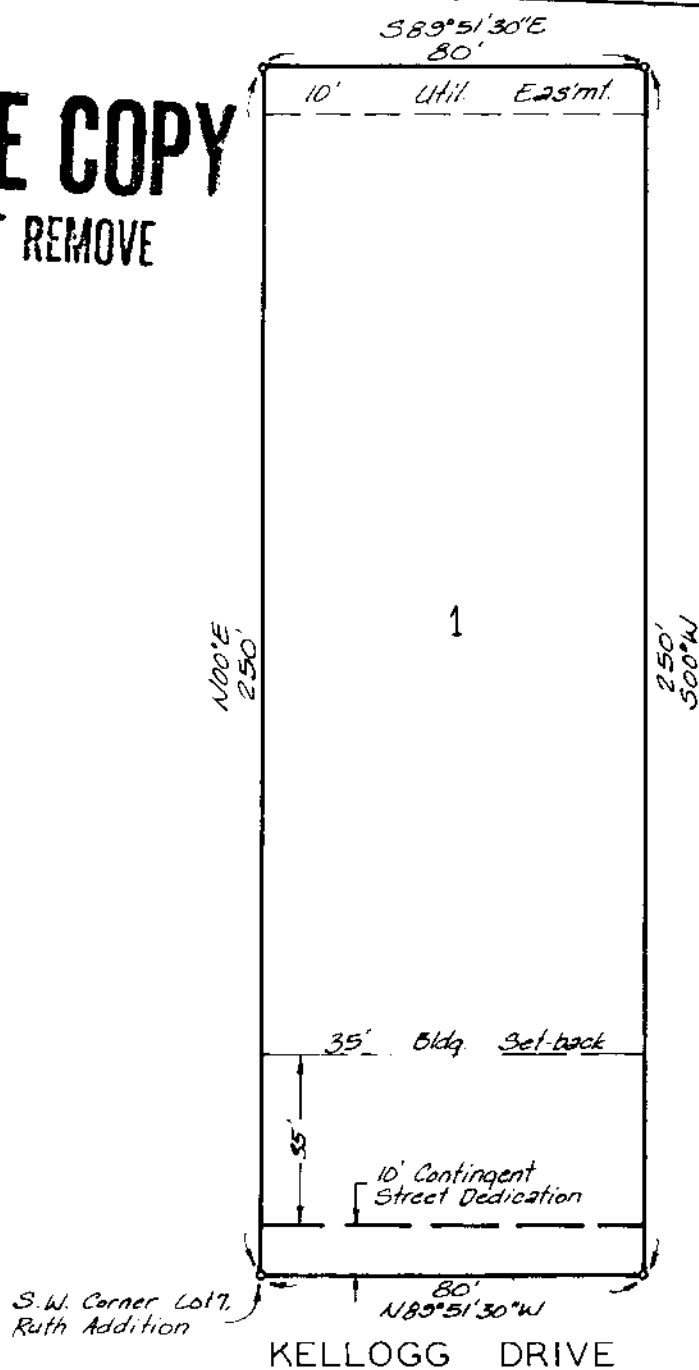
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/9/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/9/87

TACO GRANDE 2ND ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE



This plat of "TACO GRANDE 2ND ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 198____

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____, 198____

Don Wright County Clerk

State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TACO GRANDE 2ND ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the west 80 feet of Lot 7, Ruth Addition to Wichita, Kansas. Being situated in the SW 1/4 of Sec. 20, Twp 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Date _____ Baughman Company, P.A.

Gregory F. Severns Surveyor

State of Kansas }
Sedgwick County } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 198____ at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "TACO GRANDE 2ND ADDITION", Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The contingent street dedication is hereby contingent upon the need for the right-of-way for a street widening project. This contingent dedication shall run with the land and be binding on all future owners of Lot 1.

Taco Grande, Inc.

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____, 198____ by _____ of Taco Grande, Inc. on behalf of the corporation.

My Appt. Exp. _____ Notary Public

STAFF COMMENTS:

- A. Since the needed additional right-of-way for Kellogg Drive is being contingently dedicated, and further, since this would be the location for the sidewalk required because of this lot's commercial zoning, it is recommended that the applicant not submit a sidewalk certificate as required by the Subdivision Regulations and the Sidewalk Ordinance. Instead, the applicant shall petition for the required sidewalk. This petition will be held until Kellogg Drive is reconstructed. Reconstruction of Kellogg Drive will trigger the contingent dedication.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the amount of existing right-of-way for Kellogg Drive shall be indicated on the face of the plat (20 feet). Also, the amount of right-of-way existing for Kellogg, between the south line of Kellogg Drive and the section line, shall be dimensioned (61 feet - See Ruth Addition).
- E. Since existing landscaping and a sign exists within the additional right-of-way for Kellogg Drive, the proposed contingent dedication is acceptable. The wording of the contingent dedication shall however be modified to state that the contingent dedication is dedicated to the public contingent upon the need for the right-of-way for a street widening or reconstruction project.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. On the final plat tracing, a 45-foot building setback shall be indicated from the south line of the plat. This will cover the contingent dedication within the building setback.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

AGENDA ITEM #

OCTOBER 8, 1987

STAFF REPORT
(Final Plat)

<u>CASE NUMBER:</u>	S/D 87-96 - TACO GRANDE 2ND ADDITION
<u>OWNER/APPLICANT:</u>	Taco Grande, c/o John Wylie
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A.
<u>LOCATION:</u>	North side of Kellogg Drive, in an area west of Heather Road.
<u>SITE SIZE:</u>	0.46 Acres
<u>NUMBER OF LOTS:</u>	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
<u>MINIMUM LOT AREA:</u>	20,000 Sq. Ft.
<u>CURRENT ZONING:</u>	"LC"
<u>PROPOSED ZONING:</u>	"LC"

VICINITY MAP:

