



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1388  
316) 268-4421  
FAX 316) 268-4390

March 9, 1995

Savoy, Ruggles, & Bohm, P.A.  
c/o Mark Savoy  
924 North Main Street  
Wichita, KS 67203

Re: S/D 95-19 GARRISON TIRE ADDITION (Final Plat)

Dear Mr. Savoy:

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: Colleen Garrison, 2335 S. Spruce Ct., Wichita, KS 67211  
Philip Garrison, 1437 Cardinal Ln., Derby, KS 67037  
C. H. McKee, 7603 E. Indianapolis, Wichita, KS 67207  
Mike Lindebak, City Engineer

THE CITY



March 2, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

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c/o Mark Savoy  
924 North Main Street  
Wichita, KS 67203

Re: S/D 95-19 GARRISON TIRE ADDITION (Final Plat)

Dear Mr. Savoy:

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:

~~A.~~ On the final plat tracing complete access control shall be dedicated to E. Neely Ct. from Lot 2. Both the face of the plat and the plat's text shall indicate such a dedication.

~~B.~~ The final plat shall indicate the platting of the 35-foot building setback from Hillside through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does 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.

C. Also in regard to the platting binder, it is noted that the binder is somewhat dated and does not indicate that 1994 taxes were paid. The applicant shall provide proof that all such taxes have been paid.

Also, the binder notes mortgages are being held by 1st National Bank of Haysville and Michelin Tire Corporation but no such parties are shown on the final plat. Proof shall either be provided showing the release of such mortgages or these parties shall be made signatories on the final plat tracing.

A revised or updated platting binder may be submitted as a means to satisfy property tax and/or mortgage concerns.

~~D.~~ On the final plat tracing, the tie point at the southwest corner of Lot 2 shall be properly indicated. This point is not the S.W. corner of a Lot 44 of the Quiktrip 4th Addition.

*A 3500  
skilled  
shown on  
w/ platting  
binder*

*www.Emyris.com*

*THE COPY*

March 2, 1995

Page 2

- ~~E.~~ 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.)
- ~~F.~~ 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.
- ~~G.~~ Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- ~~H.~~ Recording of the plat within 30 days after approval by the City Council.
- I. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. Also, prior to submitting the final plat tracing the applicant shall meet with City Engineering to determine if any additional easements need to be shown on this plat for any existing sewer lines potentially not being shown or detailed on the site's sketch plat. That is, the final plat tracing shall provide, if needed, additional easement(s).

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: Colleen Garrison, 2335 S. Spruce Ct., Wichita, KS 67211  
Philip Garrison, 1437 Cardinal Ln., Derby, KS 67037  
C. H. McKee, 7603 E. Indianapolis, Wichita, KS 67207  
Mike Lindebak, City Engineer

FILE COPY



STAFF COMMENTS:

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- E. 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.)
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