



METROPOLITAN AREA PLANNING
DEPARTMENT

January 22, 1991

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-72 (Final Plat) Quiktrip 4th Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on January 17, 1991, 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 January 11, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Ralph C. Rounds Living Trust, c/o Carl A. Nelson Trustee,
555 N. Woodlawn Bldg. 1, Suite 227, Wichita, KS 67208
Rock Road Law, P.A., 260 N. Rock Rd., Suite 220, Wichita, KS
67206
Mike Lindebak, City Engineer

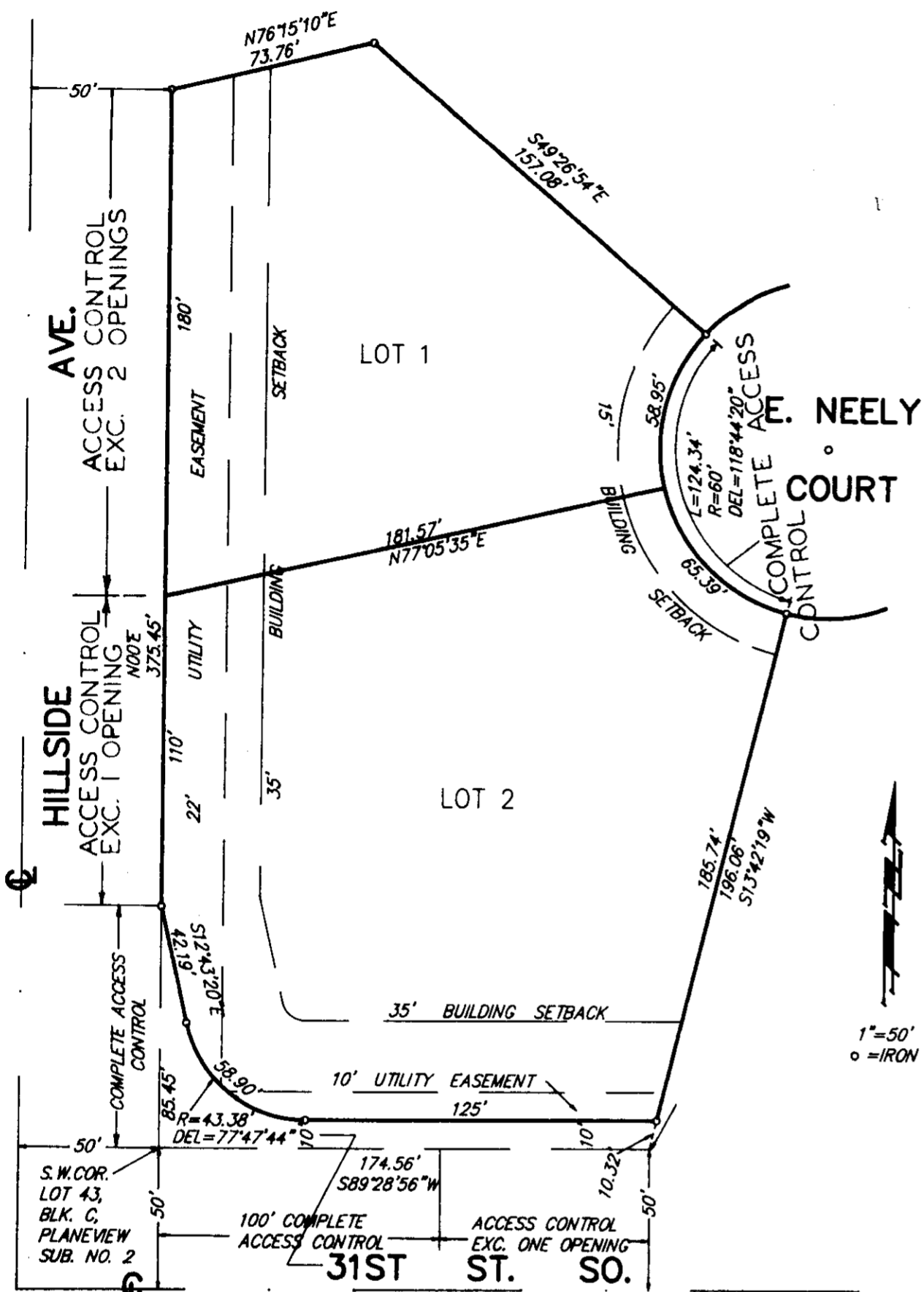
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FINAL PLAT

QUIKTRIP 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/10/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/11/91



State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "QUIKTRIP 4TH ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 43 and 44, Block C, Planeview Subdivision No. 2, Sedgwick County, Kansas.

Existing public easements are hereby vacated by virtue of KSA 12-512 (b). All being situated in the S.W. 1/4 of Sec. 2, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Gregory F. Severns
Surveyor

Know all men by these presents that we the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a street to be known as "QUIKTRIP 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Access controls as depicted on the face of the plat are granted to the City of Wichita, Kansas.

Ralph C. Rounds Living Trust
Trustee

Carl A. Nelson

This plat of "QUIKTRIP 4TH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
George D. Sherman

Secretary
Marvin S. Krout

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1991, by Carl A. Nelson, Trustee of the Ralph C. Rounds Living Trust.

My App't Exp. _____ Notary Public

Entered on transfer record this _____ day of _____ 1991.

County Clerk
Don Wright

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1991.

Mayor
Bob Knight

City Clerk
Pat Burnett

State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

- 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.
- M. Traffic Engineering should be prepared to comment upon the need for accel/decel lanes along either Hillside or 31st Street, or whether other intersection improvements should be guaranteed by this development.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- O. The applicant has indicated that right-of-way needs were discussed with City Engineering at an earlier time. City Engineering needs to comment if the indicated right-of-way on this plat meets their approval.

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

January 10, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-72 - QUIKTRIP 4TH ADDITION

OWNER/APPLICANT: Ralph C. Rounds Living Trust, c/o Carl A. Nelson Trustee, 555 N. Woodlawn Bldg. 1, Suite 227, Wichita, KS 67208

SUBDIVIDER: Rock Road Law, P.A., 260 N. Rock Rd., Suite 220, Wichita, KS 67206

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

LOCATION: Northeast corner of 31st St. So. & Hillside

SITE SIZE: 1.6 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 26,191.88 sq. ft.

CURRENT ZONING: "RB" Four Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3013)

VICINITY MAP:



NOTE: A zone change from "RB" Four Family Dwelling District to "LC" Light Commercial is being submitted for approval to City Council January 8, 1991 and is subject to platting. This request was also approved by the CPO Council 3B. This is a replat of a portion of the Planeview Subdivision No. 2.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to City Council approval of the requested zone change and any conditions of that change.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the abandonment and relocation of any sanitary sewer and water lines not being covered by a public utility easement.
- D. The applicant shall guarantee any accel/decel lane or other traffic improvements indicated by Traffic Engineering as being required for this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this site has frontage to a residential street (E. Neely Court), and property either side of the site and around this cul-de-sac is zoned "RB" Four Family Residence which requires a 20-foot setback from adjacent streets, the final plat tracing shall also show a 20-foot setback from E. Neely Court.
- G. On the final plat tracing, the plattor's text shall be amended to indicate that the location of the access openings need to be approved by the City Engineer.
- H. The KPL representative needs to be prepared to comment upon the location of their 2-inch steel gas line and if any parts of the line need to be relocated. If this line needs to be relocated the applicant shall submit a letter form KPL indicating that satisfactory arrangements have been made for such relocation.
- 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.