

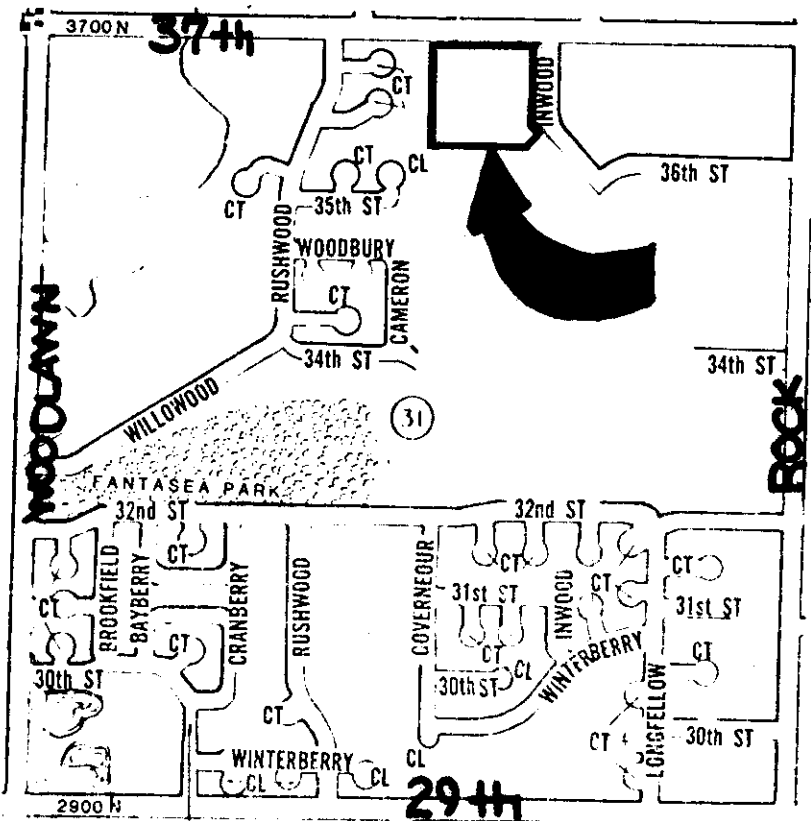
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.

OCTOBER 29, 1987

STAFF REPORT

CASE NUMBER: S/D 87-83 - PARCEL 104
OWNER/APPLICANT: Killarney Devlin Joint Venture
SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.
LOCATION: Southwest corner of 37th Street North and Inwood.
SITE SIZE: 13.65 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial: 3
Industrial:
Total: 3
MINIMUM LOT AREA: 38,500 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "LC" with DP-122

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

NOTE: This property is subject to the provisions of the Parcel 104 Community Unit Plan (DP-122). Associated zone case Z-2406, requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. All three proposed lots are to be developed with light commercial uses.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee a decel lane on 37th Street to serve this plat. This guarantee shall provide for the construction of that portion of the required major entrance to serve Lot 3 that is within street right-of-way.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. The applicant shall obtain, by separate instrument, the 130-foot wide drainage easement proposed to the south of this plat.
- H. The drainage easement being vacated by this plat shall be retained as a temporary easement until such time as the drainage channel has been relocated. The plat's text correctly references the platting of the temporary drainage easement and specifies that the temporary easement will automatically be vacated after construction of the drainage channel to the south.
- I. On the final plat tracing, the plat's text shall be amended to reference the platting of the drainage easement in the southwest corner of this plat.
- J. On the final plat tracing, the location of the pipeline easement on Lot 1 shall be dimensioned from the southwest corner of that lot.
- K. The applicant shall submit, for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property.



**METROPOLITAN AREA PLANNING
DEPARTMENT**

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

October 29, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-83 - PARCEL 104

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 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 22, 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 plattor.
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:dlk

cc: Killarney/Devlin Joint Venture, 575 Fourth Financial Center,
Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220