



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 3, 1988

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

Re: Final Plat S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 3, 1988, 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 February 25, 1988.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Donald Losew".

Donald Losew
Junior Planner

DL:dlk

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

FILE COPY

KILLARNEY PLAZA SECOND ADDITION

FINAL PLAT OF

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

R = 206.50'
 $\Delta = 40^\circ 18' 12''$
 L = 145.26'
 Chd. = 142.28'
 Brg. = N.69°09'06"E.

FINAL PLAT
OFFICE COPY
 DO NOT REMOVE
REVISED COPY

MINIMUM PAD ELEVATIONS				Mean
Lot	Block	City Datum	Sea Level	
3	I	192.5	1379.9	
4	I	192.5	1379.9	
6-II	I	195.0	1382.4	

BENCH MARKS:

- B.M. #1 City Disc in S.W. cor. of RCB under Rock Road + 50' N of Centerline 34th St. N. Elev. = 200.18
- B.M. #2 City Disc in Retaining Wall at NE cor. of RCB under Rock Road + 100' S. of 35th St. N. Elev. = 198.29
- B.M. #3 "□" cut on top curb at W. end of N.W. Return at 36th St. N. & Inwood. Elev. = 183.53

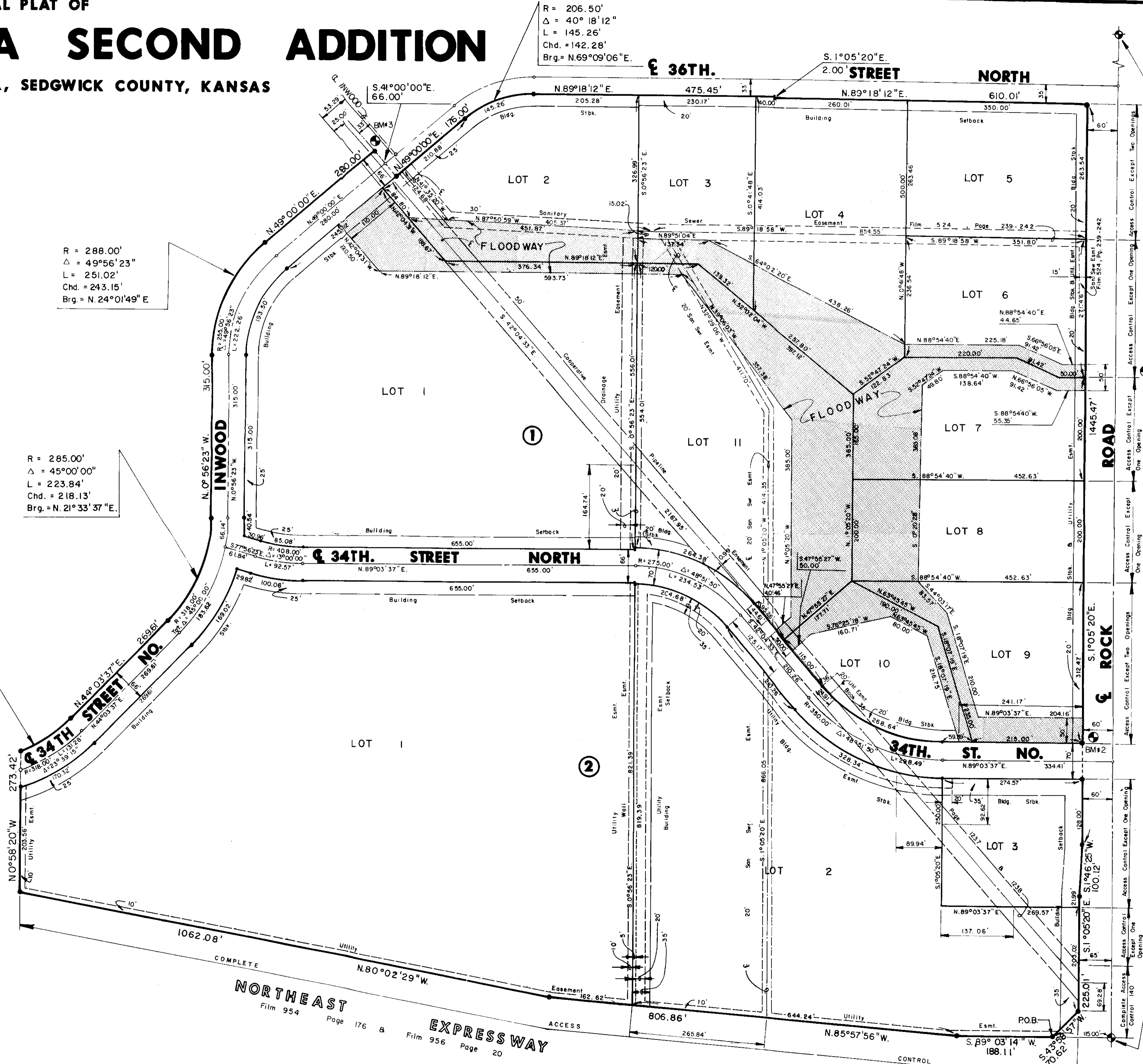
Scale : 1" = 100'

□ = Floodway

P.O.B. = Point of Beginning

R = 285.00'
 $\Delta = 45^\circ 00' 00''$
 L = 223.84'
 Chd. = 218.13'
 Brg. = N. 21° 33' 37" E.

R = 285.00'
 $\Delta = 23^\circ 39' 15''$
 L = 117.66
 Chd. = 116.83
 Brg. = N.55°53'14" E.



N.E. Cor., N.E. 1/4
 Sec. 31, T.26S., R.2E
 6th. P.M.

S.E. Cor., N.E. 1/4
 Sec. 31, T.26S.,
 R. 2 E., 6th. P.M.

NORTHEAST EXPRESSWAY
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- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the minimum building pad elevations correct, are the boundaries of the floodway adequate and what drainage guarantees besides storm sewers are required?

FEBRUARY 25, 1988

STAFF REPORT
(Final Plat; Revised Preliminary Plat 12/17/87;
Original Preliminary Approved 5/21/87)

CASE NUMBER: S/D 87-121 - KILLARNEY PLAZA 2ND ADDITION

OWNER/APPLICANT: Killarney Investments/Devlin Joint Venture,
575 Fourth Financial Center, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: South of 37th Street North and west of Rock Road.

SITE SIZE: 71.6 Acres

NUMBER OF LOTS:

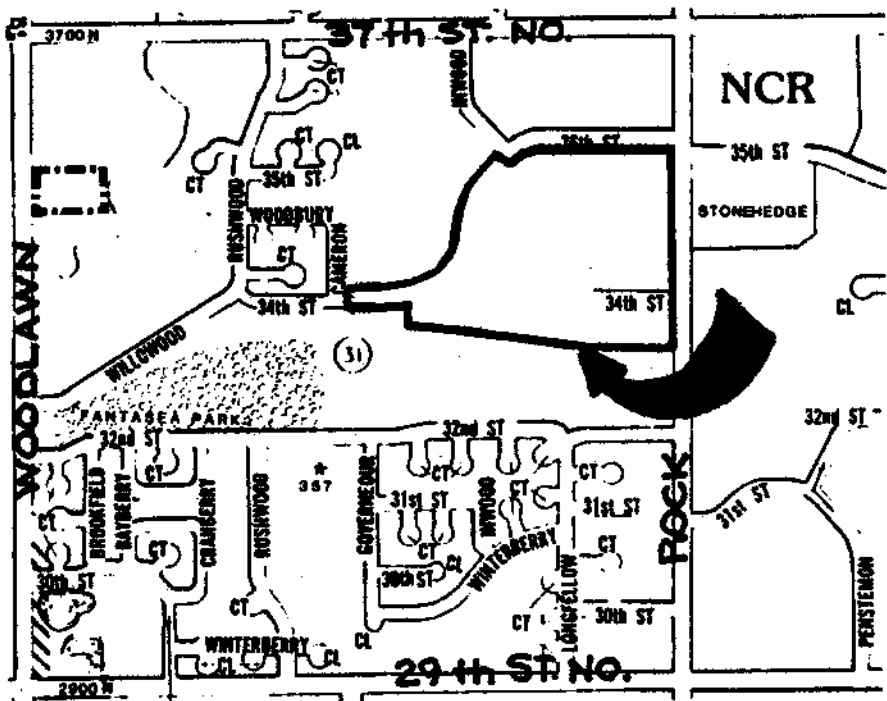
Residential:	3
Office:	9
Commercial:	2
Industrial:	
Total:	14

MINIMUM LOT AREA: 1.5 Acres

CURRENT ZONING: "AA", "BB" and "LC"

PROPOSED ZONING: "R-5", "R-6", "BB" and "LC" (Z-2759, Z-2761 and Z-2762)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the paving of the proposed interior streets, including sidewalks on both sides of each street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- H. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. 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.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. On the final plat tracing, the platlor's text shall be amended to reference the platting of "complete access control" across the south line of the plat.
- L. A condition of approval of associated zone case Z-2759 was the dedication, by separate instrument, of the right-of-way for the Northeast Expressway. Zone case approval specifies that the separate dedication is to occur within 90 days after the alignment is finalized. In order for the final plat to indicate this right-of-way, along with appropriate recording information, the final plat tracing shall not be submitted for review until the required separate dedication has been accepted by the City Council and subsequently recorded with the Register of Deeds. The recording information for the separate instrument shall be reflected on the final plat tracing.

A separate dedication of the right-of-way is consistent with the past dedication for the Expressway to the east (D-1384) and would also allow the applicant to work out with the City's Law Department any contingencies for the dedication. The dedication between Rock Road and Webb Road was dedicated contingent upon the following:

1. Acquire all necessary rights-of-way to construct the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 and 29th Street or Hydraulic Street not later than the 1st day of July, 1989.
 2. Complete and approve final design plans and specifications for the initial phase of the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 at 29th Street or Hydraulic Street not later than the 1st day of December, 1990.
 3. Let a contract to construct the portion of the proposed Northeast Expressway that is to be located on the real property being dedicated herein not later than the 1st day of December, 1989 and a starting date not later than June 1, 1990.
- M. On the final plat tracing, the centerlines of the perimeter streets shall be labeled.
- N. On the final plat tracing, the platting of the minimum building pad elevations shall be referenced in the plat's text. Section 5-402(P)
- O. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N)
- P. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.
- Q. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- R. On the final plat tracing, Elton Parson's middle initial shall be deleted from the MAPC signature block.
- S. On the final plat tracing, the wording in the plat's text, regarding the restriction of uses in the floodway, shall be amended to reference "the City of Wichita" rather than "a governing body exercising jurisdiction".
- T. On the final plat tracing, the plat's text shall be amended to state that changes in the floodway shall not occur "without" the permission of the City Engineer.
- U. On the final plat tracing, the surveyor's text shall be amended to reference that a surveyor has prepared this plat, not a civil engineer. Section 5-402(R)(3)