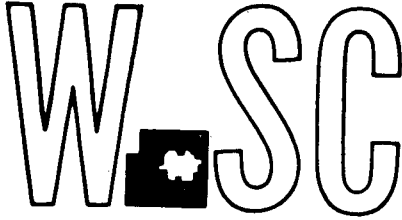


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 6, 1986



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

Re: Final Plat S/D 86-68 - PPCo ADDITION #3

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's surveyor 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.
- B. Proof shall be submitted that the person signing for Phillips 66 Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, November 13, 1986. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Phillips 66 Company, Attn: M.T. Mullings, 101 N. Robinson,
Oklahoma City, OK 73102
Phillips 66 Company, c/o PT, RE, & C., 101 N. Robinson,
Oklahoma City, OK 73102
~~X~~ Mike Lindebak, City Engineer

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1. Ego E. Stafford. Location of platred easement. No water problem.
2. St Pauls African Methodist Church. Location of on ally. No water problem.
3. Golden Hills Third Addition. Final plat. Area now served by 16" main in Central and 8" main in Golden Hills. No water problem.
4. Bea Carpenters Addition. Final plat. Area now served by 8" mains in both Glenn and May. No water problem.
5. Blair Doon Subdivision. Final plat. Nearest City water at Rume (2nd St SW) and Grunick, approximately 1 mile from this plat. Could suggest holding a portion of water if possible. No water problem.
6. PPO. Addition #3. Revised final plat. Area now served, no water problem.
7. New Western End Addition. Final plat. Existing 2" main in Sylvan Lane extending into the plat shall be abandoned, east of which to be paid by the Developer. No water problem.
8. Greys Second Addition. Revised Preliminary Plat. Item A, mains to be extended. Train in Tract-A-10 to be extended to west from Eisenhauer. No water problem.
9. Willowbend Fourth Addition. Final plat. Trains to be extended, Item B. Existing 20" main in Beck Road to be tapped. Suggest installation of main under Beck Road to be done prior to paving to avoid bumps and curbing.
10. Killarney First Addition. Final plat. Existing mains in Beck Road, 30th St, and 32nd St. 8" main for fire protection and services has been proposed to the Developer. No water problem.
11. Adams Home Inc. Dedicate utility easement. No water problem.
12. Dillon Real Estate Co, Inc. Dedicate additional utility easement. No water problem.
13. Inland Investment, Inc. Dedicate a utility easement. No water problem.
14. Paul L. Dutton, et al. Dedicate additional utility easement. No water problem.
15. Other matters.

Revised Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-68 Name: PPCo ADDITION #3

First Final Approved: 8/14/86
Revised Final Scheduled
S/D Meeting: 11/6/86

DESCRIPTION

General Location: On the northwest corner of Maple and Tracy.
Owner: Phillips 66 Company, Attn: M.T. Mullings, 101 N. Robinson,
Oklahoma City, OK 73102
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.87
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 34,200 Sq. Ft.
4. Existing Zoning: "LC" & "AA"
5. Proposed Zoning: "LC" & "AA" (Z-2786)

STAFF COMMENTS:

NOTE: This revised final plat adds an additional 15 of frontage to Maple Street. The original final plat, approved by the Subdivision Committee on August 14, 1986, showed only 175 feet of frontage to Maple Street whereas this plat shows 190 feet. The applicant's associated zone case (Z-2786) requesting "AA" to "LC" on the north 30 feet of this lot, except the west 15 feet thereof, has been approved subject to replatting.

- A. The applicant's surveyor 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.
- B. Proof shall be submitted that the person signing for Phillips 66 Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

6. S/D No.: 86-68 Name: PPCo ADDITION #3

- A. The applicant's surveyor 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.
- B. Proof shall be submitted that the person signing for Phillips 66 Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- C. The final plat tracing shall indicate an east/west utility easement from the west line of the 20-foot utility easement to the west line of the plat. This easement is needed to provide a route to extend sewer to the property to the west.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Pre-Sub 8-14-56

1. Kenneth E. Evans & Fidelity Savings Assoc of Kansas.
Request vacation of utility easement. No water
lines in easement. No water problem.
2. Fantasea II. Final Plat. Area now served, no water problem
3. David Matthew Grant Addition. Preliminary Plat. Area
now served. No water problem.
4. PPCo. Addition #3. Final Plat. Area now served.
No water problem.
5. Smith & Co. . Dedicate Street R/W. Water plans
ready to be let. No water problem.
6. R & R Limited. Grant utility easement. No water problem.
7. Other matters.

S/D No.: 86-68 Name: PPCo ADDITION #3

Final Approved:
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

General Location: On the northwest corner of Maple and Tracy.
Owner: Phillips 66 Company, Attn: M.T. Mullings, 101 N. Robinson,
Oklahoma City, OK 73102
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.8 Acre
 2. Number of Lots:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
 3. Minimum Lot Area: 31,500 Sq. Ft.
 4. Existing Zoning: "LC" & "AA"
 5. Proposed Zoning: "LC" (Z-2786)
-

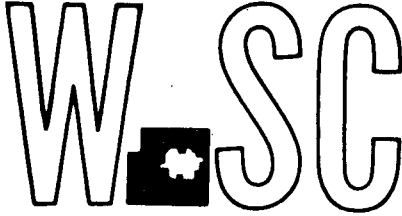
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2786), requesting "AA" and "LC" to "LC", has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of "access control except for two openings" to Maple Street across the south line of this plat.
- D. The final plat tracing shall reference the platting of access control in the platting's text.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.
- F. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference that this is a replat of a portion of Lot 6, McComas Acres, not Lot 16.
- 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 Board of City Commissioners.
- I. 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 by this replat.

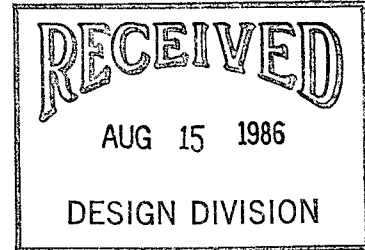
This plat has been submitted in final form only.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



August 14, 1986

C
O
P
Y

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

Re: Final Plat S/D 86-68 - PPCo ADDITION #3

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 14, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the platting of "access control except for two openings" to Maple Street across the south line of this plat.
- B. The final plat tracing shall reference the platting of access control in the platlor's text.
- C. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.
- D. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference that this is a replat of a portion of Lot 6, McComas Acres, not Lot 16.
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- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final Plat S/D 86-68 - PPCo ADDITION #3
Page 2

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 21, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

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Enclosure

cc: Phillips 66 Company, Attn: M.T. Mullings, 101 N. Robinson,
Oklahoma City, OK 73102
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Mike Lindebak, City Engineer