

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveways located within the area being shown for complete access control.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, the 10-foot of right-of-way for Delrose shall be made outright and not as a contingent dedication. Local streets in this area are typically 60-foot wide (right-of-way) and except for the area of this plat, 60-foot of right-of-way has been dedicated for Delrose from Oliver to Mt. Vernon.
- E. The final plat shall clearly indicate the street rights-of-way being dedicated by this plat.
- F. The 35-foot building setback to Delrose shall be shown from the new street right-of-way line resulting from the 10-foot dedication.
- G. The applicant is advised that the private sewer easement shown on this site cannot be vacated by virtue of the plat and it's release must be obtained by other means. If the easement appears on this property's title binder, a copy of the easement shall be provided and a proper release obtained or the easement shall be shown on the final plat.
- H. Since this plat shows the closure and relocation of driveways at either end of the area shown for complete access control at the Oliver and Pawnee intersection, the final plat shall show complete access control to the north end of the drive at Oliver and to the west end for the drive at Pawnee. This access control will better correspond to the requirements now being established for major intersections.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- K. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should indicate if any guarantees need to be provided for the abandonment of the private sewer easement/line.
- O. Traffic Engineering should be prepared for comment on the access controls required for this site. In particular at the intersection of Pawnee and Oliver, but also on Delrose. The area to the east of Delrose is presently zoned for residential uses ("A," Two Family).

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-57 PHILLIPS SOUTHEAST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee a decel lane adjacent to this plat along both Oliver and Pawnee.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. The applicant is advised that at the time of site development a private storm sewer extension will be required for this site.
- C. The applicant shall guarantee the closure of the driveways located within the area being shown for complete access control and the drives on Dellrose not proposed for use (three presently exist).
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that the private sewer easement shown on this site cannot be vacated by virtue of the plat and it's release must be obtained by other means. If the easement appears on this property's title binder, a copy of the easement shall be provided and a proper release obtained or the easement shall be shown on the final plat with appropriate book and page from the Register of Deeds.
- F. Access control to Oliver, except for one opening, shall be indicated across the north 39-feet of the plat.

- G. The access opening of 35-feet to Oliver shall be reduced to 30-feet on the final plat tracing.
- H. The final plat may indicate one additional opening to Pawnee in the area between the 35-foot opening and the west 71-feet of the plat. Complete access control shall be indicated to Pawnee across the west 71-feet of the plat.
- I. The final plat shall indicate; access control to Dellrose except for one opening.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. The City Council signature block shall correctly read "Council" not "Commission" and show "Bob Knight" signing as Mayor.
- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, September 7, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Tim Bickhaus
R. Timothy Bickhaus D.L.
Associate Planner

RTB:svm

cc: Bill Yung Design, 4912 E. 29th St. N., Suite One, KS 67220
Phillips 66 Co., 9706 S. Braden, Tulsa, OK 74136

S/D 90-57 Phillips Southeast Addition

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Bill McKinley, Traffic Engineer

Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 14, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-57 PHILLIPS SOUTHEAST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 1989.

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 second half of 1988 and all prior years have been paid.

Please call if you have any questions.

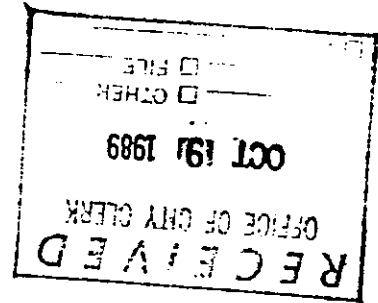
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Yung Design, 4912 E. 29th St. N., Suite One, KS 67220
Phillips 66 Co., 9706 S. Braden, Tulsa, OK 74136
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

PAVING PETITION
FOR DECELERATION LANES



To the Mayor and City Council
Wichita, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property lying within the area described generally as follows:

PHILLIPS SOUTHEAST ADDITION

Lot 1, Block 1

do hereby petition, pursuant to the provisions of K.S.A. 1980 Supp. 12-6a01 et seq., as follows:

(a) That there be constructed a deceleration lane on the west side of Oliver to serve Lot 1, Block 1, Phillips Southeast Addition; combined curb and gutter shall be constructed on the west side of said pavement, said pavement shall consist of a thickness and material as determined by the City Engineer. Drainage to be installed where necessary. ✓

That there be constructed a deceleration lane on the north side of Pawnee to serve Lot 1, Block 1, Phillips Southeast Addition; separate curb and gutter shall be constructed on the north side of said pavement, said pavement shall consist of a thickness and material as determined by the City Engineer. Drainage to be installed where necessary. ✓

That there be removed and replaced or constructed a sidewalk where necessary on the west side of Oliver and on the north side of Pawnee. Said sidewalk shall be constructed for a width of four feet and a thickness of four inches and to consist of concrete according to the plans and specifications to be furnished by the City Engineer.

That there be installed driveways and wheelchair ramps where required and that the Traffic signalization and control box be relocated.

- (b) That the estimated and probable cost of the foregoing improvement being Sixty Eight Thousand Dollars (\$ 68,000.00) with 100 percent payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1 percent per month from and after December 1, 1989.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 per cent of the total actual cost of the improvement for which the improvement district is liable.

472-81978

(d) That the method of assessment of all costs of the improvements for which the improvement district shall be liable shall be on a fractional basis:

Lot 1, Block 1, Phillips Southeast Addition shall pay the total cost payable by the improvement district.

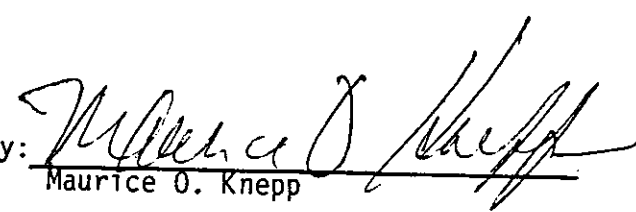

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a06.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

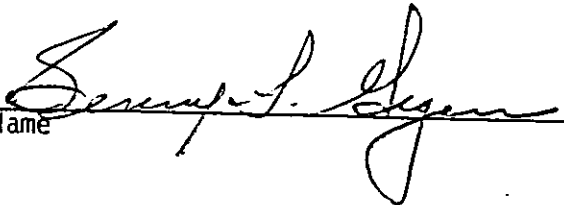
4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
Lot 1, Block 1, Phillips Southeast Addition, an addition to Wichita, Sedgwick County, Kansas.	By:  Maurice O. Knepp	10/6/89
	By:  Richard E. Cummings	

AFFIDAVIT

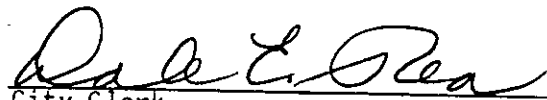
The undersigned, being first duly sworn on his oath, states: That he circulated the attached petition and that the signatures thereon are the genuine signatures of the persons they purport to be to the best of his knowledge and belief, being signed either in the presence of the undersigned or in the presence of one of the resident owners whose signature appears on the petition.


Name _____

MID-KANSAS ENGINEERING CONSULTANTS, P.A.
3500 North Rock Road, Building #800
Wichita, KS 67226

Phone: (316) 636-5566

Sworn to and subscribed before me this 9th day of OCT,
1989.


Dep. City Clerk _____