

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

LETTER OF TRANSMITTAL

PROJECT: Killarney Plaza 3rd

PROJECT #: _____ DATE: 04/07/88

TO: Vicky Huang
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: We are submitting for your review and comment the Drainage & Utility Plan for Killarney Plaza 3rd.

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS:

Signed: J. Neil Jednoralski
J. Neil Jednoralski, P.E.

JNJ/dh

APRIL 7, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 5/21/87)

CASE NUMBER: S/D 88-20 - KILLARNEY PLAZA 3RD ADDITION

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

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

LOCATION: North side of 32nd Street North, west of Rock Road.

SITE SIZE: 29.20 Acres

NUMBER OF LOTS:

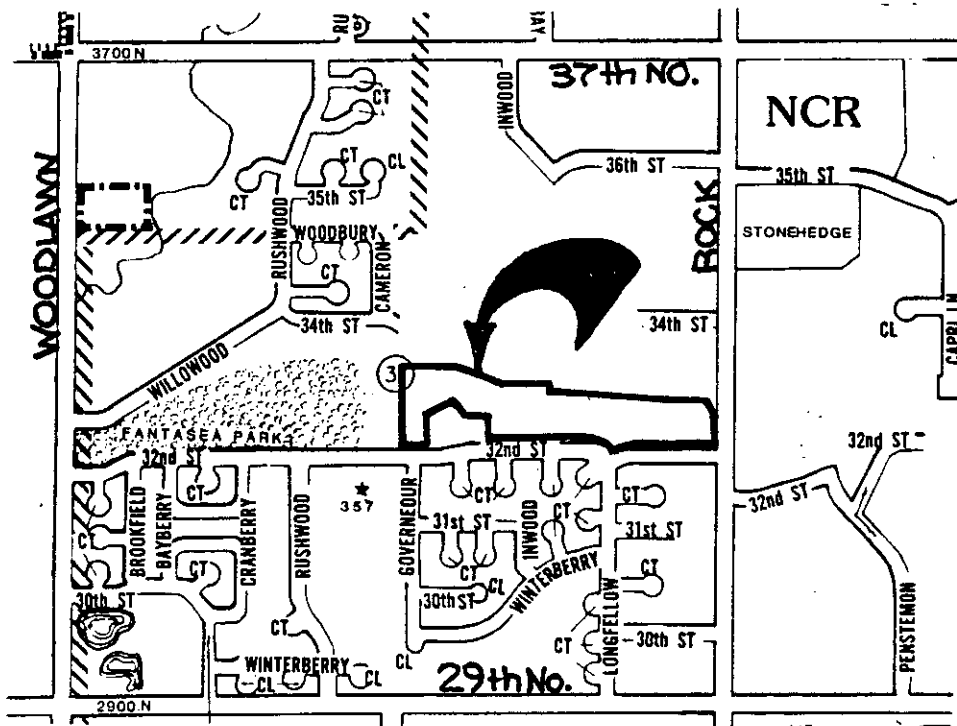
Residential:	2
Office:	
Commercial:	1
Industrial:	
Total:	3

MINIMUM LOT AREA: 4.8 Acres

CURRENT ZONING: "A", "R-5" and "AA"

PROPOSED ZONING: "R-5" and "LC" (Z-2759)

VICINITY MAP:



STAFF COMMENTS:

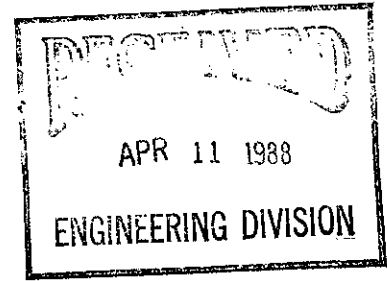
NOTE: The applicant's associated zone case (Z-2759) has been approved subject to replatting. Lot 3 will be zoned "LC". Lot 1 and Lot 2 will be zoned "R-5".

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of 32nd Street North at the time of (Lot 1 and 2) Block 3's development (collector street); and Lot 3, Block 1, (commercial zoning).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- E. On the final plat tracing, the platlor's text shall be amended to state that "all abutters rights of access, across the north line of Killarney Plaza Third Addition, to the Northeast Expressway are hereby dedicated to the City of Wichita". Also, the access control being dedicated to a portion of 32nd Street North, from Lot 3, Block 1, shall be more fully referenced in the platlor's text.
- F. On the final plat tracing, the recording information for the adjacent Northeast Expressway shall be referenced.
- G. 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.
- H. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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? Do minimum building pad elevations need to be established?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4661



April 8, 1988

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

Re: Final Plat S/D 88-20 - KILLARNEY PLAZA 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, 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 the extension of sanitary sewer to Lot 3. Sufficient easement shall be provided for this sanitary sewer.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of 32nd Street North at the time of (Lot 1 and 2) Block 1's development (collector street); and Lot 3, Block 1, (commercial zoning).
- D. The applicant shall either guarantee the abandonment of the segment of sanitary sewer on Lot 1, just north of 32nd Street, or provide an easement for this sewer line.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- G. The applicant shall grant temporary easements to cover the existing drainage ditches. These easements shall expire upon completion of the proposed drainage improvements. In order to avoid confusing the face of the plat, the temporary easement should be granted by separate instrument. This separate instrument shall be approved by City Engineering and shall be recorded with the plat.

SEDGWICK COUNTY

Final Plat S/D 88-20 - KILLARNEY PLAZA 3RD ADDITION

Page 2

- H. On the final plat tracing, the plattor's text shall be amended to state that "all abutters rights of access, across the north line of Killarney Plaza Third Addition, to the Northeast Expressway are hereby dedicated to the City of Wichita". Also, the access control being dedicated to a portion of 32nd Street North, from Lot 3, Block 1, shall be more fully referenced in the plattor's text.
- I. On the final plat tracing, the recording information for the adjacent Northeast Expressway shall be referenced.
- J. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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, April 14, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

Enclosure

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

✓ Mike Lindebak, City Engineer