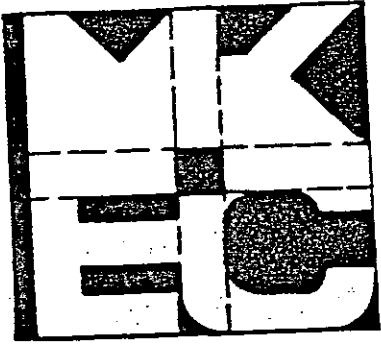


300  
LETTER OF TRANSMITTAL



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

PROJECT: Killarney First Addn & Willowbend 4th Addn.

PROJECT #: \_\_\_\_\_ DATE: 10-27-86

TO: Mr. Carl Gipson  
Engineering Dept. - 7th Floor  
455 North Main  
Wichita, Kansas 67202

We are sending you the following items:  Attached  
 Under separate cover via \_\_\_\_\_

Prints       Specifications       Legal Descriptions  
 Tracings       Petitions       Correspondence       Other

COMMENTS:

These are transmitted as checked below:

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

REMARKS:

Submitted herewith are the drainage and utility plans for the two projects mentioned above.

Copies To:

Signed: \_\_\_\_\_

*Greg Allison*  
Greg Allison

1. Bea E. Stafford. Location of plat's easement. No water problem.
2. St Pauls African Methodist Church. Vacation of an alley. No water problem.
3. Golden Hills Third Addition. Final plat. Area now served by 12" main in Central and 8" main in Golden Hills. No water problem.
4. Bea Carpenter's Addition. Final plat. Area now served by 8" mains in both Glenn and May. No water problem.
5. Blair Doan Subdivision. Final plat. Nearest City center at Ramer (East St. South) and Grandwick, approximately 1 mile from 14th plat. Should suggest holding a petition or order if possible. No water problem.
6. PPO's Addition #3. Revised final plat. Area now served, no water problem.
7. New Western End Addition. Final plat. Existing 8" main in Sylvan Lane extending into the plat shall be abandoned, east of which to be paid by the Developer. No water problem.
8. Grays Second Addition. Revised Preliminary plat. Item 8, mains to be extended. Main in Tree-Arthur to be extended to west from Eisenhower. No water problem.
9. Willowbend Fourth Addition. Final plat. Mains to be extended, Item 8. Existing 20" main in Beech Road to be bypassed. Suggest installation of main under Beech Road to be done prior to paving to avoid boring and casing.
10. Killamney First Addition. Final plat. Existing mains in Beech Road, 10th St, and 12nd St. 8" line for protection and services has been proposed to the Developer. No water problem.
11. Adams Home Inc. Dedicate utility easement. No water problem.
12. Dillon East Gate 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's Dedicate additional utility easement. No water problem.
15. Other matters.



D No.: 86-91 Name: KILLARNEY FIRST ADDITION

Preliminary Approved: 10/23/86  
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: West side of Rock Road, south of 32nd Street North.  
Owner: Killarney Investments, Inc., 8400 Killarney Place, Wichita, KS 67206  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 9.40
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial:
  - Other: 1
  - Total: 1
3. Minimum Lot Area: 9.40 Acres
4. Existing Zoning: "R-6"
5. Proposed Zoning: "LC (Z-2763) with DP-158"

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the W.D.C. Parcels 11A and 12 Commercial Community Unit Plan (DP-158). The applicant's associated zone change (Z-2763) requesting "R-6" to "LC" has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of a decel lane on Rock Road, between 30th Street and 32nd Street to serve this commercially zoned plat. The Community Unit Plan provides for this site to be developed with a maximum of 12 free standing buildings served by six curb cuts to Rock Road. This petition will be held until a need for the decel lane is determined.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time the preliminary plat was reviewed by the Subdivision Committee, it was decided that the sidewalk required on 30th Street and 32nd Street would be waived because a sidewalk system does not exist to the west. The sidewalk ordinance empowers the Planning Commission to make this waiver.
- E. 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.
- F. On the final plat tracing, the face of the plat and the plattor's text shall be changed to reflect the number of access points permitted by the Commercial Community Unit Plan. The C.U.P. allows six points whereas the plat only shows four points.
- G. Since the existing access control to Rock Road is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 86-91      Name: KILLARNEY FIRST ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: West side of Rock Road, south of 32nd Street North.  
Owner: Killarney Investments, Inc., 8400 Killarney Place, Wichita, KS 67206  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 9.40
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial:
  - Other: 1
  - Total: 1
3. Minimum Lot Area: 9.40 Acres
4. Existing Zoning: "R-6"
5. Proposed Zoning: "LC (DP-158)"

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STAFF COMMENTS:

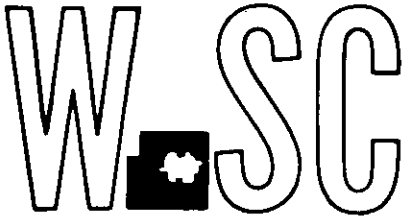
NOTE: This property is subject to the provisions of the W.D.C. Parcels 11A and 12 Commercial Community Unit Plan (DP-158). The applicant's associated zone change requesting "R-6" to "LC" has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of a decel lane on Rock Road, between 30th Street and 32nd Street to serve this commercially zoned plat. The Community Unit Plan provides for this site to be developed with a maximum of 12 free standing buildings served by six curb cuts to Rock Road.
- 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 30-foot wide utility easement that cuts through this plat shall be dimensioned from the south line of the plat.
- E. On the final plat, the centerlines of the perimeter streets shall be indicated along with a dimension stating the amount of existing half-street rights-of-way.
- F. On the final plat, "complete access control" shall be dedicated to 31st Street North Circle across the west line of this plat.
- G. Since an existing sidewalk system does not exist to the west, it is recommended that the sidewalk required on 30th Street and 32nd Street, by this lot's commercial zoning, be waived.
- ✓H. The final plat shall indicate the dedication of an additional ten feet of right-of-way for Rock Road (60-feet of half) for the required decel lane. Appropriate language shall be added to the plat's text.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- L. The City Engineer's representative should be prepared to comment on what affect this replat has on existing petitions on file for the pavement of 30th Street and 32nd Street.

1. Thermal Products, Inc. Vacation of Utility Easement. No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served, no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in 47th Street to be tapped and interior mains extended as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main in Hydraulic to be tapped and interior mains to be extended as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main in Yellowstone. Main to be extended in Yellowstone Court. No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat. Nearest City Water at 119th St. U. & 21st N. approx. 1 mile of 12" main would need to be extended. Suggest possibly holding a water petition for 8" sizing crossing their property to be used when development allows extension. No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in 15th St. to be tapped and extended in Gatewood as an 8" main. No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to be extended. Suggest extension of 24" main in 21st going E. from Webb to allow secondary feed to area. Existing 24" main in Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plot for building service and fire protection.
13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 79th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main projects. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along west side of Leaning. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 24, 1986



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

Re: Preliminary Plat S/D 86-91 - KILLARNEY FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of a decel lane on Rock Road, between 30th Street and 32nd Street to serve this commercially zoned plat. The Community Unit Plan provides for this site to be developed with a maximum of 12 free standing buildings served by six curb cuts to Rock Road. This petition will be held until a need for the decel lane is determined.
- 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 30-foot wide utility easement that cuts through this plat shall be dimensioned from the south line of the plat.
- E. On the final plat, the centerlines of the perimeter streets shall be indicated along with a dimension stating the amount of existing half-street rights-of-way.
- F. On the final plat, "complete access control" shall be dedicated to 31st Street North Circle across the west line of this plat.

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- G. Since an existing sidewalk system does not exist to the west, it is recommended that the sidewalk required on 30th Street and 32nd Street, by this lot's commercial zoning, be waived.
- H. The final plat shall indicate the 60-foot of half street right-of-way existing for Rock Road adjacent to this plat.
- I. The final plat shall indicate the east 20 feet of the west 22 feet of this lot as a utility easement.
- 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 shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

*FLN*

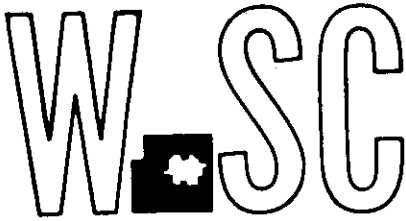
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Killarney Investments, Inc., 8400 Killarney Place, Wichita, KS 67206  
Mike Lindebak, City Engineer

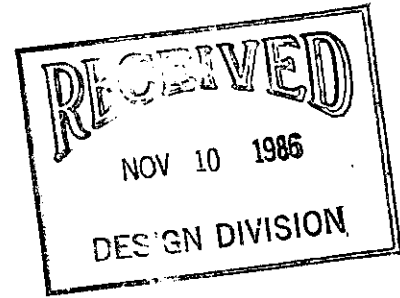
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 6, 1986



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

Re: Final Plat S/D 86-91 - KILLARNEY FIRST ADDITION

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 shall guarantee the modifications needed to the storm sewer inlet in 32nd Street North that is required by the drainage plan.
- B. The applicant shall guarantee the construction of a decel lane on Rock Road, between 30th Street and 32nd Street to serve this commercially zoned plat. The Community Unit Plan provides for this site to be developed with a maximum of 12 free standing buildings served by six curb cuts to Rock Road. This petition will be held until a need for the decel lane is determined.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time the preliminary plat was reviewed by the Subdivision Committee, it was decided that the sidewalk required on 30th Street and 32nd Street would be waived because a sidewalk system does not exist to the west. The sidewalk ordinance empowers the Planning Commission to make this waiver.
- E. 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.
- F. Since the existing access control to Rock Road is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.

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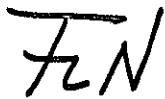
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, November 13, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Killarney Investments, Inc., 8400 Killarney Place, Wichita, KS 67206  
~~X~~ Mike Lindebak, City Engineer

S P S H

SPANGENBERG PHILLIPS SHERMAN HARRISON INC

June 17, 1987

Jack Galbraith, Chief Planner  
Metropolitan Planning Department  
455 N. Main, 10th Floor  
Wichita, KS 67202

SUBJECT: Vacation of Right of Way on Rock Road for a Portion of Killarney  
First Addition.

Dear Mr. Galbraith:

I appreciate the time you spent discussing the right of way situation with Ken Bengtson and me earlier this week. As I said during our meeting, the owners asked us to request the right of way vacation because of a construction error. Had there been no error, there would have been no need for the request. The owners don't intend to request additional vacations along the remainder of the property. Thanks again for your help.

Sincerely,



George Sherman  
Vice President

GS/sw

cc: D. Ablah  
K. Bengtson  
M. Breidenthal  
J. Hazelton  
M. Lindebak



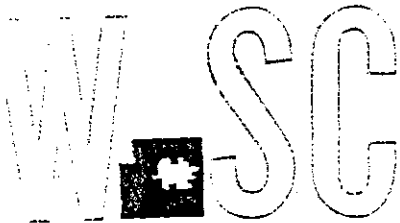
151 NORTH MAIN SUITE 333

WICHITA KS 67202

316-267-4002

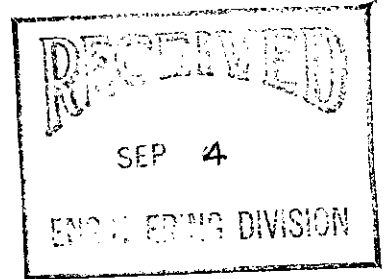


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421



August 31, 1992

Greg Allison  
Mid-Kansas Engineering Consultants, Inc.  
3500 N. Rock Road - Suite #800  
Wichita, KS 67226

Re: L/S - 0839 - Request for lot split approval of Lot 5,  
Block 1, Killarney Second Addition

Dear Greg:

We have completed our review of the above-referenced request for lot split approval and find that approval can be granted subject to the following conditions:

- A. It appears that any further sanitary sewer connections from this site will require the extension of sanitary sewer. The applicant shall meet with City Engineering to determine any requirements for a sewer extension, and the costs and the means of guaranteeing such an extension. Such an extension will only be waived if the applicant can provide a memorandum from the Sanitary Sewer Offices indicating that a second sewer connection to the adjacent sewer line will be allowed.
- B. A lot grading plan must be approved by City Engineering and the applicant shall provide any needed drainage guarantees or agreements.
- C. For the existing structure on Tract B, the location of the building's sanitary sewer service line needs to be indicated by the recording of a private, minimum 10-foot wide easement. Revised drawings shall be submitted showing such easement and the recording information. A copy of the easement shall be submitted for the Lot Split file.

- D. Tract A being created by this lot split and Lot 6 immediately to the north will apparently be sharing the one allowed opening to Rock Road originally platted for this location. The applicant shall provide Planning with either proof that an existing agreement allows this tract and lot to share or use any entrance on the other property or the applicant should establish a joint access agreement at the location indicated. This agreement should be recorded as shown on the lot split drawing.
- E. Except in limited situations, lot split drawings are to be submitted in legal or letter size paper. This lot split should be resubmitted in no larger than legal sized paper. Sufficient space should be available for the approval stamp and seal. These revised drawings shall also indicate the information indicated above (private sewer easement and joint access agreement if used).

Once the above-stated approval conditions have been met, we will approve this lot split request. Should you have any questions about what is required, please call me at 268-4459.

Sincerely,



Don Losew  
Senior Planner

DL:rh

cc: Michael J. Boyd, Thomas W. Boyd, and Michael Pearce, 128 S.  
Del Rose, Wichita, KS 67218  
Mike Lindebak, City Engineer



**MUNICIPAL ENGINEERS**  
Civil Engineers & Land Surveyors

254 Laura, Suite 201 • Wichita, Kansas 67211 • (316) 262-3842 • Fax: (316) 262-8634

September 15, 1992

Vicki Huang, P.E.  
City Engineer's Office  
City Hall - 7th Floor  
455 North Main Street  
Wichita, Kansas 67202

Re: Storm Sewer Improvements  
Killarney First Addition

Dear Ms. Huang:

Attached please find the following for the referenced project:

1. Original mylar sheet of plan-profile.
2. Two blue-line prints
3. A check in the amount of \$ 75.00 as plan review fee for this project.

Please feel free to call me if you have any questions or need additional information.

Sincerely,  
MUNICIPAL ENGINEERS

A handwritten signature in black ink, appearing to be 'B. Khan' with a stylized flourish at the end.

Babar M. Khan, P.E.