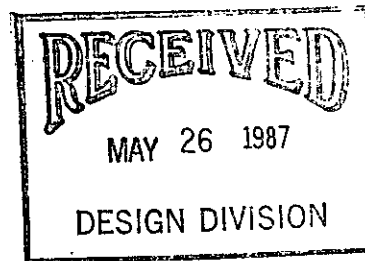


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 21, 1987

Bill G. Yung Design
4912 E. 29th Street North #1
Wichita, KS 67220

Re: Preliminary Plat S/D 87-37 - KILLARNEY PLAZA

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1987, 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 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. 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, Block #1's development (collector street); and Lot 2, Block 4, (commercial zoning).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.

WICHITA -- SEDGWICK COUNTY

Preliminary Plat S/D 87-37 - KILLARNEY PLAZA
Page 2

- I. As this plat is proposing the vacation of previously platted lots, easements and streets, the surveyor's text shall reference K.S.A. 12-512(b) on the final plat.
 - J. As proposed Lot 2, Block 1 does not match the perimeter of approved Parcel 1 of DP-121 and proposed Lot 3, Block 3 does not match the perimeter of approved Parcel 1 of DP-157, the applicant shall request adjustments to the parcel boundaries. The Community Unit Plan parcel boundary adjustments shall be made prior to submitting this plat for approval by the City Council.
 - K. On the final plat, the complete access control being platted to Rock Road across the east line of proposed Lot 2, Block 3, shall be corrected to correspond with the amount of access control depicted on the associated Community Unit Plan.
 - L. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property.
 - M. 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.
 - N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - O. The final plat shall indicate the platting of "complete access control" to the proposed Northeast Expressway from the lots being platted adjacent to this future roadway.
 - P. The applicant is advised that upon approval of this preliminary plat, the previously approved preliminary plat of Inwood Addition will be marked superseded and closed. The Inwood plat (S/D 85-24) was approved in preliminary form by the Subdivision Committee on March 28th, 1985.
 - Q. 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, a final plat 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.
-
-

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.

Contingent dedications, with the above-outlined complexity, have not in the past been permitted to occur in the plat's text. If the plat's text is decided to be the medium for the dedication of the right-of-way, the dedication shall be an outright dedication.

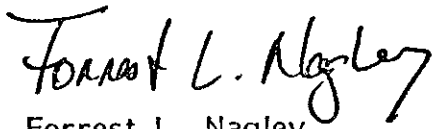
- R. The final plat shall label the centerline of the utility easements.
 - S. On the final plat, the location of the numerous drainage easements shall be dimensioned from adjacent lot lines. Dimensions from lot lines shall also be provided for the pipeline easement. These dimensions are necessary in order to locate where the easements fall on the proposed lots.
 - T. On the final plat, angles or bearings shall be provided for the perimeter of the drainage easements.
 - U. If the platting of this property requires the establishment of minimum building pad elevations, they shall be referenced in Mean Sea Level as well as in City Datum. They shall be indicated on the face of the plat and referenced in the plat's text.
 - V. On the final plat, the plat's text shall reference the platting of the numerous wall easements.
 - W. 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.
-
-

WICHITA -- SEDGWICK COUNTY

Preliminary Plat S/D 87-37 - KILLARNEY PLAZA
Page 4

- X. 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.
- Y. 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.
- Z. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Killarney Investments, 8400 Killarney, Wichita, KS 67206
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
✓Mike Lindebak, City Engineer

Pre-Sub May 21, 1957

1. O. J. Baalman. Vacation of Utility easement. No water problem.
2. Killarney Plaza. Preliminary Plat. Item D, Mains to be extended. No water problem.
3. Mediterranean Plaza. Final Plat. Item B, mains to be extended. ~~Developer to pay all costs of abandoning 8" line and fire hydrant relocation as necessary.~~
4. South Towne Mobile Home Park. Preliminary Plat. Item C, mains to be extended. Nearest City Water in Meridian at 44th St. So. 12" Main to be extended in Meridian to south line of their project. 12" also required in 47th St. Could suggest 47th St. extension to go to West to at least West line of proposed drive into project.
5. Aldon Addition. Final Plat. No city water immediately available. Water to be extended from Kellogg to Fire Station site, and interest in Hidden ~~Lake~~ Valley area expressed. Suggest taking and holding petition for future extension.
6. Spring Hollow Fourth Addition. Final Plat. Water installed. No water problem.
7. Woodbridge 5th Addition. Final Plat. Item B, mains to be extended. All lots easily ~~ser~~ served except Lots 60, 61, 62, Block 2; and Lot 1, Block 3; No mains exist to serve these lots. They should be served at 18th St. and Pinegrove develop.
8. Max King Addition. Final Plat. Item B. Mains to be extended. Nearest Water at Maple & Arapaho.
9. Lakepoint Company. Grant Utility Esmt. No water problem.
10. Woodlawn Development Co. Grant Utility easement. No water problem.
11. James E. Loyd. Grant Utility Esmt. No water problem.
12. Adams Homes, Inc. Grant Utility easement. No water problem.
13. Charles E. Bayshaw. Grant Utility easement. No water problem.
14. Other Matters.

S/D No.: 87-37 Name: KILLARNEY PLAZA

Preliminary Approved: _____
Scheduled S/D Meeting: 5/21/87

DESCRIPTION

General Location: South of 37th Street North, west of Rock Road and north of 32nd Street North.

Owner: Killarney Investments, 8400 Killarney, Wichita, KS 67206

Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th St. North #1,
Wichita, KS 67220

1. Gross Acreage of Plat: 131.01
2. Number of Lots:
 - Residential: 4
 - Office: 5
 - Commercial: 6
 - Industrial: 6
 - Total: 15
3. Minimum Lot Area: 0.7 Acres
4. Existing Zoning: "AA", "BB", "LC"
5. Proposed Zoning: "R-5", "R-6", "LC", "BB" with DP-121, DP-157 and DP-158

STAFF COMMENTS:

NOTE: Lot 1, Block 4 and Lot 1, Block 2 - to be zoned "R-5" (Z-2759).

Lot 1, Block 3 - to be zoned "R-6" (Z-2759).

Lots 2 and 3, Block 3 - to be zoned "LC" (Z-2762). Under the provisions of DP-157. Uses permitted: All those in the "LC" district except food locker plants, mortuaries and residential uses.

Lots 2, Block 4 - to be zoned "LC" (Z-2763). Under the provisions of DP-158. Uses permitted: All those in the "LC" district except food locker plants, mortuaries, public garages, storage garages, motels, hotels and residential uses.

Lots 3, 4, 5, 6 and 7, Block 2 - to be zoned "BB" (Z-2761).

Lots 1, 2 and 3, Block 1 are zoned "LC" and are subject to the provisions of DP-121. Uses permitted: All those in the "LC" district except food locker plants, public garages, storage garages, motels, hotels, mortuaries and residential uses.

- A. This plat represents the replatting of Comotara Office Center Addition which was recorded in August of 1984. A requirement of that plat was the guaranteeing of a continuous decel lane for Rock Road from 37th Street to 34th Street. This requirement was complied with by petition. The representative from City Engineering should be prepared to state if this current replat necessitates the submitting of a revised petition for this roadway improvement.
- B. The applicant shall guarantee the paving of the proposed interior streets, including sidewalks on both sides of each street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.

SUBDIVISION REPORT

Preliminary Plat S/D 87-37 - KILLARNEY PLAZA

Page 2

- G. 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, Block 4's development (collector street); and Lot 2, Block 4, (commercial zoning).
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As this plat is proposing the vacation of previously platted lots, easements and streets, the surveyor's text shall reference K.S.A. 12-512(b) on the final plat.
- J. As proposed Lot 2, Block 1 does not match the perimeter of approved Parcel 1 of DP-121 and proposed Lot 3, Block 3 does not match the perimeter of approved Parcel 1 of DP-157, the applicant shall request adjustments to the parcel boundaries. The Community Unit Plan parcel boundary adjustments shall be made prior to submitting this plat for approval by the City Council.
- K. On the final plat, the complete access control being platted to Rock Road across the east line of proposed Lot 2, Block 3, shall be corrected to correspond with the amount of access control depicted on the associated Community Unit Plan.
- L. The applicant shall submit a copy of the instrument which establishes the COOP Refinery easement on this property.
- M. 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.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The final plat shall indicate the platting of "complete access control" to the proposed Northeast Expressway from the lots being platted adjacent to this future roadway.
- P. The applicant is advised that upon approval of this preliminary plat, the previously approved preliminary plat of Inwood Addition will be marked superseded and closed. The Inwood plat (S/D 85-24) was approved in preliminary form by the Subdivision Committee on March 28th, 1985.
- Q. 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, a final plat 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.

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.

Contingent dedications, with the above-outlined complexity, have not in the past been permitted to occur in the plat's text. If the plat's text is decided to be the medium for the dedication of the right-of-way, the dedication shall be an outright dedication.

The representative from the City Engineer's Office should be prepared to advise the Committee as to the status of the finalization of the roadway's alignment.

- R. The final plat shall label the centerline of the utility easements.
- S. On the final plat, the location of the numerous drainage easements shall be dimensioned from adjacent lot lines. Dimensions from lot lines shall also be provided for the pipeline easement. These dimensions are necessary in order to locate where the easements fall on the proposed lots.
- T. On the final plat, angles or bearings shall be provided for the perimeter of the drainage easements.
- U. If the platting of this property requires the establishment of minimum building pad elevations, they shall be referenced in Mean Sea Level as well as in City Datum. They shall be indicated on the face of the plat and referenced in the plat's text.
- V. On the final plat, the plat's text shall reference the platting of the numerous wall easements.
- W. 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.
- X. 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.
- Y. 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.
- Z. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- AA. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

BB. The General Provisions of DP-157 and DP-158 both specify that, at the time of platting, a determination needs to be made regarding decel lanes for Rock Road. The lots affected by the CUP requirement are proposed Lots 2 and 3, Block 3 and Lot 2, Block 4. The following development is proposed on the affected lots:

Lots 2 and 3, Block 3 - 208,278 square feet of commercial floor area in a maximum of seven (7) buildings.

Lot 2, Block 4 - 90,000 square feet of commercial floor area in a maximum of four (4) buildings.

The representative from the City Engineer's Office should be prepared to comment on the need for decel lanes.

S/D No.: 87-37 Name: KILLARNEY PLAZA

Preliminary Approved: 5/21/87
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: South of 37th Street North, west of Rock Road and north of 32nd Street North.

Owner: Killarney Investments, 8400 Killarney, Wichita, KS 67206

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

1. Gross Acreage of Plat: 9.98 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 34,500 Sq. Ft.
 4. Existing Zoning: "LC" with DP-121
 5. Proposed Zoning: "LC" with DP-121
-

STAFF COMMENTS:

NOTE: This plat represents the final platting of a portion of an overall preliminary.

The three lots are zoned "LC" and are subject to the provisions of DP-121. Uses permitted: All those in the "LC" district except food locker plants, public garages, storage garages, motels, hotels, mortuaries and residential uses.

- A. This plat represents the replatting of part of Comotara Office Center Addition which was recorded in August of 1984. A requirement of that plat was the guaranteeing of a continuous decel lane for Rock Road from 37th Street to 34th Street. This requirement had been complied with by petition. At the time of preliminary plat approval, the representative from City Engineering stated that the proposed design of improvements for adjacent Rock Road has eliminated a need for this property to repetition for the continuous decel lane.
- B. The applicant shall guarantee the paving of 36th Street North adjacent to the south line of this plat, including sidewalks on both sides of this commercial width street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat tracing, the recording information for the K.G.&E. easement adjacent to 37th Street North shall be referenced.

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



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

PROJECT: Killarney Plaza First Addition
Special Assessment Spread (Item E) - 8/13/88
PROJECT #: _____ DATE: 09/14/87

TO: Forrest Nagley
Senior Planner
455 N. Main, 10th Floor
Wichita, KS 67202

Special Assessments for Parcel C - 44575
Lot 1, Block 3 Comotara Office Center
Spread assessments to Lots 1-3, Block 1, Killarney Plaza 1st Addition

Area	% of Total Area
Lot 1-1 = 350508 sq. ft.	82.45
Lot 2-1 = 40126 sq. ft.	9.44
Lot 3-1 = <u>34499</u> sq. ft.	<u>8.11</u>
Total = 425133 sq. ft.	100.00

Side Street Paving - Total Principal = \$47,366.85

Lot 1-1 = \$47,366.85 * .8245 = \$39,052.39
Lot 2-1 = \$47,366.85 * .0944 = \$ 4,470.70
Lot 3-1 = \$47,366.85 * .0811 = \$ 3,843.76

Submain Sewer - Total Principal = \$7,601.85

Lot 1-1 = \$7601.85 *.8245 = \$6267.47
Lot 2-1 = \$7601.85 *.0944 = \$ 717.50
Lot 3-1 = \$7601.85 *.0811 = \$ 616.88

Storm Sewer - Total Principle = \$52,218.58

Lot 1-1 = \$52,218.58 *.8245 = \$43,052.48
Lot 2-1 = \$52,218.58 *.0944 = \$ 4,928.63
Lot 3-1 = \$52,218.58 *.0811 = \$ 4,237.47

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Greg Allison

GA/dh

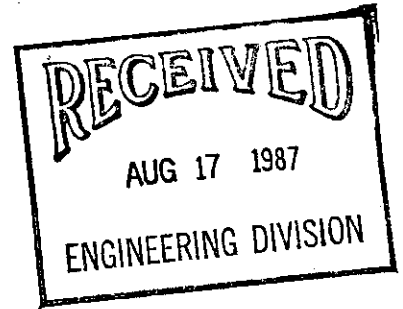
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 13, 1988



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

Re: Final Plat S/D 87-37 - KILLARNEY PLAZA

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 13, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat represents the replatting of part of Comotara Office Center Addition which was recorded in August of 1984. A requirement of that plat was the guaranteeing of a continuous decel lane for Rock Road from 37th Street to 34th Street. This requirement had been complied with by petition. At the time of preliminary plat approval, the representative from City Engineering stated that the proposed design of improvements for adjacent Rock Road has eliminated a need for this property to repetition for the continuous decel lane.
- 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 submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-37 - KILLARNEY PLAZA

Page 2

- G. On the final plat tracing, the recording information for the K.G.&E. easement adjacent to 37th Street North shall be referenced.
- H. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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, August 20, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Killarney Investments, 8400 Killarney, Wichita, KS 67206
Mike Lindebak, City Engineer