

May 23, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-31 CONOCO ADDITION

OWNER/APPLICANT: Attn: Phillip Beard, Conoco, Inc., P. O. Box 2197, Houston, TX 77252

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Harry Street and west of Webb Road

SITE SIZE: 3.26 Acres

NUMBER OF LOTS

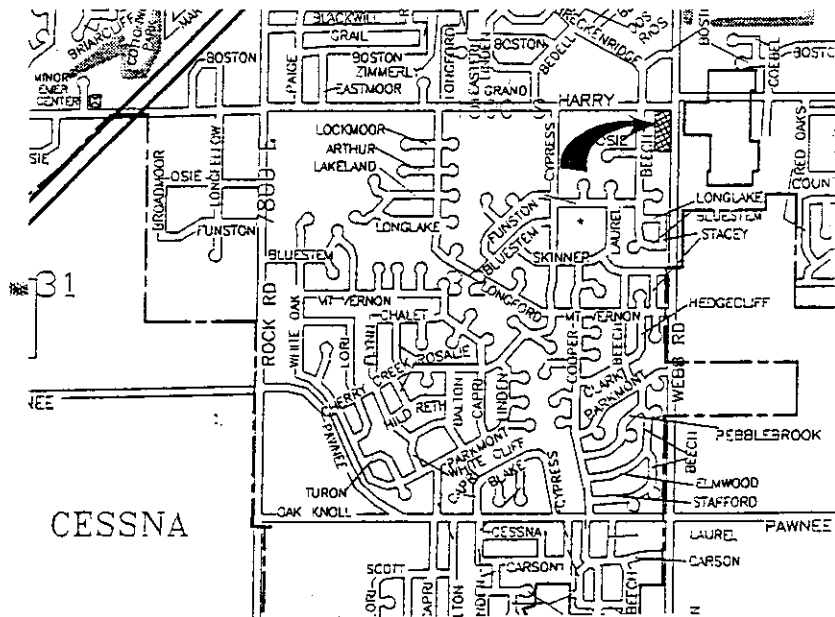
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 69,700 sq. ft.

CURRENT ZONING: "LC" Limited Commercial

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. It appears that municipal water and sanitary sewer are already available to this site. City Engineering needs to confirm if any additional guarantees are needed for these improvements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Traffic Engineering needs to indicate any traffic improvements required for this site (accel, decel, continuous turn lanes, etc.).
- 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 shall guarantee the closure of the driveway opening on Lot 1 being located in an area of complete access control to Webb.
- F. On the final plat tracing, the areas of complete access to Harry and Webb from Lot 1 shall be shown, as required by the Subdivision Regulations, to be at least 100 feet instead of 75-feet. Further, only one opening shall be indicated from each lot to the adjacent streets (Lot 1--one opening to Webb and one opening to Harry; Lot 2--one opening only to Webb.)
- G. Based on the platting binder, this site appears to be encumbered by a blanket pipeline easement. The applicant shall provide proof (recorded copy of easement) that the pipeline easement has been released or has been confined to the easement area being depicted on the final plat. It is the applicant's responsibility to research the text of any such agreement (easement) and to determine any setback requirements. If required, such setbacks shall be shown on the final plat tracing.
- H. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. The sketch plat shows several overhead utility lines and poles as being located outside of easements. The utilities need to indicate requirements for these utility lines, i.e., relocation or provision of additional easements.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.