

- 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.
- 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. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

January 4, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-88 - KILLARNEY PLAZA FOURTH ADDITION

OWNER/APPLICANT: Northrock Realty Partners, Bank IV, 100 N. Broadway #575, Wichita, KS 67202

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

LOCATION: West of Rock Road and north of 32nd Street North.

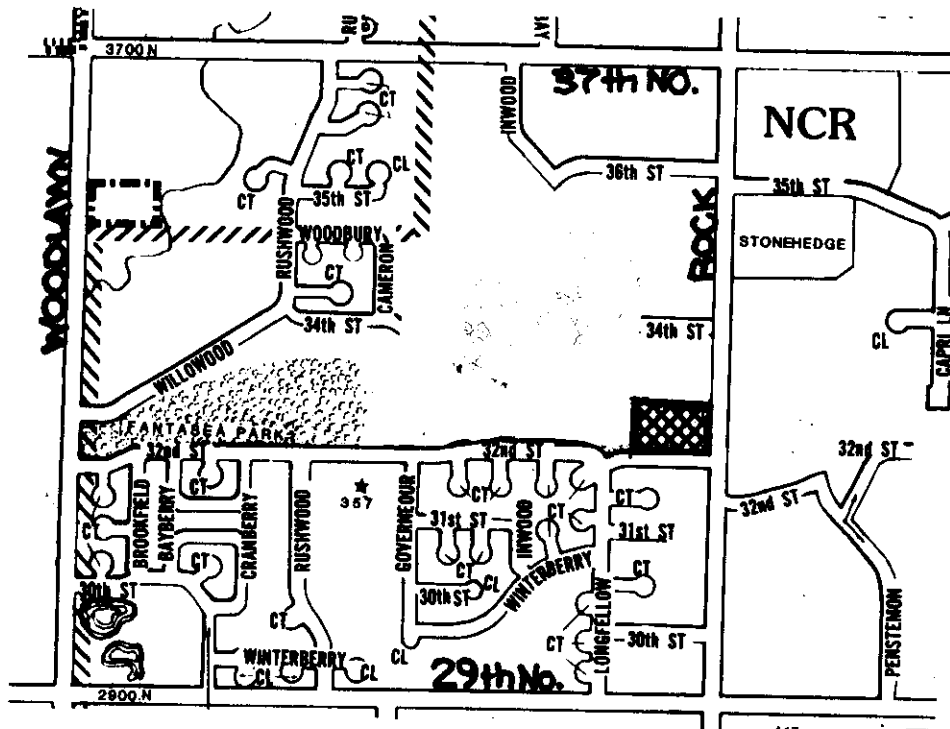
SITE SIZE: 4.8 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 3
Industrial:
Total: 3

MINIMUM LOT AREA: 0.72 Acres

CURRENT ZONING: "LC" Light Commercial & DP-158

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 proposes a joint access easement to provide Lot 1 with access to 32nd Street North across Lot 2. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The associated CUP (DP-158) provides only one opening to this track to and from Rock Road. The platlor's text indicates Lot 2 is to have the one allowed opening. The final plat tracing shall indicate complete access control along the east line of Lot 3 and make the appropriate reference in the platlor's text.
- G. The applicant is advised that the associated CUP (DP-158) permits only four (4) buildings within this parcel which is now being platted into three (3) lots. The applicant should formally advise the Planning Department of their intent by letter, as to which of the three (3) lots is to have two (2) buildings. This letter will be added to the CUP file.
- H. On the final plat tracing, reference to the wall easement shall be removed from the face and platlor's text.
- I. The final plat tracing shall indicate the temporary drainage easement as requested by City Engineering to cover existing drainage channels.
- J. The final plat tracing shall indicate easements for existing sanitary sewer lines and future extensions as requested by City Engineering.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 5, 1990

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

Re: S/D/ 89-88 KILLARNEY PLAZA FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 4, 1990, 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 December 29, 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 platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid. *won't release until they pay.*

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Northrock Realty Partners, Bank IV, 100 N. Broadway, #575,
Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

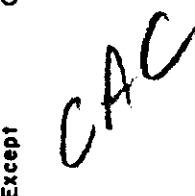
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

N.E. Corner S.E. 1/4
Sec. 31, T. 26 S., R. 2 E.

My Appointment Expires:

_____, Deputy
Ed Resa



CUP allows
only 4 buildings

How does
hot have
access?

Join + access
agreement of
from Lot
2 to Lot 1
access Road
to Lot 1 from
Lot 2