

S/D 89-57 - PHILLIPS SOUTHEAST ADDITION

Page 3

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-6

September 14, 1989

STAFF REPORT
(Final Plat Approved 9/7/89;
Preliminary Plat; Approved 8/24/89)

CASE NUMBER: S/D 89-57 - PHILLIPS SOUTHEAST ADDITION

OWNER/APPLICANT: Phillips 66 Co., 9706 S. Braden, Tulsa, OK 74136

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: Northwest corner of Pawnee & Oliver

SITE SIZE: 1.26 Acres

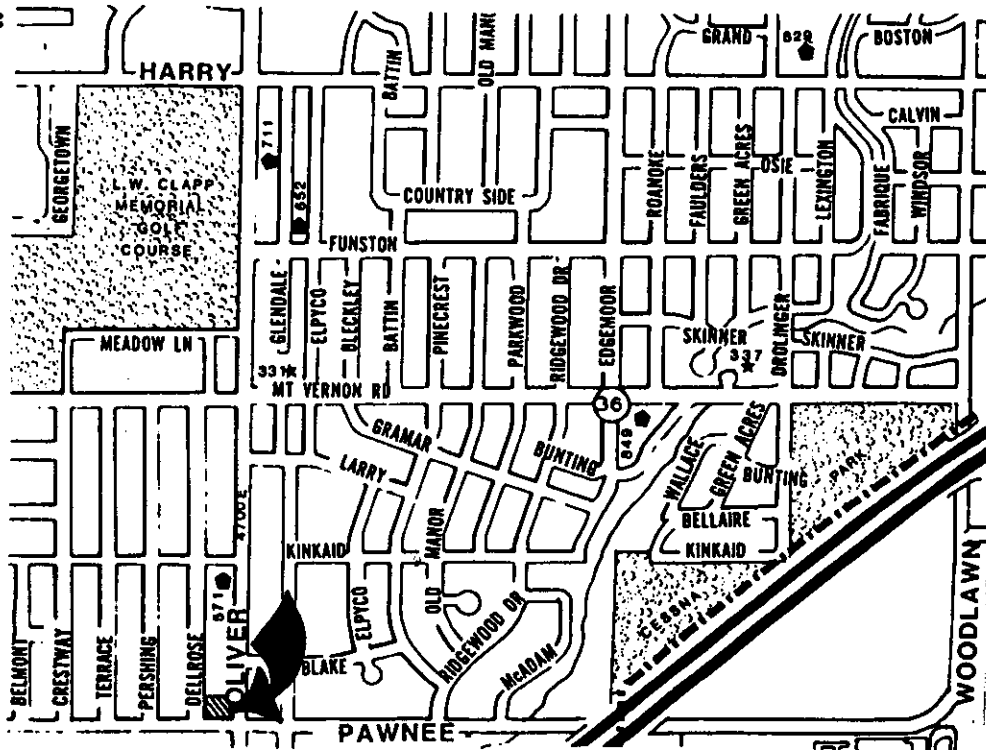
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.26 Acres

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee a decel lane adjacent to this plat along both Oliver and Pawnee.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. The applicant is advised that at the time of site development a private storm sewer extension will be required for this site.
- C. The applicant shall guarantee the closure of the driveways located within the area being shown for complete access control and the drives on Dellrose not proposed for use (three presently exist).
- 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 is advised that the private sewer easement shown on this site cannot be vacated by virtue of the plat and it's release must be obtained by other means. If the easement appears on this property's title binder, a copy of the easement shall be provided and a proper release obtained or the easement shall be shown on the final plat with appropriate book and page from the Register of Deeds.
- F. Access control to Oliver, except for one opening, shall be indicated across the north 39-feet of the plat.
- G. The access opening of 35-feet to Oliver shall be reduced to 30-feet on the final plat tracing.
- H. The final plat may indicate one additional opening to Pawnee in the area between the 35-foot opening and the west 71-feet of the plat. Complete access control shall be indicated to Pawnee across the west 71-feet of the plat.
- I. The final plat shall indicate; access control to Dellrose except for one opening.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. The City Council signature block shall correctly read "Council" not "Commission" and show "Bob Knight" signing as Mayor.

FINAL PLAT

N

280.00'

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/7/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/8/89

My Appointment Expires: _____

_____, Deputy
Ed Resa

DELL'ROSE

OLIVER

PAWNEE

SE Corner S.E. 1/4
Sec. 35, T. 27 S., R. 1 E.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

September 14, 1989

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

Re: S/D 89-57 PHILLIPS SOUTHEAST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 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:

- ☒ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ☒ 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.
- ☒ Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Yung Design, 4912 E. 29th St. N., Suite One, KS 67220
Phillips 66 Co., 9706 S. Braden, Tulsa, OK 74136
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

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