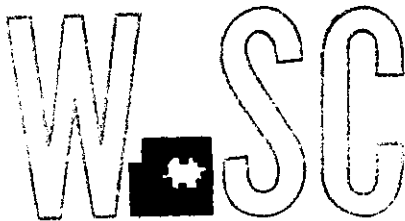


MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 4, BLOCK 1, SHALL BE ELEVATION 1344.00 M.S.L. OR ELEVATION 156.6 CITY DATUM. BUILDING SETBACK REQUIREMENTS ARE PER ROCKWOOD CENTER COMMERCIAL C.U.P. DP-41 (AMENDMENT #1).

WICHITA — SEDGWICK COUNT.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 12, 1993

P.E.C., P.A.
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 92-67 - ROCKWOOD CENTER 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on February 11, 1993, 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 February 10, 1993.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Rockwood Center Partnership, c/o Woody Taylor, 333 N. Rock
Road, Wichita, KS 67206
Mike Lindebak, City Engineer

have been paid.

- K. As requested by City Engineering, the applicant shall submit, for recording with the plat, a cross-lot drainage agreement.
- L. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

February 11, 1993

STAFF REPORT

(Final Plat Approved 2/4/93, Preliminary Plat Approved 12/23/92)

CASE NUMBER: S/D 92-67 - ROCKWOOD CENTER 2ND ADDITION

OWNER/APPLICANT: Rockwood Center Partnership, c/o Woody Taylor,
333 N. Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 South
Topeka, Wichita, KS 67202

LOCATION: Southwest corner of Central and Rock Road

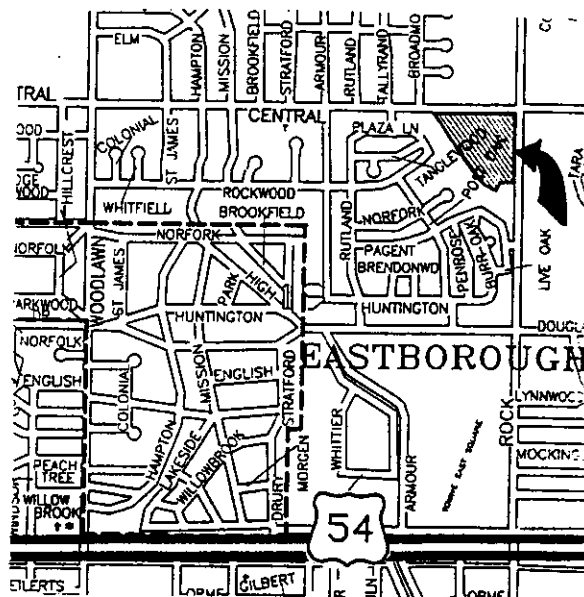
SITE SIZE: 14.82 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 5
Industrial:
Total: 5

MINIMUM LOT AREA: 42,000 sq. ft.

CURRENT ZONING: "LC", "B", and "BB" (CUP DP-41)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to Lots 2 and 3. Square footage figures shall also be submitted to Engineering so that existing guarantees may be redistributed.
- B. The applicant shall submit a guarantee to extend the decel lane, needed for this site, along Central.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the comments and conditions concerning the pipeline(s) on this site, noted during review of the Rockwood Center Addition plat, are still applicable to this replat.
- E. Since Lot 3 has no direct access to an abutting public street (Central), the applicant was either to provide an ingress-egress easement to this site across Lot 4 or create a cross-lot access agreement which assures unencumbered access for Lot 3. In either case, such a document needs to be reviewed and approved by Planning prior to such a document being recorded by the applicant. Since an easement is being created, it shall be shown on the final plat tracing with the appropriate recording information. A recorded copy of such document shall also be submitted for the plat file.
- F. Since Lots 1 & 2 are sharing an access opening, to Central, an agreement shall also be provided for this situation. Again, recording information needs to be shown in the final plat tracing, and a copy of the recorded document submitted for the plat file.
- G. The applicant is advised that this site is still subject to various screening and landscaping requirements as specified in DP-41, Amendment #1.
- H. 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.
- I. On the final plat tracing, the name of the partnership shall be printed above the signature of W. W. Taylor.
- J. As indicated by the platting binder, property taxes on this site are unpaid. Before release of the plat for recording, the applicant shall provide proof that all applicable property taxes