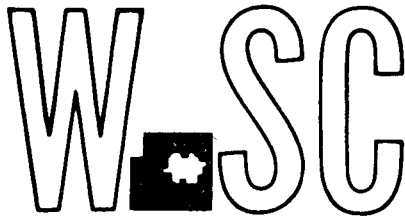


Pre-Sub 1-30-86

1. Builders Inc. Vacation of platted alley R/W. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary Plat. Item B, City Water to be extended. Water may be extended in Seneca or 55th. Main in Seneca to be 16", main in 55th to be 12".
6. Robert Rhodes Addition. Final Plat. Existing water main in 13th St. is partially adjacent to plat.
7. Lamplighter Mobile Home Park Addition. Preliminary Plat. End of existing 12" water main is 58' E. of hydrant at Southwesterly corner of plat. 12" main should be extended across to East line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final Plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of 55th St. So. . Item A, Wells.

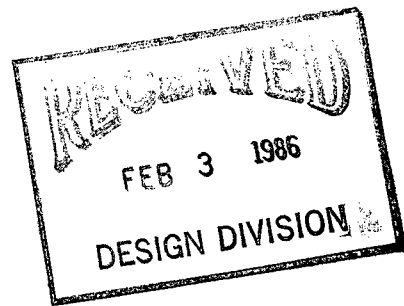
11. Beacon Hill Addition. Preliminary Plat. Item B, water to be extended. No water problem.
12. Industrial Air Center (Formerly Toben 4th). Final Plat. Item B, mains to be extended. No water problem.
13. Teal Cove 2nd Addition. Final Plat. Item B. mains to be extended.
14. Larksfeld Place Addition. Final Plat. Water mains to be extended in 29th St. N. and Gouverneur as necessary to serve the property.
15. Frank Corney. Dedicate Temporary Drainage Esmt. No water problem.
16. Builders Inc. Utility Esmt. Dedication. No water problem.
17. Slaven Hadijski. Grant Utility Esmt. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 31, 1986

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 86-12 - Final Plat of Rock Park Second Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2 and 3.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the wording in the plat's text shall be amended to more clearly reference the access control being granted and shall state that the permitted openings to Rock Road shall be determined by the City Engineer. The following wording is suggested:

"All abutter's rights of access to or from Rock Road over and across the east line of the plat, except at the location of the joint ingress/egress easements shown on the face of the plat, are hereby granted to the City of Wichita, Kansas. The location of the one (1) permitted driveway within each of the two access easements shall be determined by the City Engineer."

- D. The proposed 45-foot joint ingress and egress easements to serve Lots 1 and 2, and Lots 2 and 3 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

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O
P
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Lowell D. High

Re: S/D 86-12 - Final Plat of Rock Park Second Addition

January 31, 1986

Page 2

the driveway within the easement should also be addressed by the text of the instrument. If the easement is to be utilized for draining the lots to Rock Road, this purpose shall also be stated in the instrument.

- E. Since existing access control to Rock Road is being vacated by this replat, the final plat tracing shall make reference to the vacation of access controls by virtue of K.S.A. 12-512(b).
- F. The final plat tracing shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Rock Road Commercial Community Unit Plan (DP-84) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- G. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- H. The applicant is advised that the Community Unit Plan prohibits development of this property with any use not mentioned in Item No. 8 of the C.U.P. Restaurants are not permitted by the Community Unit Plan and, if the applicant desires to construct restaurants on this property, the C.U.P. must be amended.
- I. The final plat tracing shall indicate a 20-foot wide utility easement adjacent to the west line of the pipeline easement.
- J. The final plat tracing shall indicate the recording information for the pipeline easement on this plat.
- 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 Board of City Commissioners.

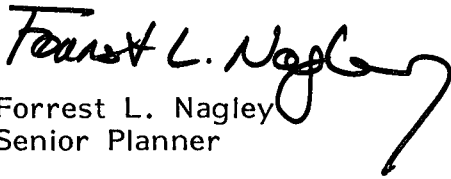
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

Lowell D. High
Re: S/D 86-12 - Final Plat of Rock Park Second Addition
January 31, 1986
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: A & J Development, 2040 S. Rock Road, Wichita, KS 67207
✓ Mike Lindebak, City Engineer

S/D No.: 86-12 Name: ROCK PARK SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: On the west side of Rock Road between Harry and Pawnee.
Owner: A & J Development, 2040 S. Rock Road, Wichita, KS 67207
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 4.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 15,904 Sq. Ft.
 4. Existing Zoning: "C"
 5. Proposed Zoning: "C" (CUP DP-84)
-
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Community Unit Plan (DP-84), and is a replat of part of Lot 8, and Lots 9 and 10, Rock Road Addition.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the wording in the plattor's text shall be amended to more clearly reference the access control being granted and shall state that the permitted openings to Rock Road shall be determined by the City Engineer. The following wording is suggested:

"All abutter's rights of access to or from Rock Road over and across the east line of the plat, except at the location of the joint ingress/egress easements shown on the face of the plat, are hereby granted to the City of Wichita, Kansas. The location of the one (1) permitted driveway within each of the two access easements shall be determined by the City Engineer.

- E. The proposed 45-foot joint ingress and egress easements to serve Lots 1 and 2, and Lots 2 and 3 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. Since existing access control to Rock Road is being vacated by this replat, the final plat tracing shall make reference to the vacation of access controls by virtue of K.S.A. 12-512(b).
- G. The final plat tracing shall reference, on the face of the plat as well as in the plattor's text, that building setbacks are per the requirements of the Rock Road Commercial Community Unit Plan (DP-84) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

- H. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- I. The applicant is advised that the Community Unit Plan prohibits development of this property with any use not mentioned in Item No. 8 of the C.U.P. Restaurants are not permitted by the Community Unit Plan and, if the applicant desires to construct restaurants on this property, the C.U.P. must be amended.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat?

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