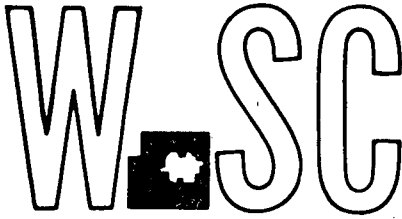


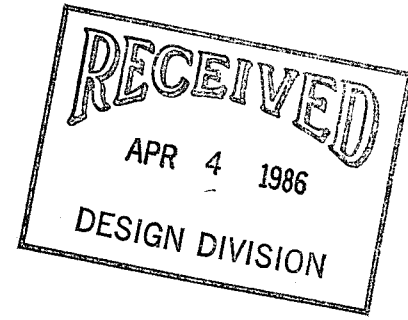
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 3, 1986



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-28 - Final Plat of Rockwood South Sixth Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, 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 March 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

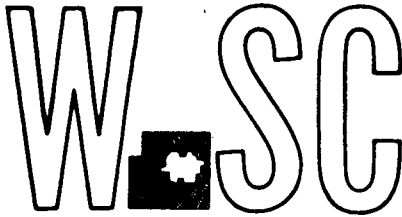
cc: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite
504, Wichita, KS 67202

A. Scott Ritchie, III, 125 North Market, Wichita, KS 67202

Mike Lindebak, City Engineer

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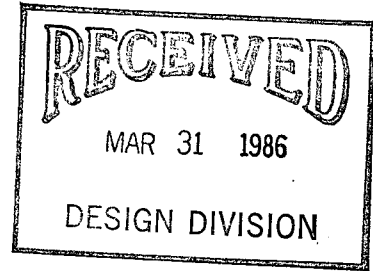
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 28, 1986



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-28 - Final Plat of Rockwood South Sixth Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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 Kellogg Mall Community Unit Plan (DP-12) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Dayton-Hudson Corporation (e.g., copy of by laws or certification from a title company).
- C. In 1981, a lot split was approved for the exception shown at the northeast corner of Whittier and Willowbrook. A requirement of that lot split was the submitting of a sidewalk certificate which stated that sidewalks would be constructed on Willowbrook and Whittier at the time of site development. This requirement was established pursuant to Section 3(c)(4) of the City Sidewalk Ordinance. The lot split applicant appealed this requirement to the City Commission. The City Commission voted to waive the sidewalk requirement. Based on the past action of the City Commission, a waiver of the sidewalks required adjacent to this commercial property is recommended.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

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Baughman Company, P.A.

Re: S/D 86-28 - Final Plat of Rockwood South Sixth Addition.

March 28, 1986

Page 2

- E. The applicant is advised that any adjustments required to existing storm sewer facilities, caused by this replat, will not be at the expense of the City, County or any utility company.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 3, 1986. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite
504 Wichita, KS 67202
A. Scott Ritchie, III, 125 North Market, Wichita, KS 67202
✓ Mike Lindebak, City Engineer

1. Slawson Investment. Vacation of Windemere Addition.
All charges for water project to be paid off as part
of vacation of plat. No water problem. (Water Proj. 88054)
2. J. T. J. Investments, Inc. . Vacation of utility easement.
No water problem.
3. Inland Investment Co. . Vacation of a portion of Echo Hills 2nd Addn.
Costs of abandoning water project to be paid as required
by vacation.
4. Northborough 2nd Addition. Preliminary Plat. No water
problem. Platted as Northborough, the three Stratford
Courts were set up for water extension under Benefit
District No. 437-76 having passed the City Commission
on 2-15-77. Costs to date are to be paid as
condition of replatting.
5. Huntington Place. Preliminary Plat. Item D, mains to be
extended, in Maize Road, and interior.
6. Horner Morgan Second Addition. Property is part of
the Ohlson Addition water project now under contract
to Duling Const. Co. . No water problem.
7. Tower Lake Estates Addition. Final plat. No city water
available, wells. No water problem.
8. Vulcan - West Addition. Final Plat. No water available,
wells.
9. Vulcan - North Addition. Final Plat. No water available,
wells.
10. University Congregational Church Addition. Final Plat.
City water in 29th St. . If annexed prior to plat
no "Outside the City Application" or Restrictive Covenant required
to obtain City Water.

- 11. Rockwood South Sixth Addition. Final Plat. Property now served, no water problem.
- 12. Chelsea Industrial Park 2nd Addition. Preliminary Plat. X'sty water in 47th St. S. to Oliver. Main to be extend south in Oliver along plat.
- 13. Charter Medical of Wichita. Grant Utility easement. No water problem.
- 14. Wichita Public Building Commission. Dedicote Street R/W. No water problem.
- 15. Executives, Inc., Grant Utility Esmt. The description for this item is in error, it should read as :

Specifically for waterlines, and street paving, described as the South thirty-five (35) feet of the two following described tracts.

The South 198 feet of the North 850.34 feet of the West Half of the East 20 rods of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County Kansas

Beginning at a point 652.34 feet South of the Northeast Corner of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 198 feet; thence west 165 feet; thence North 198 feet; thence East to Point of Beginning.

16. Other matters.

S/D No.: 86-28 Name: ROCKWOOD SOUTH SIXTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Northwest corner of Armour and Willowbrook.
Owner: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite 504
Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 9.63 Acres
2. Number of Lots:
 Residential:
 Office:
 Commercial: 2
 Industrial:
 Total: 2
3. Minimum Lot Area: 25,799.10 Sq. Ft.
4. Existing Zoning: "LC" (DP-12)
5. Proposed Zoning: "LC" (DP-12)

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Kellogg Mall Community Unit Plan (DP-12).

- A. 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 Kellogg Mall Community Unit Plan (DP-12) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Dayton-Hudson Corporation (e.g., copy of by laws or certification from a title company).
- C. In 1981, a lot split was approved for the exception shown at the northeast corner of Whittier and Willowbrook. A requirement of that lot split was the submitting of a sidewalk certificate which stated that sidewalks would be constructed on Willowbrook and Whittier at the time of site development. This requirement was established pursuant to Section 3(c)(4) of the City Sidewalk Ordinance. The lot split applicant appealed this requirement to the City Commission. The City Commission voted to waive the sidewalk requirement. Based on the past action of the City Commission, a waiver of the sidewalks required adjacent to this commercial property is recommended.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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