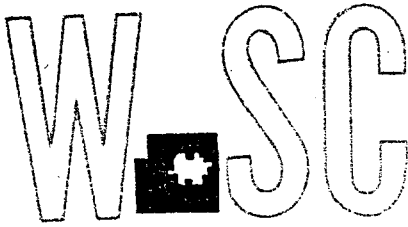


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

November 20, 1990

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

Re: S/D 88-108 - MEDITERRANEAN PLAZA 2ND ADDITION

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on November 19, 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 November 16, 1990.

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.

Please call if you have any questions.

Sincerely,

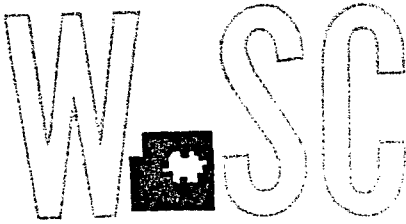
*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Woodlawn Development Company, 224 E. Douglas, Suite 450,  
Wichita, KS 67202  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 16, 1990

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

Re: S/D 88-108 - MEDITERRANEAN PLAZA 2ND ADDITION

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 15, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. Prior to this plat being scheduled for City Council review, the applicant shall request an adjustment to C.U.P., DP-188 to allow for a change in parcels or parcel boundaries so as to correspond to the lots now being platted.
- C. On the face of the plat, the word "Complete" shall be deleted from the access control to lots 1, 2, and 3, since openings are being provided from these lots to Rock Road.
- D. The plattor's text shall also be amended in regard to the complete access control being established across the north line of this plat. Since no "Reserve A" is shown on this plat, reference to it should be deleted. Both the plattor's text and face of the plat can reference the proposed North East Expressway to the north of the site, or the text can simply note that complete access control is being dedicated across this site's (lots) north line.
- E. In order to better locate the K.G. & E. easements on lot 2, the drainage easement on lots 4 and 5 and the position where the sanitary sewer easement crosses lot 1 and 4's lot line, additional dimensions shall be provided from appropriate lot corners to these easements.

- F. The applicant shall grant, by separate instrument, the private drainage easement on lot 4 that is required by the drainage plan for this plat. The text of the instrument shall clearly state which lot (lot 5) benefits from the terms of the private easement. A draft of the required separate instrument shall be submitted for staff review and approval. After approval, the instrument shall be recorded so the private easement and associated recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- G. The applicant shall submit a copy of the instrument which establishes the Farmland Industries Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The final plat shall indicate the recording information for the Farmland Industries Pipeline Easement on this property.
- I. The applicant shall provide proof, by letter from Farmland Industries or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. A note shall be placed on the face of the final plat tracing which indicates that building setbacks between lots are per requirements of C.U.P.-188. The plat's text shall also note these requirements. The present reference to a C.U.P. on the final plat is inadequate.
- K. The City Council signature block shall be amended to indicate that the plat is accepted by the City "Council" not "Commission."
- L. 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.
- M. 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.
- 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.

S/D 88-108 Mediterranean Plaza 2nd Addition  
Page 3

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, November 19, 1989. If you have any questions concerning this matter, please call.

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Woodlawn Development Company, 224 E. Douglas, Suite 450,  
Wichita, KS 67202  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3  
November 15, 1990

STAFF REPORT  
(Revised Final Plat)  
(Final Plat Approved 6/1/89;  
Preliminary Plat approved 1/12/89)

CASE NUMBER: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas,  
Suite 450, Wichita, KS 67202

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

LOCATION: East of Rock Road, north of 32nd St. North

SITE SIZE: 10 Acres

NUMBER OF LOTS

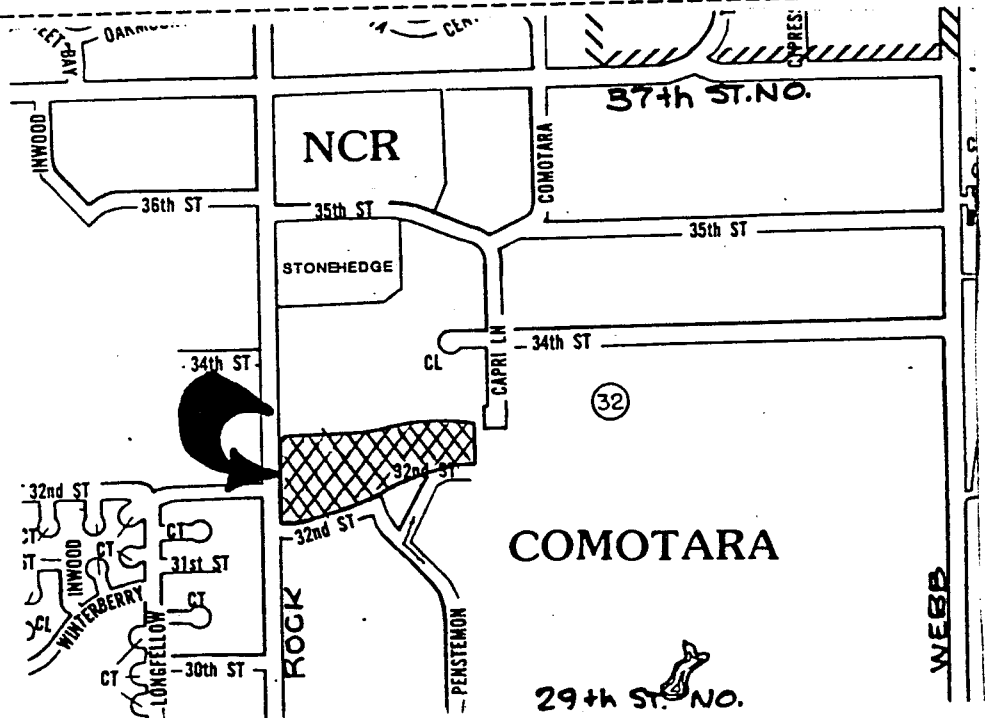
Residential:	
Office/Industrial:	1
Commercial:	4
Industrial:	1
Total:	6

MINIMUM LOT AREA: 46,000 sq. ft.

CURRENT ZONING: LC, BB & E

PROPOSED ZONING: LC(Z-2940), BB & E (DP-188)

VICINITY MAP:



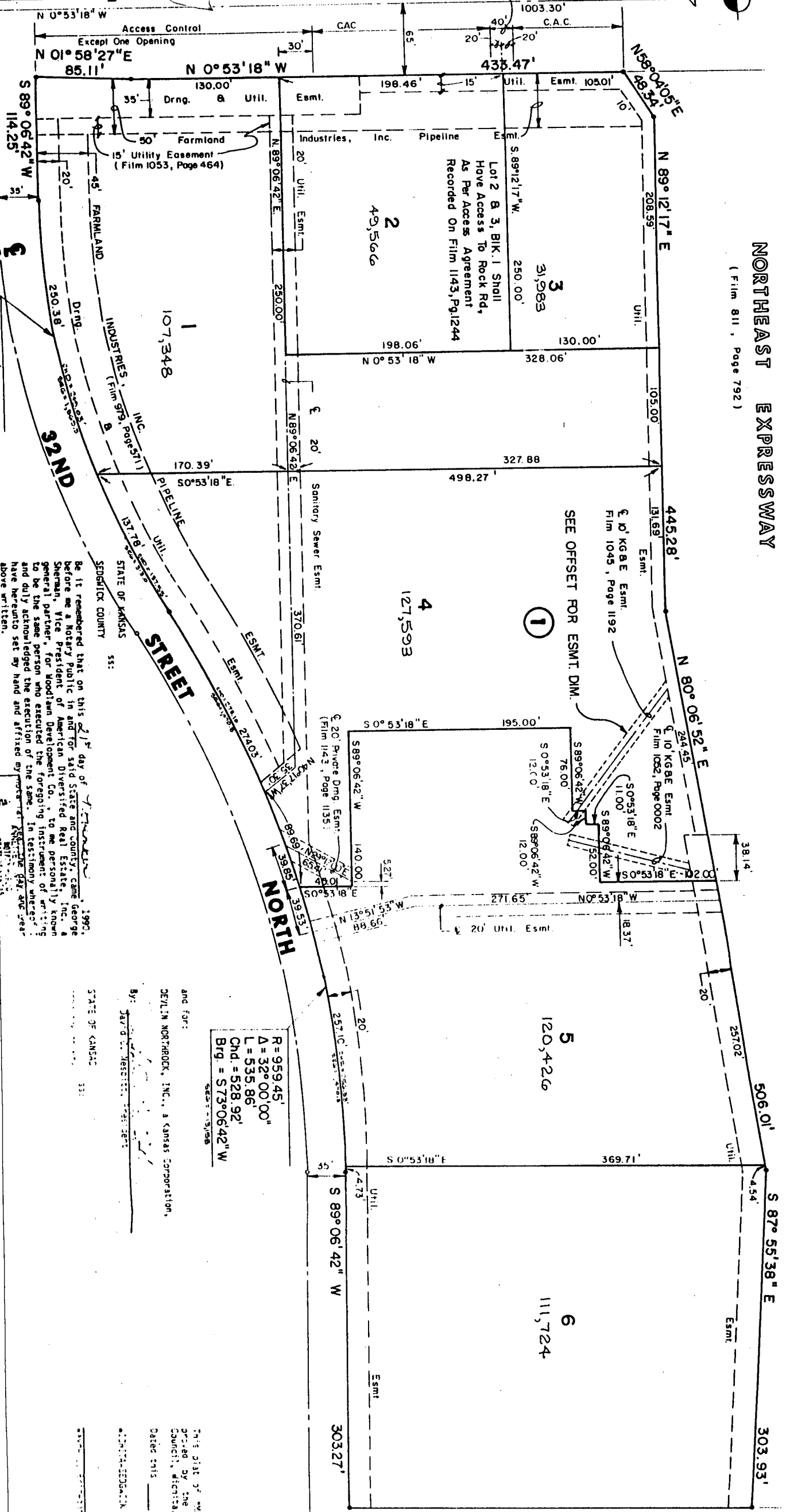
STAFF COMMENTS:

NOTE: A final plat for this site was approved by the MAPC 6/8/89. That plat, however, was not completed through the City Council. The applicant is now requesting consideration of a revised final plat for this identical area but one which now involves 6 lots rather than 4 lots as originally proposed. Both a Wolf Creek Commercial C.U.P. and zone case Z-2940, which involve just lots 1, 2, 3 and 4 of this plat, have been approved subject to platting. The zone case will provide "LC" light commercial zoning for the entirety of lots, 1, 2, 3 and 4. Although the lots in the original final plat corresponded to the boundaries of the C.U.P.'s parcels, this plat is creating a situation in which lots are now splitting or crossing parcel boundaries.

- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. City Engineering needs to indicate if any additional guarantees need to be provided such as for the extension of sanitary sewer to the new lots created by this revised final plat.
- C. Prior to this plat being scheduled for City Council review, the applicant shall request an adjustment to C.U.P., DP-188 to allow for a change in parcels or parcel boundaries so as to correspond to the lots now being platted.
- D. City and Traffic Engineering need to comment on the location of the joint access opening to Rock Road from lots 2 and 3. Preliminary discussions indicated that an opening further south may be necessary because of improvements on Rock Road and associated with the North East Expressway. If an opening is required further south, a joint access easement or agreement shall be provided for access to lot 3, across lot 2. This easement/agreement shall be established by separate instrument and will need to be approved by the Planning Department prior to the applicant recording it. A copy of the recorded document shall be submitted for the plat file. If this access is provided by establishment of an easement, it shall be depicted on the final plat tracing with the recording information.
- E. On the face of the plat, the word "Complete" shall be deleted from the access control to lots 1, 2, and 3, since openings are being provided from these lots to Rock Road.
- F. The plattor's text shall also be amended in regard to the complete access control being established across the north line of this plat. Since no "Reserve A" is shown on this plat, reference to it should be deleted. Both the plattor's text and face of the plat can reference the proposed North East Expressway to the north of the site, or the text can simply note that complete access control is being dedicated across this site's (lots) north line.

- G. In order to better locate the K.G. & E. easements on lot 2, the drainage easement on lots 4 and 5 and the position where the sanitary sewer easement crosses lot 1 and 4's lot line, additional dimensions shall be provided from appropriate lot corners to these easements.
- H. The applicant shall grant, by separate instrument, the private drainage easement on lot 4 that is required by the drainage plan for this plat. The text of the instrument shall clearly state which lot (lot 5) benefits from the terms of the private easement. A draft of the required separate instrument shall be submitted for staff review and approval. After approval, the instrument shall be recorded so the private easement and associated recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- I. The applicant shall submit a copy of the instrument which establishes the Farmland Industries Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. The final plat shall indicate the recording information for the Farmland Industries Pipeline Easement on this property.
- K. The applicant shall provide proof, by letter from Farmland Industries or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- L. A note shall be placed on the face of the final plat tracing which indicates that building setbacks between lots are per requirements of C.U.P.-188. The plat's text shall also note these requirements. The present reference to a C.U.P. on the final plat is inadequate.
- M. The City Council signature block shall be amended to indicate that the plat is accepted by the City "Council" not "Commission."
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.

NORTHEAST EXPRESSWAY  
( Film 811 , Page 792 )



Be it remembered that on this 1st day of August, 1993, before me a Notary Public in and for said State and county, came George Sherman, Vice President of American Diversified Real Estate, Inc., a general partner, for Woodlawn Development Co., to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my official seal, this 1st day of August, 1993.

AND FOR:  
DEVILIN NORTHROCK, INC., a Kansas Corporation,  
By: David W. Meservey, Licensed Professional Surveyor

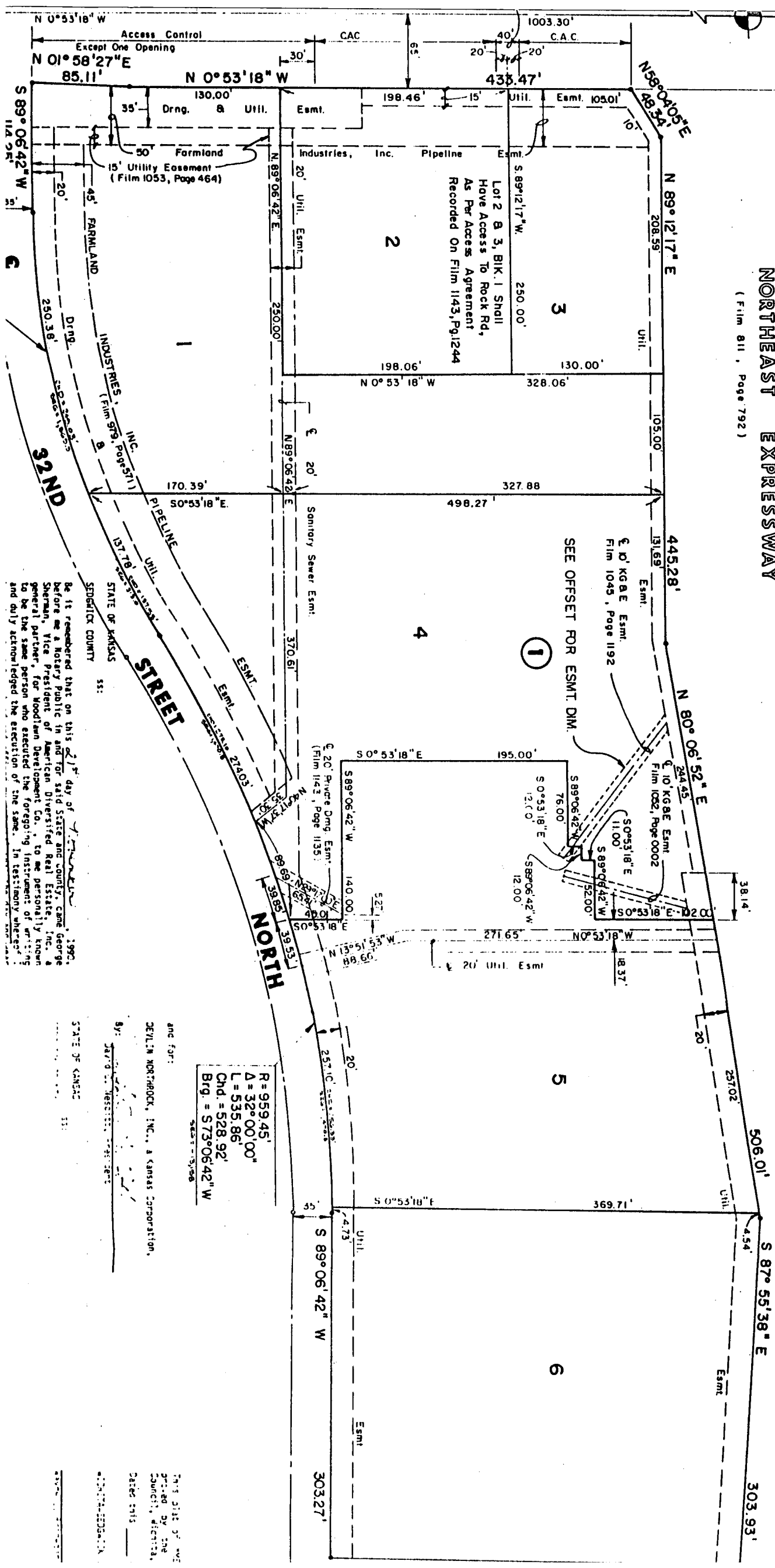
R = 959.45'  
Δ = 32° 00' 00"  
L = 535.86'  
Chd. = 528.92'  
Brg. = S73° 06' 42" W

THIS PLAT OF LAND  
PREPARED BY THE  
COUNCIL OF DISTRICTS,  
DATED THIS 1st DAY OF  
AUGUST, 1993.



MEDITERRANEAN PLAZA 2ND

NORTHEAST EXPRESSWAY  
(Film 811, Page 792)



SEE OFFSET FOR ESMT. DIM.  
 ①  
 10' KG&E Esmt. Film 1045, Page 1192  
 10' KG&E Esmt. Film 1002, Page 0002

$R = 959.45'$   
 $\Delta = 32^{\circ}00'00''$   
 $L = 535.86'$   
 $Chd. = 528.92'$   
 $Brg. = S73^{\circ}06'42''W$

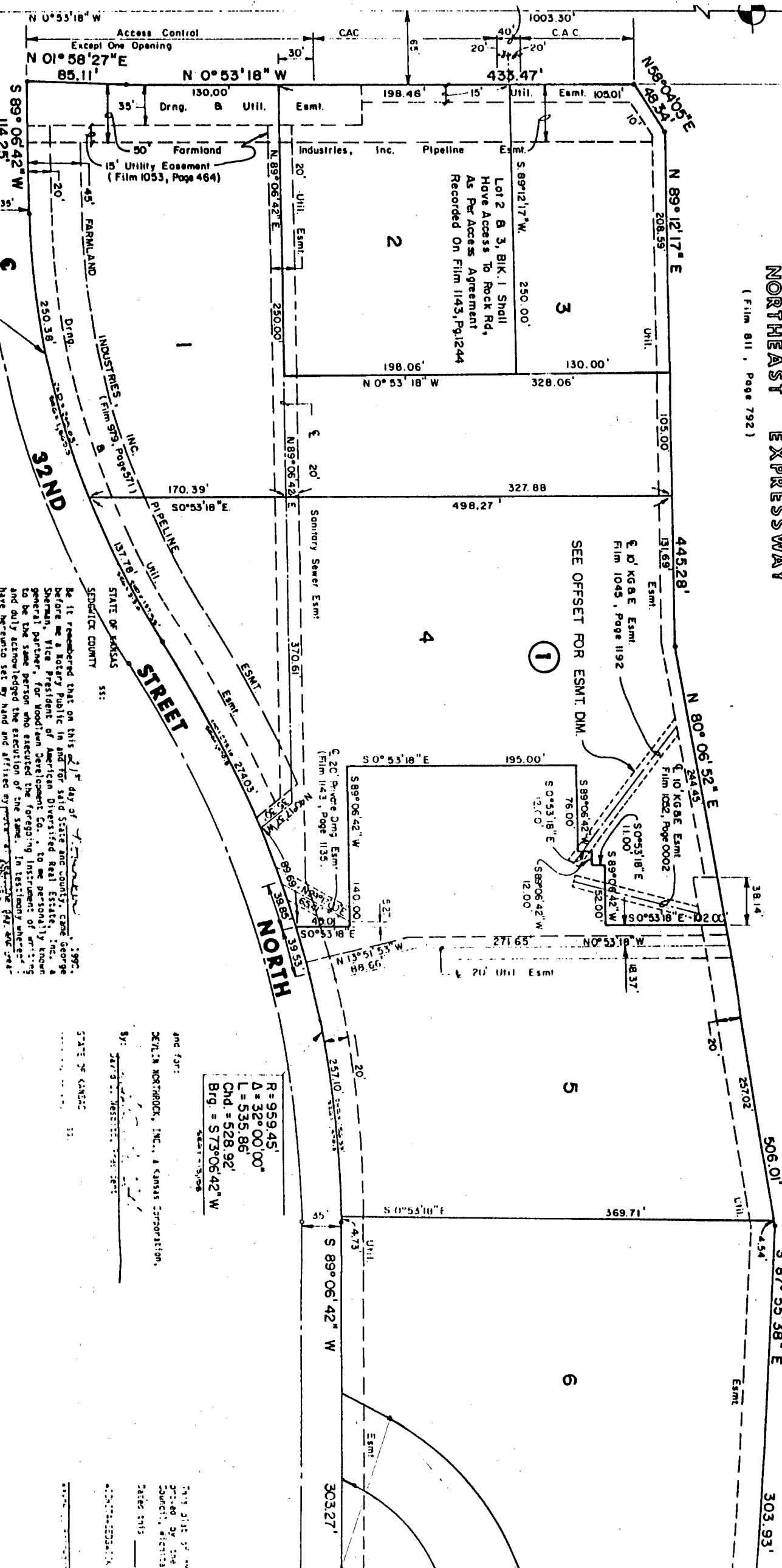
Be it remembered that on this 21<sup>st</sup> day of            1992, before me a Notary Public in and for said State and county, came George Sherman, Vice President of American Diversified Real Estate, Inc. a general partner, for Woodlawn Development Co. to me personally known to be the same person who executed the foregoing instrument of            and duly acknowledged the execution of the same. In testimony whereof,

STATE OF KANSAS  
 By:             
 Notary Public

This plat was prepared by the Council, District, dated 1915

**NORTHEAST EXPRESSWAY**  
( Film 811 , Page 792 )

**MEDITERRANEAN PLAZA**



Be it remembered that on this 21<sup>st</sup> day of            199  , before me a Notary Public in and for said State and county, came George Sherman, Vice President of American Diversified Real Estate, Inc. a general partner, for Woodman Development Co., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notary seal at            Kansas, this            day of            199  .

and for:  
WOODMAN DEVELOPMENT CO., INC., a Kansas Corporation,  
By:             
STATE OF KANSAS

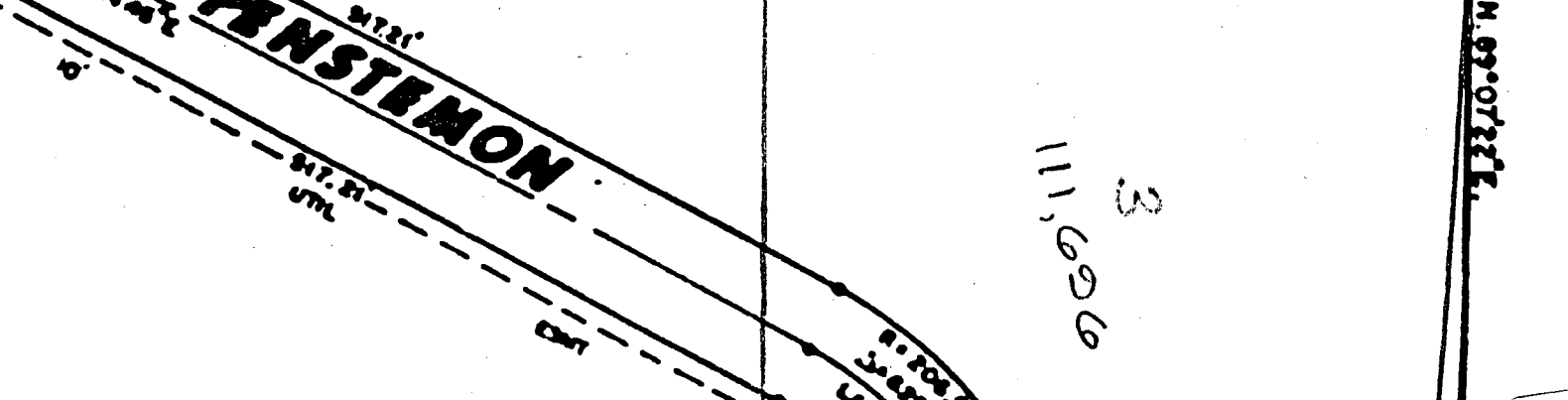
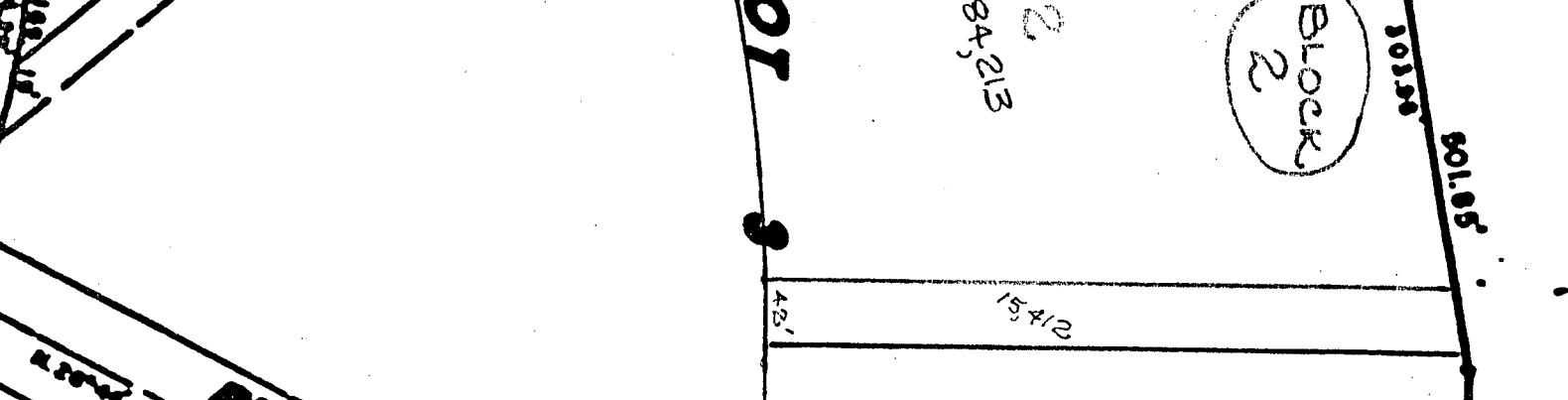
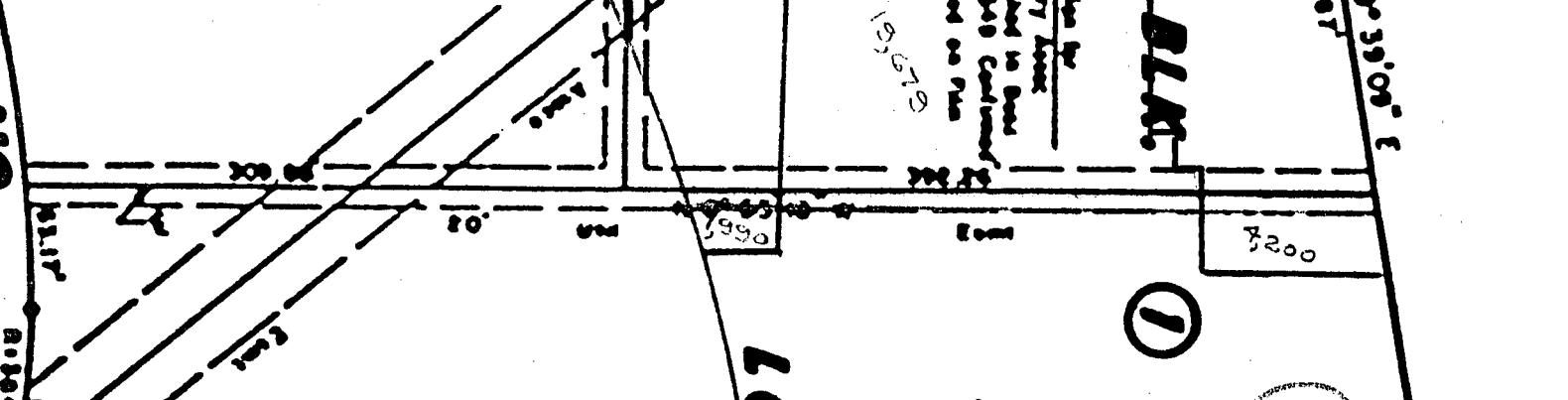
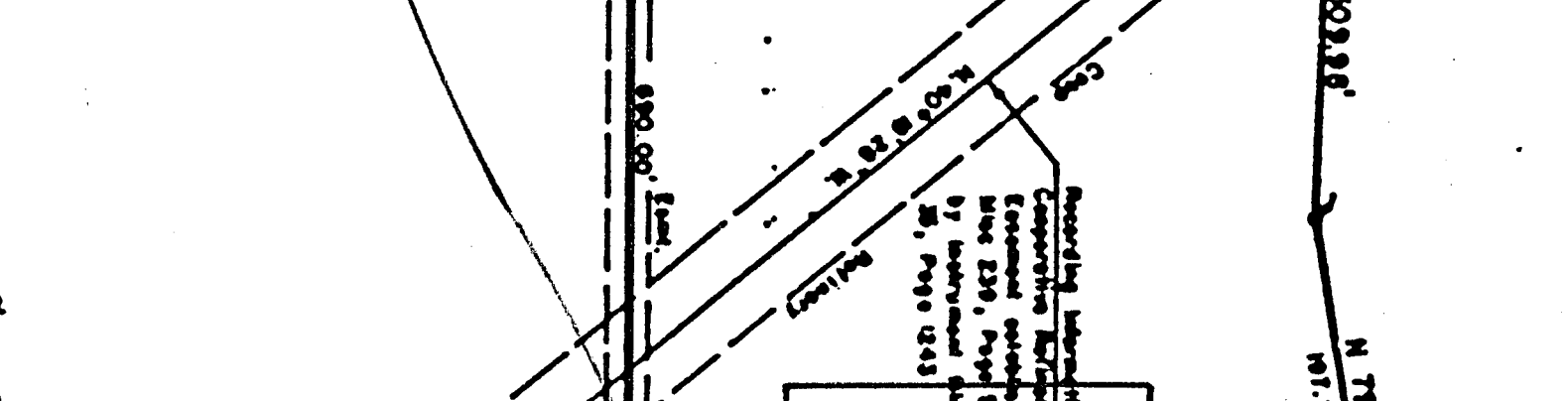
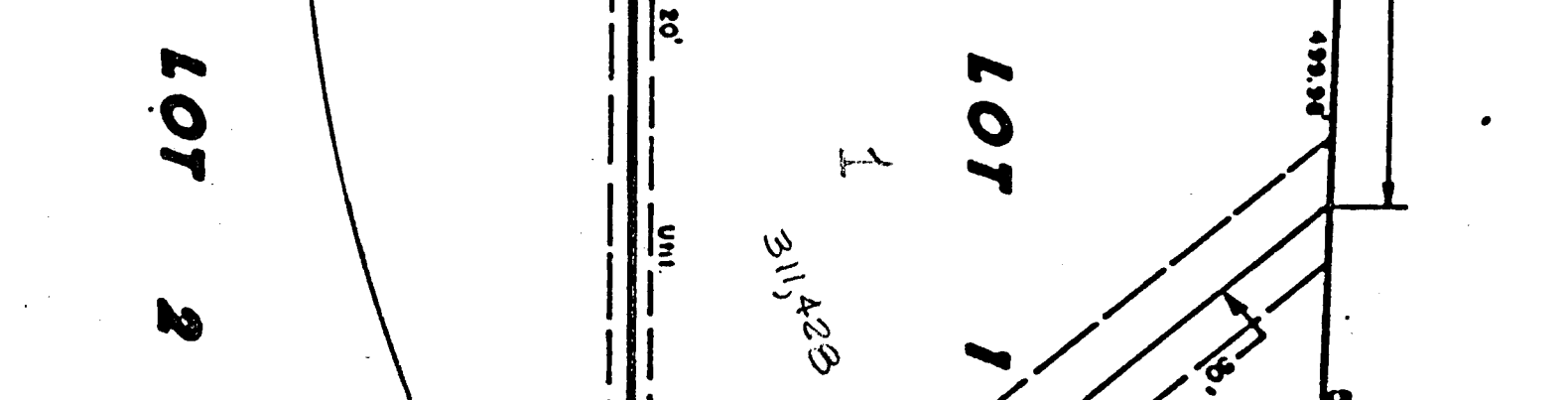
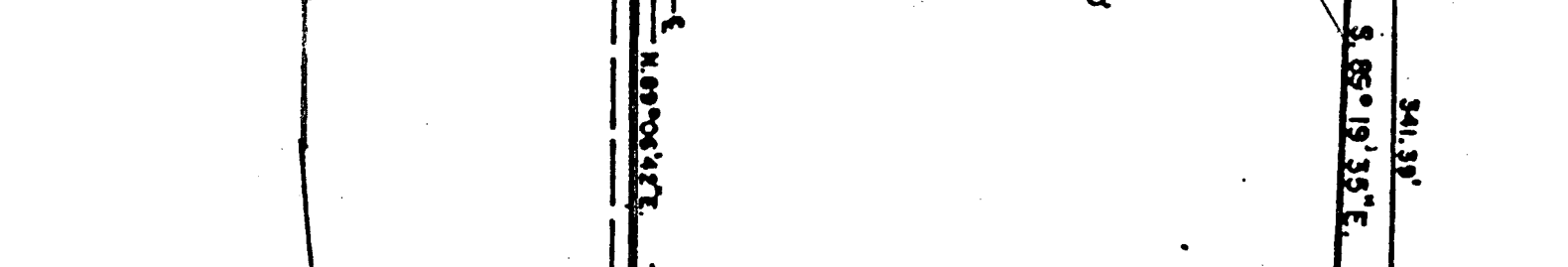
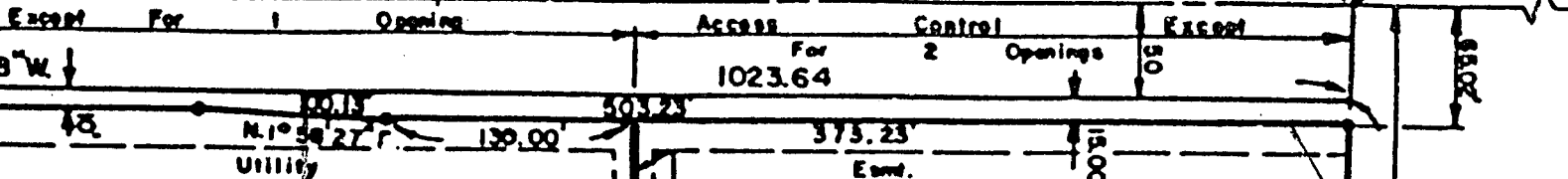
R = 959.45'  
Δ = 32° 00' 00"  
L = 535.86'  
Chd. = 528.92'  
Brg. = S 73° 06' 42" W

This plat of             
prepared by me  
and filed for  
recording this            day of            199  .

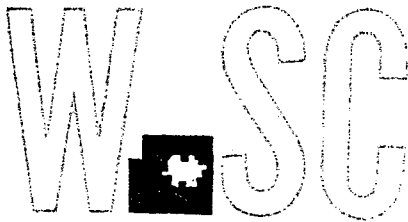
1025.00'

# ROAD

378.47'



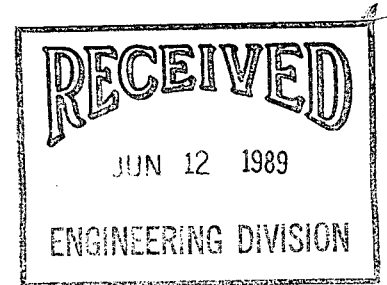
WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

June 8, 1989



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

Re: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 8, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 2, 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 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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

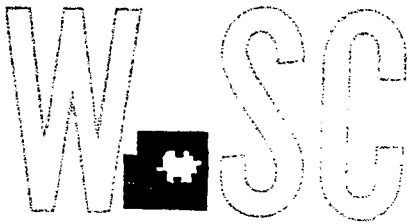
Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:sm

cc: Bill Yung Design, 4912 E. 29th St. North, 67220  
Woodlawn Development Co., 229 E. Douglas, Suite 450, 67202  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

June 2, 1989

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

Re: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 1, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall grant, by separate instrument, the private drainage easement on lot 2 that is required by the drainage plan for this plat. The text of the instrument shall clearly state which lot (lot 3) benefits from the terms of the private easement. A draft of the required separate instrument shall be submitted for staff review and approval. After approval, the instrument shall be recorded so the private easement and associated recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- C. Since the applicant now intends to continue use of the existing sanitary sewer along the southern section of lot 2 rather than relocating this line, a permanent easement shall be indicated here on the final tracing, instead of the temporary easement as shown on the final plat.
- D. The applicant shall submit a copy of the instrument which establishes the Coop Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. The final plat shall indicate the recording information for the Coop pipeline easement on this property.

- F. The applicant shall provide proof, by letter from Coop or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- G. A note shall be placed on the face of the final plat tracing which indicates that building setbacks between lots are per requirements of C.U.P.-188. The plat's text shall also note these requirements. The present reference to a C.U.P. on the final plat is inadequate.
- H. The City Council signature block shall be amended to indicate "Bob Knight" as Mayor and shall show that the plat is accepted by the City "Council" not "Commission."
- I. On the final plat tracing, the dedication of complete access control to the proposed Northeast Expressway shall be referenced in the plat's text.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, June 8, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm  
Enclosure

cc: Bill Yung Design, 4912 E. 29th St. North, Wichita, KS 67220  
Woodlawn Development Co., 229 E. Douglas, Suite 450, Wichita,  
KS 67202  
Mike Lindebak, City Engineer

June 1, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat approved 1/12/89)

CASE NUMBER: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas,  
Suite 450, Wichita, KS 67202

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

LOCATION: East of Rock Road, north of 32nd St. North

SITE SIZE: 10 Acres

NUMBER OF LOTS

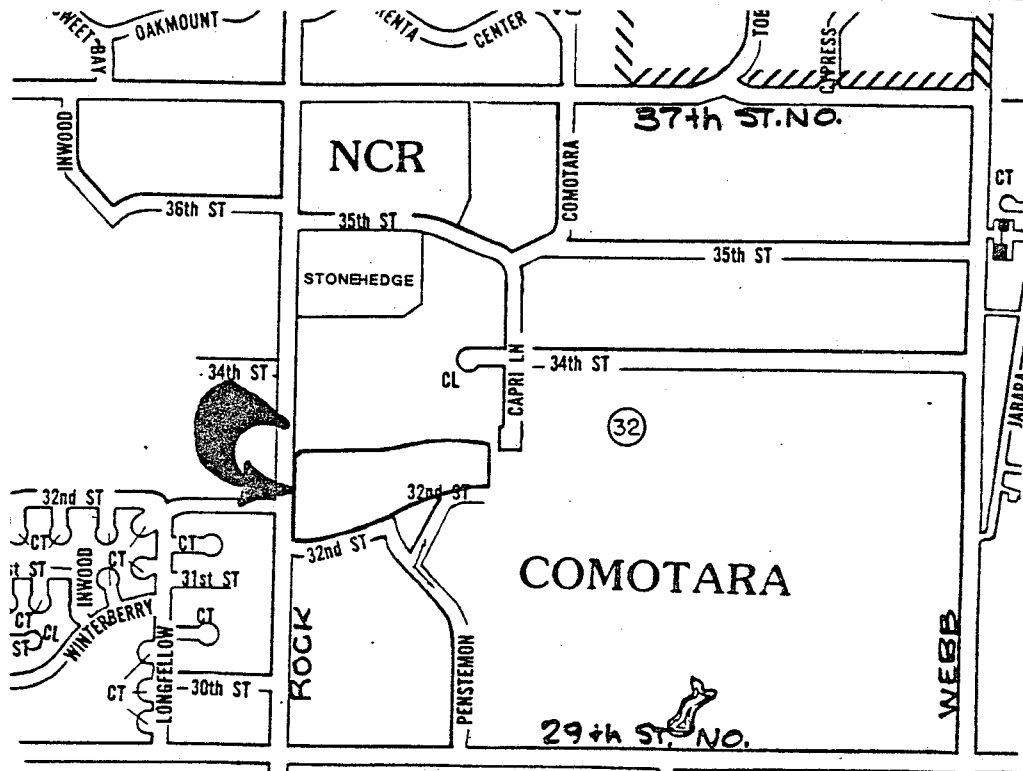
Residential:	
Office/Industrial:	1
Commercial:	2
Industrial:	1
Total:	4

MINIMUM LOT AREA: .82 Acres

CURRENT ZONING: LC, BB & E

PROPOSED ZONING: LC(Z-2940), BB & E (DP-188)

VICINITY MAP:



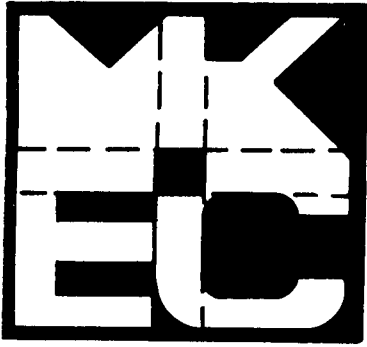
STAFF COMMENTS:

NOTE: This plat is associated with the Wolf Creek Commercial C.U.P. (DP-188) and Zone case Z-2940, both approved subject to platting. Lot 4 has been added since the plat was reviewed in preliminary form.

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- 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. The applicant shall submit a copy of the instrument which establishes the Coop Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. The final plat shall indicate the recording information for the Coop pipeline easement on this property.
- F. The applicant shall provide proof, by letter from Coop or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- G. A note shall be placed on the face of the final plat tracing which indicates that building setbacks between lots are per requirements of C.U.P.-188. The plattor's text shall also note these requirements. The present reference to a C.U.P. on the final plat is inadequate.
- H. The City Council signature block shall be amended to indicate "Bob Knight" as Mayor and shall show that the plat is accepted by the City "Council" not "Commission."
- I. On the final plat tracing, the dedication of complete access control to the proposed Northeast Expressway shall be referenced in the plattor's text.

*guarantee SS relocation*

- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. 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 with the platting of this property?



**MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.**  
3500 N. Rock Road, #800  
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Mediterranean Plaza 2nd

PROJECT #: \_\_\_\_\_ DATE: May 31, 1989

TO: Vicky Huang, P.E.  
Engineering Department - 7th Floor  
455 North Main  
Wichita, Kansas 67202

We are sending you the following items:  Attached  
 Under separate cover via \_\_\_\_\_

Prints       Specifications       Legal Descriptions  
 Tracing       Petitions       Correspondence       Other

COMMENTS:

For Your Approval  
 For Your Use  
 Approved as Noted

As Requested  
 For Your Files  
 For Review and Comment

REMARKS: Submitted herewith is the drainage plan for the above reference project for your review.

Signed: *Greg Allison*  
Greg Allison, P.E.

GA/kb



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1683  
(316) 268-4561

January 12, 1989

Bill Yung Design  
4912 E. 29th St. North  
Wichita, KS 67220

Re: S/D-88-108 - Mediterranean Plaza 2nd

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 12, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of this plat shall be subject to approval of the associated C.U.P. (DP-188) and zone (Z-2940) cases. The conditions or comments of plat approval shall also be subject to any requirements established for the C.U.P. and zoning cases.
- B. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- C. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered due to the vacation of the utility easement.
- D. The applicant shall guarantee extension of any sanitary sewer lateral required to replace the lateral being abandoned.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

S/D 88-108 Mediterranean Plaza 2nd Addition  
Page 3

Q. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew  
Junior Planner

DL:svm

Enclosure

cc: Mid Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226  
Woodlawn Development Co.  
229 E. Douglas, Suite 450  
Wichita, KS 67202  
Mike Lindebak, City Engineer

- G. The applicant shall submit a copy of the instrument which establishes the Coop Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The final plat shall indicate the recording information for the Coop pipeline easement on this property.
- I. The applicant shall provide proof, by letter from Coop or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- J. On the final plat, building setbacks between lots need not be indicated on the face of the plat. A note shall be placed on the face of the plat which indicates that building setbacks between lots are per requirements of C.U.P.-183. The plattor's text shall also note these requirements.
- K. Reference to K.S.A. 12-512(b) shall be made in the engineer's text in regard to the vacation of any previously platted easements, setbacks and access controls.
- L. On the final plat, the dedication of complete access control to the proposed Northeast Expressway shall be referenced in the plattor's text.
- M. The applicant is advised that this replat, by including a portion of Lot 3, Block 3 of the Mediterranean Plaza Addition into its perimeter, will leave that lot only as a portion of a lot and consequently it may not be eligible for issuance of a building permit. That portion of Lot 3, Block 3 may require a lot split or replat in the future. IF the applicant chooses, this portion of lot could be included as part of this replat.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6  
January 12, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas,  
Suite 450, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design

LOCATION: East of Rock Road, north of 32nd St. North

SITE SIZE: 10 Acres

NUMBER OF LOTS

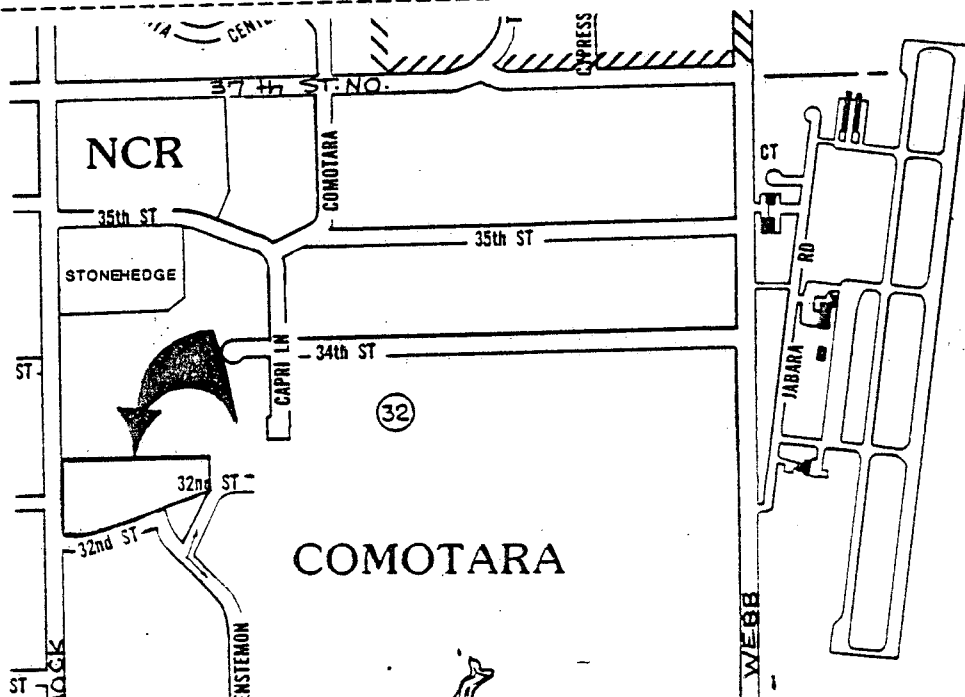
Residential:	
Office/Industrial:	1
Commercial:	2
Total:	3

MINIMUM LOT AREA: .82 Acres

CURRENT ZONING: LC, BB & E

PROPOSED ZONING: LC(Z-2940), BB & E

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat has been submitted prior to review of the Wolf Creek Commercial C.U.P. (DP-188) and zone case (Z-2940) that effect this site. Light commercial zoning is being requested for all of lots 1 and 2, which correspond to parcels 1 and 2 of the C.U.P. Lot 3 of the plat is not within the C.U.P. and will retain the existing zoning which includes "BB" office zoning for the western 99-foot projecting into lot 2, with the remainder of lot 3 being zoned "E" light industrial.
- A. Approval of this plat shall be subject to approval of the associated C.U.P. (DP-188) and zone (Z-2940) cases. The conditions or comments of plat approval shall also be subject to any requirements established for the C.U.P. and zoning cases.
  - B. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
  - C. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered due to the vacation of the utility easement.
  - D. The applicant shall guarantee extension of any sanitary sewer lateral required to replace the lateral being abandoned.
  - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The applicant should be prepared to indicate on the status of the Coop pipeline encumbering this plat. Specifically, whether this pipeline has been relocated into the easement alignment depicted on this plat or if it still crosses the center of lot 2 as shown on the first Mediterranean Plaza plat. The applicant is advised that this plat cannot be finalized unless or until the pipeline has been relocated.
  - H. The applicant shall submit a copy of the instrument which establishes the Coop Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
  - I. The final plat shall indicate the recording information for the Coop pipeline easement on this property.

- J. The applicant shall provide proof, by letter from Coop or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- K. On the final plat, building setbacks between lots need not be indicated on the face of the plat. A note shall be placed on the face of the plat which indicates that building setbacks between lots are per requirements of C.U.P.-183. The plattor's text shall also note these requirements.
- L. Reference to K.S.A. 12-512(b) shall be made in the engineer's text in regard to the vacation of any previously platted easements, setbacks and access controls.
- M. On the final plat, the dedication of complete access control to the proposed Northeast Expressway shall be referenced in the plattor's text.
- N. The applicant is advised that this replat, by including a portion of Lot 3, Block 3 of the Mediterranean Plaza Addition into its perimeter, will leave that lot only as a portion of a lot and consequently it may not be eligible for issuance of a building permit. That portion of Lot 3, Block 3 may require a lot split or replat in the future. IF the applicant chooses, this portion of lot could be included as part of this replat.
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- T. Traffic Engineering should be prepared to comment on the access controls shown to Rock Road and particularly the complete access control shown across the northern portion of lot 2.