

LETTER OF TRANSMITTAL

PROJECT: Mediterranean Plaza Commercial 2nd

PROJECT #: 88-45-103 DATE: 08/01/88

TO: Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202
ATTN: Vicky Huang, P.E.

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

We are sending the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: We are submitting for your review the drainage & utility concept for Mediteranean Plaza Commercial 2nd (Note: Existing Systems)

For Your Approval
 For Your Use
 Approved as Noted

As Requested
 For Your Files
 For Review and Comment

REMARKS:

Signed: J. Neil Jednoralski
J. Neil Jednoralski, P.E.

JNJ/sk

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8.

August 11, 1988

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 88-62 - MEDITERRANEAN PLAZA COMMERCIAL
SECOND ADDITION

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

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: North of 29th St. North and east of Rock Road

SITE SIZE: 43.9 acres

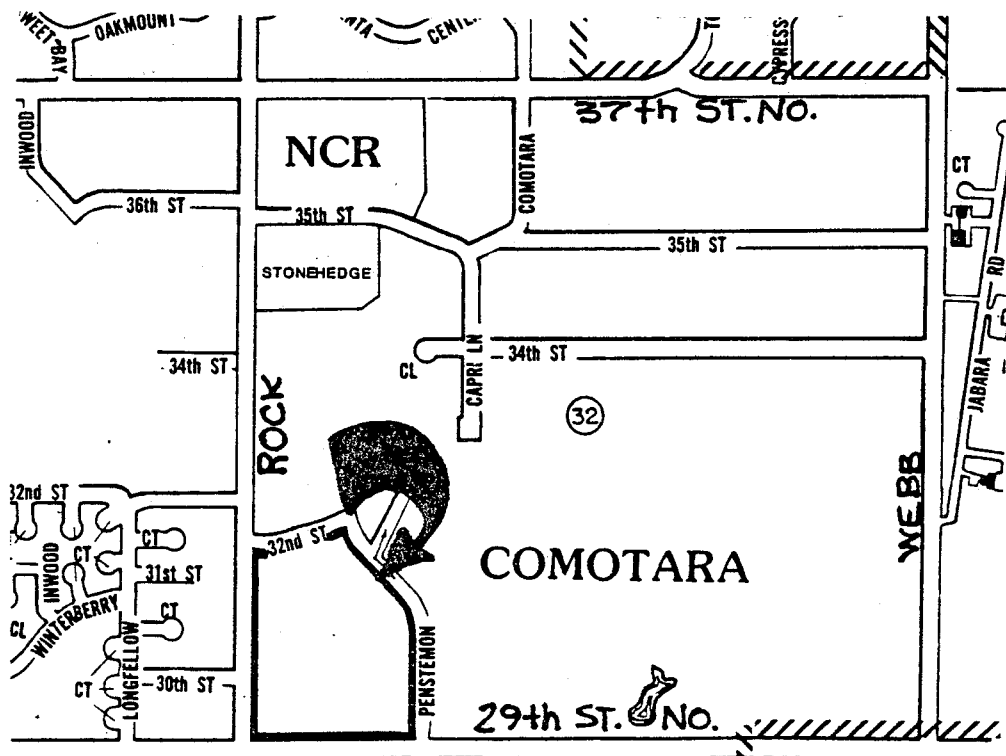
NUMBER OF LOTS

- Residential:
- Office:
- Commercial: 9
- Industrial:
- Total: 9

MINIMUM LOT AREA: 34,140 sq. ft.

CURRENT ZONING: "LC" with DP-111

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Mediterranean Plaza Commercial Community Unit Plan (DP-111).

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall provide proof by providing a copy of the pipeline easement agreement that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- D. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- E. Since the magnitude of building setbacks required on this property are tied to the size of proposed buildings, building setbacks shall not be platted. The final plat shall reference that building setbacks are per the requirements of the Mediterranean Plaza Commercial Community Unit Plan (DP-111) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department. This reference shall be made on the face of the plat, as well as in the plattor's text.
- F. The final plat shall indicate the centerlines of adjacent perimeter streets.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property (Section 7-107).
- H. Regarding access control to Rock Road from this property, the C.U.P. provides for six openings. One opening is allocated to the exception at the corner of Rock and 29th Street North.

Two openings are proposed by this replat to be allocated to Lot 7. Two openings presently exist to serve Lot 2. This leaves one opening to function as a joint access drive to serve proposed Lots 8 and 9.

The joint access easement 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.

- I. 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.
- 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. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 8, 1988

STAFF REPORT

(Final Plat; Preliminary Plat approved 8/11/88)

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SECOND ADDITION

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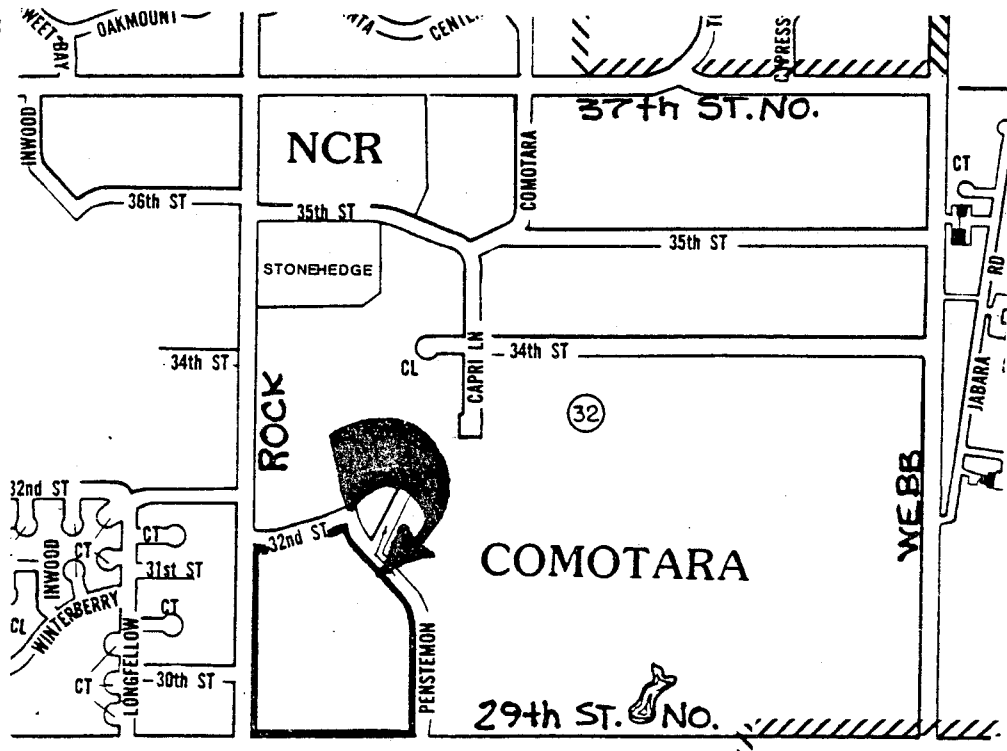
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MINIMUM LOT AREA: 34,140 sq. ft.

CURRENT ZONING: "LC" with DP-111

VICINITY MAP:



STAFF COMMENTS:

- 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 the extension of sanitary sewer to those lots not presently covered by existing guarantees.
- 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 provide proof by providing a copy of the pipeline easement agreement that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- E. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property (Section 7-107).
- G. Regarding access control to Rock Road from this property, the C.U.P. provides for six openings. One opening is allocated to the exception at the corner of Rock and 29th Street North.

Two openings are proposed by this replat to be allocated to Lot 7. Two openings presently exist to serve Lot 2. This leaves one opening to function as a joint access drive to serve proposed Lots 8 and 9.

The joint access easement 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.

- H. As indicated by the drainage concept for this plat, cross-lot drainage agreements will be required. These agreements shall be submitted with the plat for recording and shall state which lots are encumbered by the agreement. The agreement shall specify that the drainage agreement runs with the land and is binding on all future owners and assigns.
- I. 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.
- J. 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.
- 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 City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.