

S/D No.: 87-2

Name: MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Northeast corner of Rock Road and 29th Street North.
Owner: Woodlawn Development Company, 151 N. Main, Suite 300, Wichita, KS 67202
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 44.8
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 44.8 Acres
4. Existing Zoning: "LC" and "AA"
5. Proposed Zoning: "LC" with DP-111 (Z-2349)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2349) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of the Mediterranean Plaza Commercial Community Unit Plan (DP-111).

- ~~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. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Penstemon and 32nd Street North adjacent to this plat. These paving guarantees shall provide for a 41-foot roadway as specified in Section 7-201 (G) of the Subdivision Regulations.
- E. The paving petitions for 32nd Street North and Penstemon shall provide for sidewalks on each side of these commercial width streets.
- F. As provided for by the Community Unit Plan, the applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit square footage figures for existing water and sanitary sewer projects so existing special assessments can be redefined to the lots created by this plat.
- I. The final plat shall indicate the recording information for the 50-foot COOP Pipeline easement on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The applicant shall provide proof, by letter from the pipeline company or 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.

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- L. 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 plat's text.
- M. The final plat shall indicate the centerlines of adjacent perimeter streets. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- N. Since this plat is vacating previously established street right-of-way, utility easements and building setbacks, the engineer's text on the final plat shall reference K.S.A. 12-512(b).
- O. Approval of this plat is subject to approval of the applicant's amendments to the associated commercial community unit plan.
- P. Since 32nd Street North and Penstemon are not arterial streets, the final plat shall not indicate or reference the platting of access control to these commercial streets.
- Q. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- R. 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.
- S. 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.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- W. The representatives of City and Traffic Engineering should be prepared to state if the platting of this property requires a guarantee for a decel lane on Rock Road from 29th Street North to 32nd Street North.

S/D No.: 87-2 Name: MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Preliminary Approved: 1/29/87
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northeast corner of Rock Road and 29th Street North.
Owner: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 44.8
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 548,000 Sq. Ft.
4. Existing Zoning: "LC" and "AA"
5. Proposed Zoning: "LC" with DP-111 (Z-2349)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2349) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of the Mediterranean Plaza Commercial Community Unit Plan (DP-111).

- A. The applicant shall guarantee the construction of a decel lane on Rock Road adjacent to this plat. This petition will be held until a need for the decel lane is determined.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Penstemon and 32nd Street North adjacent to this plat. These paving guarantees shall provide for a 41-foot roadway as specified in Section 7-201 (G) of the Subdivision Regulations.
- E. The paving petitions for 32nd Street North and Penstemon shall provide for sidewalks on each side of these commercial width streets.
- F. As provided for by the Community Unit Plan, the applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit square footage figures for existing water and sanitary sewer projects so existing special assessments can be redefined to the lots created by this plat.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. The applicant shall provide proof, by letter from the pipeline company or 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.

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- K. 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 plat's text.
- L. The final plat shall indicate the centerlines of adjacent perimeter streets. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- M. Since this plat is vacating previously established street right-of-way, utility easements and building setbacks, the engineer's text on the final plat shall reference K.S.A. 12-512(b).
- N. Approval of this plat is subject to approval of the applicant's amendments to the associated commercial community unit plan.
- O. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- P. 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.
- Q. The plat's text, on the final plat tracing, shall be amended to more clearly state the access controls being dedicated to Rock Road and 29th Street North.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. 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 improvements required with the platting of this property?

DRAINAGE EASEMENT

THIS EASEMENT made this _____ day of _____ 1987, by and between WOODLAWN DEVELOPMENT COMPANY of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a Perpetual right of way and easement for the purpose of constructing storm sewer pipes and a drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A tract of land lying in the Southwest Quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

A 30.00 foot strip lying North of and adjacent to the North line of Mediterranean Plaza Commercial, an addition to Wichita, Sedgwick County, Kansas.

AND ALSO:

A 30.00 foot strip of land described as the East 30.00 feet of the West 95.00 feet of said Southwest Quarter, lying North of the North line of Mediterranean Plaza Commercial for a distance of 280.00 feet.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

WOODLAWN DEVELOPMENT COMPANY,
a partnership

By: _____
Donald J. Ablah, Attorney-in-fact for
Woodlawn Development Company

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this _____ day of _____, 1987.

Notary Public

My Appointment Expires: _____

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Miles. Vacation of platted minimum building pad elevation. No water problem if streets and parking grades are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Orno Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediterranean Plaza Comercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Penstemon to be tied to main in 32nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates 2nd Addition.
8. Willowbend Eighth Addition. Final plat. Item B, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item B, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Parkdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developers expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lark or Hoover and 31st. Se. No water problem. Item D, wells.
15. Amarado Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem.
20. Filing Fees.

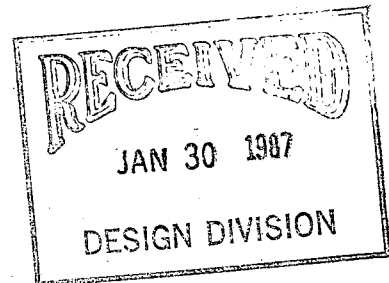
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 29, 1987



Bill G. Yung Design
4912 E. 29th North, Suite One
Wichita, KS 67220

Re: S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 1987, 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. The applicant shall guarantee the construction of a decel lane on Rock Road adjacent to this plat. This petition will be held until a need for the decel lane is determined.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Penstemon and 32nd Street North adjacent to this plat. These paving guarantees shall provide for a 41-foot roadway as specified in Section 7-201 (G) of the Subdivision Regulations.
- E. The paving petitions for 32nd Street North and Penstemon shall provide for sidewalks on each side of these commercial width streets.
- F. As provided for by the Community Unit Plan, the applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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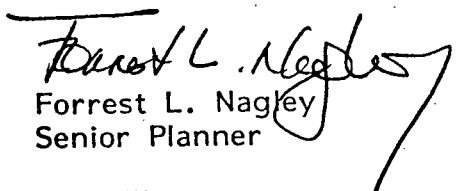
- H. The applicant shall submit square footage figures for existing water and sanitary sewer projects so existing special assessments can be redefined to the lots created by this plat.
- I. The final plat shall indicate the recording information for the 50-foot COOP Pipeline easement on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The applicant shall provide proof, by letter from the pipeline company or 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.
- L. 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 plat's text.
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- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
~~X~~ Mike Lindebak, City Engineer