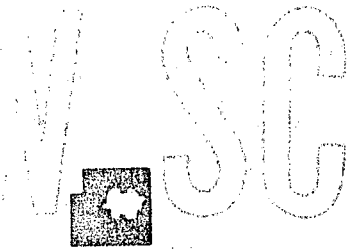


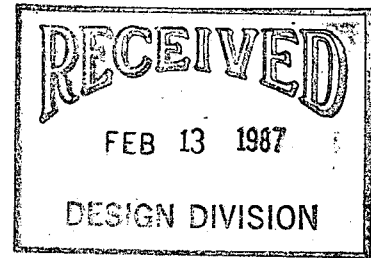
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 13, 1987



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

Re: Final Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, 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 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.
- 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 shall obtain, by separate instrument, the off-site drainage easement needed to the north of this plat.
- 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. 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.

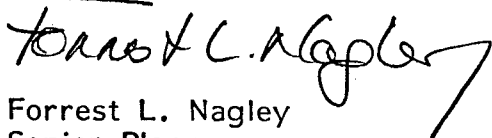
WICHITA -- SEDGWICK COUNTY

Final Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL
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, February 19, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220
X Mike Lindebak, City Engineer

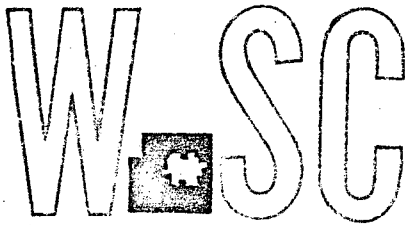
Pre-Sub 2-12-87

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S side 21st St, no main in line adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary plat. Existing 8" main in Oric. Property now served. No water problem.
3. Ormo Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Anarado Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restriction Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across Lot 1 is to be utilized for building services. Line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St. So. not shown on sketched plat. Area now served. No water problem.

Pre-Sub 2-12-87

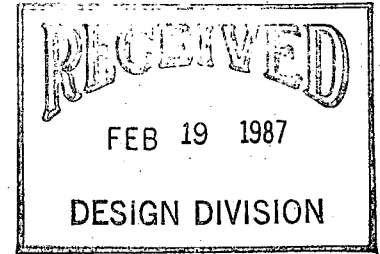
12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicat utility easement. No water problem.
14. Golf Courses of America. Dedicat utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Tansburg Park Condo. Dedicat. street R/W. No water problem.
17. Paul E. Boyan. Grant utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood River Addition. Mains to be sized to allow for fire protection with future extension to 30th 97th St So. No fire to future 12" main.
20. Other Matters.

WICHITA - SEDGWICK COUNTY



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February 19, 1987

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

Re: Final Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 1987, 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 February 13, 1987.

In addition to those conditions, the Planning Commission modified items A and F of our February 13, 1987 letter to add the sentence;

"The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way."

With this addition, items A and F now read as follows:

- 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. The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way.
- F. The applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road. The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way.

WICHITA - SEDGWICK COUNTY

Mid-Kansas Engineering Consultants, P.A.
February 19, 1987
Page 2

Also, the Planning Commission added a new condition regarding a left turn lane on adjacent 29th Street North. The new condition will be item "U" and reads as follows:

- U. The applicant shall guarantee the construction of a left turn lane on 29th Street North to serve the 6 access points proposed to this arterial street. This guarantee will be held until a need for this improvement is determined to be necessary.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th North, Suite One,
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Mike Lindebak, City Engineer