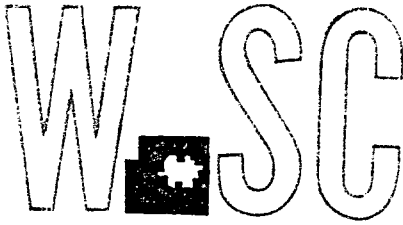


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1988

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

Re: PRELIMINARY
S/D 88-62 - MEDITERRANEAN PLAZA COMMERCIAL

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 11, 1988, 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 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. 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.
- G. The final plat shall indicate the centerlines of adjacent perimeter streets.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property (Section 7-107).
- I. 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.

- J. 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.
- K. 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.
- 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. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,


FEN
Don Losew
Planner

DL:pb

Enclosure

cc: Woodlawn development Company, 224 E. Douglas, Suite 450,
Wichita, Kansas 67202
Northrock Realty Company, 575 Bank IV Financial Center,
Wichita, Kansas 67202
✓Mike Lindebak, City Engineer