

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 1, 1981

TO See Distribution List

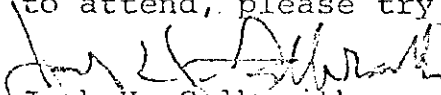
FROM Jack H. Galbraith, Chief Planner

SUBJECT Proposed plats with 32-foot street right-of-way widths
(Woodlands East and Wildwood)

Two new Comotara plats, both in the section north of 21st between Rock and Webb, have been submitted to our office for review. The developer proposes to dedicate 32 feet of right-of-way for a 29-foot street. Utility easements of 10, 15, or 20 feet adjacent to each side of the paved streets are proposed. Prior to discussing this design criteria as part of a preliminary plat at a regularly scheduled Subdivision Committee meeting, we would like to have your thoughts on this proposal. What are the major problems, if any, with installing and maintaining water lines, gas lines, etc., in easements rather than in public right-of-way?

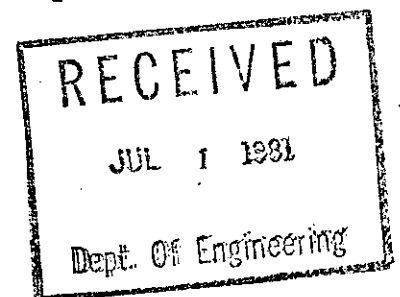
This developer advises that they believe this concept is appropriate for areas designed with cul-de-sacs, and where continuous streets leading from one type of housing to another type is not proposed. They also propose to restrict fences from going into the easements adjacent to streets as well as restricting all plant materials except grass from going in an approximately 12-foot area next to the curb. The purpose of this is obviously to reduce overall land area required for development. Each lot will have four off-street parking spaces, 2 in the garage and 2 in front of the garage.

We have had several requests during the past year to try something like this and we expect more requests in the future. I have scheduled a meeting in the Planning Department Conference Room (10th Floor, City Hall) for next Monday, July 6th, beginning at 1:00 p.m., so that we might discuss THIS issue. If you are unable to attend, please try to send a representative.

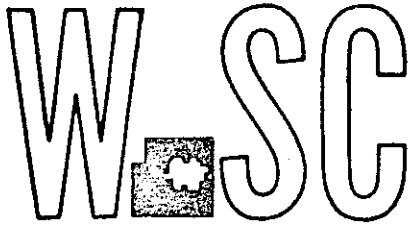

Jack H. Galbraith
Chief Planner

JHG:bh

cc: ✓ Ray Bruggeman, Director of Engineering
✓ Paul Graves, Design Chief Engineer
✓ Bill McKinley, Traffic Engineer
David Stowe, Director of Operations and Maintenance
Robert Blevins, Kansas Gas and Electric
Carol Ruff, Southwestern Bell
Gene Curless, Gas Service Company
Richard Abraham, Air Capital Cablevision
Bill Otten, Wichita Water Department
✓ Mike Lindebak, City Engineering
✓ Andy Harkness, County Engineering



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 24, 1981

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Kansas 67226

Re: S/D 81-68 - Preliminary plat of Woodlands East

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission July 23, 1981, 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 submit a final drainage plan to City Engineering prior to or at the time of submitting a final plat.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Subdivision Committee has recommended waiver of the 60-foot minimum lot frontage requirement and the street width standards of the Subdivision Regulations.
- H. The final plat shall specify the intended purpose of the proposed reserves in the platting's text.
- I. The applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.
- J. A draft of the applicant's proposed restrictive covenants shall be submitted to the Planning Department for review prior to or at the time of submission of a final plat.

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Dept. Of Engineering

- K. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of the proposed reserves. The required homeowners' association shall give the City the right to maintain the reserves in the event they are not properly maintained and assess the cost of maintenance to the property owners.
- L. Tallgrass street being platted does not coincide with the access and utility easement granted at the time Tallgrass Clubhouse Addition was platted. Most of Lot 1, Block 2, and parts of Lot 2, Block 2 and Lot 24, Block 1 are within this easement. The applicant shall file the necessary legal documents to release these lots from the easement.
- M. The street name "Peppertree" shall be changed to "Bainbridge."
- N. It is recommended that the final plat assign Penstemon Court as the name for the proposed private drive.
- O. The applicant shall provide a covenant which provides for the perpetual ownership and maintenance of the proposed private drive.
- P. The final plat shall indicate a building setback on Lot 12, Block 2, from the private drive.
- Q. The final plat shall dimension the building setback on Lots 18, 17, 10, 8, 7 and 1, all in Block 2.
- R. The final plat shall indicate the easements requested by K.G. and E, which are marked on the engineer's copy of this preliminary plat.
- S. The east-west utility easement in Block 2 north of Lots 13-17 shall be 20 feet wide the entire distance from Penstemon to the east line of the block.
- 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).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

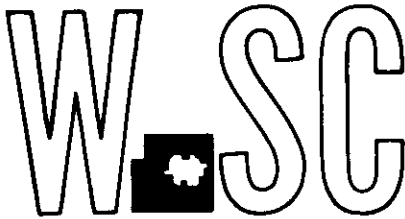
If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

cc: Ken Bengtson, Van Doren-Hazard-Stallings
260 N. Rock Rd., Suite 250, 67206
XMike Lindebak, City Engineering
Tallgrass Company, P.O. Box 4048, 67204

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

September 4, 1981

Van Doren-Hazard-Stallings
Suite 250, 260 N. Rock Road
Wichita, Kansas 67206

Re: S/D 81-68 - Final plat of Woodlands East

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 3, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. As requested by the applicant, the street name "Bainbridge" may be changed to "Peppertree".
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- E. The applicant shall guarantee the paving of all public streets being platted (except 21st Street). The applicant shall submit a covenant which provides for the paving of the private street prior to development of Lot 10, 11 or 12, Block 2.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The Subdivision Committee has recommended waiver of the 60-foot minimum lot frontage requirement and the street width standards of the Subdivision Regulations.
- H. The final plat tracing shall reference that Reserve E is platted for street, drainage and utility purposes rather than for open space.
- I. The applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.

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Dept. Of Engineering

- J. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of the proposed reserves. The required homeowners' association shall give the City the right to maintain the reserves in the event they are not properly maintained and assess the cost of maintenance to the property owners.
- K. Tallgrass street being platted does not coincide with the access and utility easement granted at the time Tallgrass Clubhouse Addition was platted. Most of Lot 1, Block 2 and parts of Lot 2, Block 2 and Lot 24, Block 1 are within this easement. The applicant shall file the necessary documents to release these lots from the easement. This shall be accomplished prior to the plat being forwarded to the City Commission for final approval.
- L. The private street shall be platted as a reserve and designated in the plat's text as being for utility and private street purposes. The applicant shall submit a covenant which provides for the perpetual ownership and maintenance of this proposed private drive.
- M. The final plat shall dimension the building setback on Lots 18, 12, 10, 8 and 7, all in Block 2.
- N. On the final plat tracing the full name "Penstemon Court" shall be indicated for the street east and south of Reserve "A".
- O. All 5-foot side yard maintenance easements shall be relabeled and granted as maintenance and utility easements.
- P. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the 15-foot street, drainage and utility easements as well as the 5-foot maintenance easements. Retaining walls and change of grade shall be prohibited within the street easements as well as fences, earth berms, and mass plantings. Any plantings proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- Q. Since some utility easements platted in Tallgrass Clubhouse Addition are being vacated by this replat, the engineer's certificate shall state that utility easements are being vacated by virtue of K.S.A. 12-512 (b).
- R. 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 guarantee-

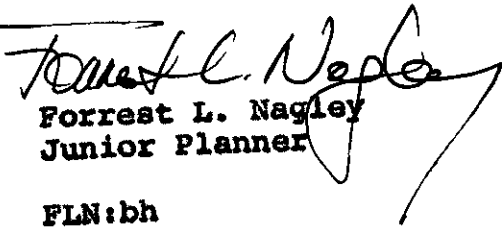
Van Doren-Hazard-Stallings
September 4, 1981
Page 2

ing 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.

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 September 10, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tallgrass Company, P.O. Box 4048 67204
Phil Frick, 700 Fourth Financial Center, 67202
x Mike Lindebak, City Engineering



**Van Doren
Hazard
Stallings**

Architects • Engineers • Planners

250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206
316/686-7303

DATE 10-22-81 JOB NO. 81-233-A0

PROJECT Woodlands East Sanitary Sewers

TO Mr. Don Schneider

FROM Mr. Michael D. Harding

REFERENCE _____

confirmation
memo

COPIES TO

Plat File

This is to confirm our conversion of October 22, 1981 regarding the sanitary sewer location of Line 2, Woodlands East. It is my understanding that Line 2, which serves lots 5 thru 12, Block 2 shall lie 10 feet west, parallel to Main 22.

We shall proceed with the sanitary sewer plans based upon this information and layout plan approval.

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OCT 23 1981

Dept. Of Engineering

WOODLANDS EAST ADDITION

AREA= 60616.4241SQ.FT. 1.391561ACRES

SEGMENT/MI 49 48 D 26 48
 CHORD= 167.2075 = 167 FT. 2 3/ 6 IN.
 ARC= 180.1253 = 180 FT. 1 3/ 6 IN.

SEG. AREA= 3283.7968 SQ. FT. 0.0753 ACRES

AREA= 57332.6273SQ.FT. 1.316176ACRES

SEGMENT/PL 48 46 D 24 46
 CHORD= 44.9005 = 44 FT. 10 37/46 IN.
 ARC= 45.0165 = 45 FT. 0 9/46 IN.

SEG. AREA= 41.8708 SQ. FT. 0.0009 ACRES

AREA= 57374.4981SQ.FT. 1.317137ACRES

AREA/BEARI 95 94 87 86 95 / LOT 1 BLK 1

PT. 95 TO PT. 94 DIST= 75.0001 BR= 89- 6- 25.6 QUAD= 3
 PT. 94 TO PT. 87 DIST= 109.4398 BR= 1- 1- 1.6 QUAD= 4
 PT. 87 TO PT. 86 DIST= 74.9999 BR= 88- 58- 58.3 QUAD= 1
 PT. 86 TO PT. 95 DIST= 109.6025 BR= 1- 1- 1.6 QUAD= 2

AREA= 8214.0893 SQ.FT., 0.188569 ACRES

94 91 90 87 94 / LOT 2-4 BLK 1

PT. 94 TO PT. 91 DIST= 150.0003 BR= 89- 6- 25.6 QUAD= 3
 PT. 91 TO PT. 90 DIST= 109.1146 BR= 1- 1- 1.6 QUAD= 4
 PT. 90 TO PT. 87 DIST= 149.9999 BR= 88- 58- 58.3 QUAD= 1
 PT. 87 TO PT. 94 DIST= 109.4398 BR= 1- 1- 1.6 QUAD= 2

AREA= 16391.5875 SQ.FT., 0.376299 ACRES

LOT 2 5469
 LOT 3 5464
 LOT 4 5458

AREA/BEARI 91 167 165 68 90 91 / LOT 5 BLK 1

PT. 91 TO PT. 167 DIST= ~~46.8066~~ 55.50 BR= 89- 6- 25.6 QUAD= 3
 PT. 167 TO PT. 165 DIST= ~~109.0226~~ 100.32 BR= ~~0- 24- 42.8~~ 2- 20- 48 QUAD= 4
 PT. 165 TO PT. 68 DIST= ~~3.8017~~ 0.6549 BR= 89- ~~12- 4.0~~ QUAD= 1
 PT. 68 TO PT. 90 DIST= 45.0000 BR= 88- 58- 58.3 QUAD= 1
 PT. 90 TO PT. 91 DIST= 109.1146 BR= 1- 1- 1.6 QUAD= 2

AREA= 6014.5079 correct 0.138074
 5042.1346 SQ.FT., 0.115751 ACRES

SEGMENT/MI 165 68 62.00 / LOT 5 BLK 1

CHORD= 0.6549 ARC= 3.80 SEG AREA= 0.0003 SQ.FT.
 0.000000 ACRES

AREA= 5042.134250.FT. 0.115751ACRES

AREA/BEARI 167 166 164 165 167 / LOT 6 BLK 1
 PT. 167 TO PT. 166 DIST= ~~105.4960~~ 106.50 BR= 89- 6- 25.6 QUAD= 3
 PT. 166 TO PT. 164 DIST= ~~139.6954~~ 145.00 BR= ~~31- 7- 25.2~~ 33- 24- 01 QUAD= 1
 PT. 164 TO PT. 165 DIST= ~~33.6956~~ 33.0354 BR= ~~74- 38- 38.7~~ 72- 03- 26.9 QUAD= 2
 PT. 165 TO PT. 167 DIST= ~~109.0226~~ 109.32 BR= ~~0- 24- 42.8~~ 2- 29- 48 QUAD= 2
 AREA= 8119.5362 correct ~~8015.5266~~ SQ.FT., 0.184011 ACRES
 0.186399

SEGMENT/MI 164 165 62.00
 CHORD= 33.6956 ARC= 34.1247 SEG AREA= 52.6084 SQ.FT.
 33.44 0.001207 ACRES

AREA= 7962.9182 SQ.FT. 0.182803 ACRES

AREA/BEARI 166 163 162 161 164 166 / LOT 7 BLK 1
 PT. 166 TO PT. 163 DIST= ~~64.6978~~ 55.00 BR= 89- 6- 25.6 QUAD= 3
 PT. 163 TO PT. 162 DIST= 108.7323 BR= 1- 1- 1.5 QUAD= 4
 PT. 162 TO PT. 161 DIST= 120.8033 BR= 69- 11- 11.2 QUAD= 1
 PT. 161 TO PT. 164 DIST= ~~40.4346~~ 38.4226 BR= ~~39- 50- 41.7~~ 38- 42- 25.8 QUAD= 2
 PT. 164 TO PT. 166 DIST= ~~139.6954~~ 145.00 BR= 31- 7- 25.2 QUAD= 3
 33- 24- 01
 AREA= 12930.0710 correct ~~13698.2224~~ SQ.FT., 0.314467 ACRES
 0.296834

SEGMENT/MI 161 164 62.00
 CHORD= ~~40.4346~~ 38.72 ARC= 41.1878 SEG AREA= 91.8644 SQ.FT.
 0.002108 ACRES

AREA= 13606.3579 SQ.FT. 0.312358 ACRES

AREA/BEARI 162 155 153 66 161 162 / LOT 8 BLK 1
 PT. 162 TO PT. 155 DIST= 85.7961 BR= 1- 1- 1.5 QUAD= 4
 PT. 155 TO PT. 153 DIST= 109.9999 BR= 88- 58- 58.4 QUAD= 1
 PT. 153 TO PT. 66 DIST= 23.8843 BR= 1- 1- 1.5 QUAD= 2
 PT. 66 TO PT. 161 DIST= 21.3154 BR= 10- 54- 55.1 QUAD= 2
 PT. 161 TO PT. 162 DIST= 120.8033 BR= 69- 11- 11.2 QUAD= 3
 AREA= 7300.7511 SQ.FT., 0.167602 ACRES

SEGMENT/MI 66 161 62.00
 CHORD= 21.3154 ARC= 21.4218 SEG AREA= 13.1341 SQ.FT.
 0.000301 ACRES

AREA= 7287.6169 SQ.FT. 0.167300 ACRES

AREA/BEARI 155 156 151 153 155 / LOT 9-10 BLK 1
 PT. 155 TO PT. 156 DIST= 99.9999 BR= 1- 1- 1.5 QUAD= 4
 PT. 156 TO PT. 151 DIST= 109.9999 BR= 88- 58- 58.3 QUAD= 1

PT. 151 TO PT. 153 DIST= 99.9999 BR= 1- 1- 1.5 QUAD= 2
 PT. 153 TO PT. 155 DIST= 109.9999 BR= 88- 58- 58.4 QUAD= 3
 AREA= 10999.9935 SQ.FT., 0.252525 ACRES ⁵⁵⁰⁰/_{each}

156 157 148 64 151 156 / LOT 11 BLK 1
 PT. 156 TO PT. 157 DIST= 75.3672 BR= 1- 1- 1.5 QUAD= 4
 PT. 157 TO PT. 148 DIST= 118.6576 BR= 74- 23- 27.5 QUAD= 2
 PT. 148 TO PT. 64 DIST= 25.5697 BR= 7- 17- 45.4 QUAD= 3
 PT. 64 TO PT. 151 DIST= 16.1151 BR= 1- 1- 1.9 QUAD= 2
 PT. 151 TO PT. 156 DIST= 109.9999 BR= 88- 58- 58.3 QUAD= 3
 AREA= 6532.6101 SQ.FT., 0.149968 ACRES

SEGMENT/MI 148 64 D 40 64
 CHORD= 25.5697 = 25 FT. 6 27/32 IN.
 ARC= 25.6596 = 25 FT. 7 59/64 IN.

SEG. AREA= 15.8547 SQ. FT. 0.0003 ACRES

AREA= 6516.7554 SQ.FT. 0.149604 ACRES

AREA/BEARI 157 158 146 147 148 157 / LOT 12 BLK 1
 PT. 157 TO PT. 158 DIST= 22.9388 BR= 1- 1- 1.5 QUAD= 4
 PT. 158 TO PT. 146 DIST= 68.3127 BR= 43- 58- 58.0 QUAD= 1
 PT. 146 TO PT. 147 DIST= 110.4847 BR= 50- 1- 4.6 QUAD= 2
 PT. 147 TO PT. 148 DIST= 37.3328 BR= 27- 47- 43.9 QUAD= 3
 PT. 148 TO PT. 157 DIST= 118.6576 BR= 74- 23- 27.5 QUAD= 4
 AREA= 7439.9612 SQ.FT., 0.170798 ACRES

SEGMENT/MI 147 148 D 40 64
 CHORD= 37.3328 = 37 FT. 4 0/64 IN.
 ARC= 37.6157 = 37 FT. 7 25/64 IN.

SEG. AREA= 49.7068 SQ. FT. 0.0011 ACRES

AREA= 7390.2544 SQ.FT. 0.169656 ACRES

AREA/BEARI 146 141 139 62 147 146 / LOT 13 BLK 1
 PT. 146 TO PT. 141 DIST= 56.2945 BR= 43- 58- 58.0 QUAD= 1
 PT. 141 TO PT. 139 DIST= 109.9999 BR= 46- 1- 1.9 QUAD= 2
 PT. 139 TO PT. 62 DIST= 42.4166 BR= 43- 58- 58.0 QUAD= 3
 PT. 62 TO PT. 147 DIST= 6.1732 BR= 41- 58- 56.6 QUAD= 3
 PT. 147 TO PT. 146 DIST= 110.4847 BR= 50- 1- 4.6 QUAD= 4
 AREA= 5769.9299 SQ.FT., 0.132459 ACRES

SEGMENT/MI 62 147 D 40 64

CHORD= 6.1732 = 6 FT. 2 5/64 IN.
ARC= 6.1744 = 6 FT. 2 3/32 IN.

SEG. AREA= 0.2217 SQ. FT. 0.0000 ACRES

AREA= 5769.7082SQ.FT. 0.132454ACRES

AREA/BEARI 141 140 137 139 141 / LOT 14-15 BLK 1

PT. 141 TO PT. 140 DIST= 99.9999 BR= 43- 58- 58.0 QUAD= 1

PT. 140 TO PT. 137 DIST= 109.9999 BR= 46- 1- 1.9 QUAD= 2

PT. 137 TO PT. 139 DIST= 99.9999 BR= 43- 58- 58.0 QUAD= 3

PT. 139 TO PT. 141 DIST= 109.9999 BR= 46- 1- 1.9 QUAD= 4

AREA= 10999.9982 SQ.FT., 0.252525 ACRES ⁵⁵⁰⁰/_{each}

140 142 134 133 60 61 137 140 / LOT 16 BLK 1

PT. 140 TO PT. 142 DIST= 15.8092 BR= 43- 58- 58.0 QUAD= 1

PT. 142 TO PT. 134 DIST= 18.7560 BR= 1- 1- 1.6 QUAD= 4

PT. 134 TO PT. 133 DIST= 109.9999 BR= 88- 58- 58.3 QUAD= 1

PT. 133 TO PT. 60 DIST= 40.9468 BR= 1- 1- 1.6 QUAD= 2

PT. 60 TO PT. 61 DIST= 43.1869 BR= 21- 28- 58.2 QUAD= 3

PT. 61 TO PT. 137 DIST= 37.9999 BR= 43- 58- 58.0 QUAD= 3

PT. 137 TO PT. 140 DIST= 109.9999 BR= 46- 1- 1.9 QUAD= 4

AREA= 8621.0147 SQ.FT., 0.197911 ACRES

SEGMENT/PL 60 61 D 35 60

CHORD= 43.1869 = 43 FT. 2 15/60 IN.
ARC= 44.3172 = 44 FT. 3 3/ 3 IN.

SEG. AREA= 124.6374 SQ. FT. 0.0028 ACRES

AREA= 8745.6521SQ.FT. 0.200772ACRES

AREA/BEARI 134 136 129 57 133 134 / LOT 17 BLK 1

PT. 134 TO PT. 136 DIST= 59.6654 BR= 1- 1- 1.5 QUAD= 4

PT. 136 TO PT. 129 DIST= 111.2306 BR= 84- 11- 0.3 QUAD= 2

PT. 129 TO PT. 57 DIST= 7.3903 BR= 2- 23- 58.9 QUAD= 3

PT. 57 TO PT. 133 DIST= 39.0531 BR= 1- 1- 1.6 QUAD= 2

PT. 133 TO PT. 134 DIST= 109.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 5839.8072 SQ.FT., 0.134063 ACRES

SEGMENT/MI 129 57 D 32 57

CHORD= 7.3903 = 7 FT. 4 39/57 IN.

ARC= 7.3947 = 7 FT. 4 21/28 IN.

SEG. AREA= 0.5431 SQ. FT. 0.0000 ACRES

AREA= 5839.2641 SQ. FT. 0.134051 ACRES

AREA/BEARI 136 135 130 128 129 136 / LOT 18 BLK 1
PT. 136 TO PT. 135 DIST= 72.1577 BR= 1- 1- 1.6 QUAD= 4

PT. 135 TO PT. 130 DIST= 36.2323 BR= 57- 25- 41.9 QUAD= 1

PT. 130 TO PT. 128 DIST= 117.9999 BR= 52- 38- 52.3 QUAD= 2

PT. 128 TO PT. 129 DIST= 33.6956 BR= 21- 35- 3.6 QUAD= 3

PT. 129 TO PT. 136 DIST= 111.2306 BR= 84- 11- 0.3 QUAD= 4

AREA= 8263.0779 SQ. FT. 0.189694 ACRES

SEGMENT/MI 128 129 D 32 128

CHORD= 33.6956 = 33 FT. 8 45/** IN.

ARC= 34.1247 = 34 FT. 1 1/2 IN.

SEG. AREA= 52.6084 SQ. FT. 0.0012 ACRES

AREA= 8210.4695 SQ. FT. 0.188486 ACRES

AREA/BEARI 130 127 126 128 130 / LOT 19 BLK 1

PT. 130 TO PT. 127 DIST= 96.0598 BR= 57- 25- 41.8 QUAD= 1

PT. 127 TO PT. 126 DIST= 110.5013 BR= 21- 6- 44.4 QUAD= 2

PT. 126 TO PT. 128 DIST= 33.6956 BR= 53- 7- 11.6 QUAD= 3

PT. 128 TO PT. 130 DIST= 118.0000 BR= 52- 38- 52.3 QUAD= 4

AREA= 7114.8065 SQ. FT. 0.163333 ACRES

SEGMENT/MI 126 128 D 32 128

CHORD= 33.6956 = 33 FT. 8 45/** IN.

ARC= 34.1247 = 34 FT. 1 1/2 IN.

SEG. AREA= 52.6083 SQ. FT. 0.0012 ACRES

AREA= 7062.1981 SQ. FT. 0.162125 ACRES

AREA/BEARI 127 106 107 55 126 127 / LOT 20 BLK 1

PT. 127 TO PT. 106 DIST= 79.2682 BR= 88- 58- 58.3 QUAD= 1

PT. 106 TO PT. 107 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 107 TO PT. 55 DIST= 19.9999 BR= 88- 58- 58.4 QUAD= 3

PT. 55 TO PT. 126 DIST= 21.6338 BR= 78- 56- 7.0 QUAD= 3

PT. 126 TO PT. 127 DIST= 110.5013 BR= 21- 6- 44.4 QUAD= 4

AREA= 6140.3622 SQ. FT. 0.140963 ACRES

SEGMENT/MI 107 55 D 32 107

CHORD= 19.9999 = 20 FT. 0 0/** IN.
ARC= 20.0793 = 20 FT. 0 51/53 IN.

SEG. AREA= 10.3066 SQ. FT. 0.0002 ACRES

AREA= 6130.0556 SQ. FT. 0.140726 ACRES

AREA/BEARI 107 106 101 100 107 / LOT 21 BLK 1

PT. 107 TO PT. 106 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 4

PT. 106 TO PT. 101 DIST= 64.9999 BR= 88- 58- 58.3 QUAD= 1

PT. 101 TO PT. 100 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 100 TO PT. 107 DIST= 64.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 6499.9990 SQ. FT., 0.149219 ACRES

100 101 103 102 100 / LOT 22 BLK 1

PT. 100 TO PT. 101 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 4

PT. 101 TO PT. 103 DIST= 60.0000 BR= 88- 58- 58.3 QUAD= 1

PT. 103 TO PT. 102 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 102 TO PT. 100 DIST= 60.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 6000.0003 SQ. FT., 0.137741 ACRES

102 103 105 104 102 / LOT 23 BLK 1

PT. 102 TO PT. 103 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 4

PT. 103 TO PT. 105 DIST= 50.0000 BR= 88- 58- 58.3 QUAD= 1

PT. 105 TO PT. 104 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 104 TO PT. 102 DIST= 50.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 4999.9999 SQ. FT., 0.114784 ACRES

104 105 109 108 104 / LOT 24 BLK 1

PT. 104 TO PT. 105 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 4

PT. 105 TO PT. 109 DIST= 60.0000 BR= 88- 58- 58.3 QUAD= 1

PT. 109 TO PT. 108 DIST= 99.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 108 TO PT. 104 DIST= 60.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 5800.0
~~6000.0000~~ SQ. FT., 0.137741 ACRES
ERROR

AREA/BEARI 6 98 122 114 123 6 / LOT 1 BLK 2

PT. 6 TO PT. 98 DIST= 110.0000 BR= 1- 1- 1.6 QUAD= 4

PT. 98 TO PT. 122 DIST= 35.5031 BR= 88- 58- 58.5 QUAD= 1

PT. 122 TO PT. 114 DIST= 47.6412 BR= 53- 34- 47.7 QUAD= 2

PT. 114 TO PT. 123 DIST= 83.9475 BR= 16- 8- 33.8 QUAD= 2

PT. 123 TO PT. 6 DIST= 95.2361 BR= 88- 58- 58.3 QUAD= 3

AREA= 8406.2470 SQ.FT., 0.192980 ACRES

SEGMENT/PL 122 114 D. 121 114

CHORD= 47.6412 = 47 FT. 7 79/** IN.

ARC= 51.2079 = 51 FT. 2 7/14 IN.

SEG. AREA= 262.1491 SQ. FT. 0.0060 ACRES

AREA= 8668.3962SQ.FT. 0.198998ACRES

AREA/BEARI 9 96 98 6 9 / LOT 2-3 BLK 2

PT. 9 TO PT. 96 DIST= 110.0000 BR= 1- 1- 1.6 QUAD= 4

PT. 96 TO PT. 98 DIST= 100.0000 BR= 88- 58- 58.3 QUAD= 1

PT. 98 TO PT. 6 DIST= 110.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 6 TO PT. 9 DIST= 99.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 11000.0008 SQ.FT., 0.252525 ACRES *5500/each*

PT. 7 97 96 9 7 / LOT 4 BLK 2

PT. 7 TO PT. 97 DIST= 110.0000 BR= 1- 1- 1.6 QUAD= 4

PT. 97 TO PT. 96 DIST= 55.0000 BR= 88- 58- 58.3 QUAD= 1

PT. 96 TO PT. 9 DIST= 110.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 9 TO PT. 7 DIST= 55.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 6050.0006 SQ.FT., 0.138888 ACRES

PT. 110 111 58 56 97 110 / LOT 5 BLK 2

PT. 110 TO PT. 111 DIST= 124.9999 BR= 88- 58- 58.4 QUAD= 3

PT. 111 TO PT. 58 DIST= 29.9999 BR= 1- 1- 1.7 QUAD= 4

PT. 58 TO PT. 56 DIST= 42.4264 BR= 43- 58- 58.3 QUAD= 1

PT. 56 TO PT. 97 DIST= 94.9999 BR= 88- 58- 58.4 QUAD= 1

PT. 97 TO PT. 110 DIST= 60.0000 BR= 1- 1- 1.6 QUAD= 2

AREA= 7049.9977 SQ.FT., 0.161845 ACRES

SEGMENT/PL 58 56 30.00

CHORD= 42.4264 ARC= 47.1238 SEG AREA= 256.8582 SQ.FT.

0.005896 ACRES

AREA= 7306.8560SQ.FT. 0.167742ACRES

AREA/BEARI 59 111 110 7 59 / LOT 6 BLK 2

PT. 59 TO PT. 111 DIST= 50.0000 BR= 1- 1- 1.5 QUAD= 4

PT. 111 TO PT. 110 DIST= 124.9999 BR= 88- 58- 58.4 QUAD= 1

PT. 110 TO PT. 7 DIST= 50.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 7 TO PT. 59 DIST= 124.9999 BR= 88- 58- 58.4 QUAD= 3

AREA= 6249.9993 SQ.FT., 0.143480 ACRES

223 59 8 85 223 / LOT 7 BLK 2

PT. 223 TO PT. 59 DIST= 52.3454 BR= 16- 11- 57.6 QUAD= 1

PT. 59 TO PT. 8 DIST= 129.9999 BR= 88- 58- 58.4 QUAD= 1

PT. 8 TO PT. 85 DIST= 50.0000 BR= 1- 1- 1.7 QUAD= 2

PT. 85 TO PT. 223 DIST= 145.4933 BR= 88- 58- 58.4 QUAD= 3

AREA= 6887.3344 SQ.FT., 0.158111 ACRES

SEGMENT/MI 223 59 D 35 59

CHORD= 52.3454 = 52 FT. 4 9/59 IN.

ARC= 53.1415 = 53 FT. 1 41/59 IN.

SEG. AREA= 138.8967 SQ. FT. 0.0031 ACRES

AREA= 6748.4376SQ.FT. 0.154922ACRES

AREA/BEARI 222 226 223 85 84 222 / LOT 8 BLK 2

PT. 222 TO PT. 226 DIST= 48.8822 BR= 24- 10- 34.1 QUAD= 4

PT. 226 TO PT. 223 DIST= 6.2882 BR= 35- 27- 12.2 QUAD= 1

PT. 223 TO PT. 85 DIST= 145.4933 BR= 88- 58- 58.4 QUAD= 1

PT. 85 TO PT. 84 DIST= 50.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 84 TO PT. 222 DIST= 130.0064 BR= 88- 58- 58.4 QUAD= 3

AREA= 7020.0976 SQ.FT., 0.161159 ACRES

SEGMENT/MI 222 226 D 191 222

CHORD= 48.8822 = 48 FT. 10 65/** IN.

ARC= 50.1439 = 50 FT. 1161/** IN.

SEG. AREA= 158.5432 SQ. FT. 0.0036 ACRES

AREA= 6861.5543SQ.FT. 0.157519ACRES

226 223 D 35 223

CHORD= 6.2882 = 6 FT. 3 51/** IN.

ARC= 6.2896 = 6 FT. 3 53/** IN.

SEG. AREA= 0.2344 SQ. FT. 0.0000 ACRES

AREA= 6861.3199SQ.FT. 0.157514ACRES

AREA/BEARI 221 205 207 222 84 83 221 / LOT 9 BLK 2

PT. 221 TO PT. 205 DIST= 16.1694 BR= 7- 17- 1.3 QUAD= 1

PT. 205 TO PT. 207 DIST= 33.0882 BR= 1- 1- 1.6 QUAD= 4

PT. 207 TO PT. 222 DIST= 0.9117 BR= 1- 25- 22.1 QUAD= 4

PT. 222 TO PT. 84 DIST= 130.0064 BR= 88- 58- 58.4 QUAD= 1

PT. 84 TO PT. 83 DIST= 50.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 83 TO PT. 221 DIST= 132.3344 BR= 88- 58- 58.4 QUAD= 3

AREA= 6518.6795 SQ.FT., 0.149648 ACRES

SEGMENT/MI 221 205 D 194 205

CHORD= 16.1694 = 16 FT. 2 7/** IN.

ARC= 16.2261 = 16 FT. 2 73/** IN.

SEG. AREA= 6.3306 SQ. FT. 0.0001 ACRES

AREA= 6512.3489SQ.FT. 0.149502ACRES

207 222 D 191 207

CHORD= 0.9117 = 0 FT. 10195/** IN.

ARC= 0.9117 = 0 FT. 10195/** IN.

SEG. AREA= 0.0009 SQ. FT. 0.0000 ACRES

AREA= 6512.3479SQ.FT. 0.149502ACRES

AREA/BEARI 220 214 225 221 83 82 220 / LOT 10 BLK 2

PT. 220 TO PT. 214 DIST= 25.1617 BR= 33- 33- 5.4 QUAD= 4

PT. 214 TO PT. 225 DIST= 18.2383 BR= 46- 1- 1.4 QUAD= 4

PT. 225 TO PT. 221 DIST= 17.6286 BR= 24- 38- 25.4 QUAD= 1

PT. 221 TO PT. 83 DIST= 132.3344 BR= 88- 58- 58.4 QUAD= 1

PT. 83 TO PT. 82 DIST= 49.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 82 TO PT. 220 DIST= 113.5388 BR= 88- 58- 58.4 QUAD= 3

AREA= 6437.4628 SQ.FT., 0.147783 ACRES

SEGMENT/MI 220 214 D 212 220

CHORD= 25.1617 = 25 FT. 1207/** IN.

ARC= 25.3613 = 25 FT. 4 37/** IN.

SEG. AREA= 23.1032 SQ. FT. 0.0005 ACRES

AREA= 6414.3596SQ.FT. 0.147253ACRES

225 221 D 194 225

CHORD= 17.6286 = 17 FT. 7 61/** IN.

ARC= 17.7022 = 17 FT. 8 3/ 7 IN.

SEG. AREA= 8.2138 SQ. FT. 0.0001 ACRES

AREA= 6406.1458SQ.FT. 0.147064ACRES

AREA/BEARI 182 216 220 82 81 182 / LOT 11 BLK 2

PT. 182 TO PT. 216 DIST= 29.9999 BR= 1- 1- 1.5 QUAD= 4

PT. 216 TO PT. 220 DIST= 20.3107 BR= 11- 3- 5.2 QUAD= 4

PT. 220 TO PT. 82 DIST= 113.5388 BR= 88- 58- 58.4 QUAD= 1

PT. 82 TO PT. 81 DIST= 50.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 81 TO PT. 182 DIST= 109.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 5535.3866 SQ.FT., 0.127074 ACRES

SEGMENT/MI 216 220 D 212 216

CHORD= 20.3107 = 20 FT. 3 79/** IN.

ARC= 20.4149 = 20 FT. 4 53/54 IN.

SEG. AREA= 12.0906 SQ. FT. 0.0002 ACRES

AREA= 5523.2959 SQ.FT. 0.126797 ACRES

AREA/BEAR 78 180 81 80 78 / LOT 12 BLK 2

PT. 78 TO PT. 180 DIST= 50.0000 BR= 1- 1- 1.5 QUAD= 4

PT. 180 TO PT. 81 DIST= 129.9999 BR= 88- 58- 58.3 QUAD= 1

PT. 81 TO PT. 80 DIST= 49.9999 BR= 1- 1- 1.6 QUAD= 2

PT. 80 TO PT. 78 DIST= 129.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 6499.9984 SQ.FT., 0.149219 ACRES

73 77 80 74 73 / LOT 13 BLK 2

PT. 73 TO PT. 77 DIST= 100.0000 BR= 1- 1- 1.6 QUAD= 4

PT. 77 TO PT. 80 DIST= 79.9999 BR= 88- 58- 58.3 QUAD= 1

PT. 80 TO PT. 74 DIST= 100.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 74 TO PT. 73 DIST= 79.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 7999.9993 SQ.FT., 0.183654 ACRES

70 76 77 73 70 / LOT 14-16 BLK 2

PT. 70 TO PT. 76 DIST= 100.0000 BR= 1- 1- 1.6 QUAD= 4

PT. 76 TO PT. 77 DIST= 150.0000 BR= 88- 58- 58.3 QUAD= 1

PT. 77 TO PT. 73 DIST= 100.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 73 TO PT. 70 DIST= 150.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 15000.0010 SQ.FT., 0.344352 ACRES ⁵⁰⁰⁰/_{each}

69 67 79 76 70 69 / LOT 17 BLK 2

PT. 69 TO PT. 67 DIST= 42.4263 BR= 46- 1- 1.6 QUAD= 4

PT. 67 TO PT. 79 DIST= 70.0000 BR= 1- 1- 1.5 QUAD= 4

PT. 79 TO PT. 76 DIST= 69.9999 BR= 88- 58- 58.3 QUAD= 1

PT. 76 TO PT. 70 DIST= 100.0000 BR= 1- 1- 1.6 QUAD= 2

PT. 70 TO PT. 69 DIST= 40.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 6550.0008 SQ.FT., 0.150367 ACRES

SEGMENT/PL 69 67 30.00

CHORD= 42.4263 ARC= 47.1238 SEG AREA= 256.8580 SQ.FT.
0.005896 ACRES

AREA= 6806.8589SQ.FT. 0.156263ACRES

AREA/BEARI 79 65 63 199 218 76 79 / LOT 18 BLK 2

PT. 79 TO PT. 65 DIST= 69.9995 BR= 1- 1- 1.6 QUAD= 4

PT. 65 TO PT. 63 DIST= 43.1869 BR= 21- 28- 58.2 QUAD= 1

PT. 63 TO PT. 199 DIST= 26.7700 BR= 43- 58- 57.9 QUAD= 1

PT. 199 TO PT. 218 DIST= 38.9040 BR= 63- 37- 50.3 QUAD= 2

PT. 218 TO PT. 76 DIST= 110.9329 BR= 1- 1- 1.6 QUAD= 2

PT. 76 TO PT. 79 DIST= 69.9999 BR= 88- 58- 58.3 QUAD= 3

AREA= 7887.1899 SQ.FT., 0.181064 ACRES

SEGMENT/PL 65 63 D 40 65

CHORD= 43.1869 = 43 FT. 2 1/4 IN.
ARC= 44.3172 = 44 FT. 3 13/16 IN.

SEG. AREA= 124.6375 SQ. FT. 0.0028 ACRES

AREA= 8011.8274SQ.FT. 0.183926ACRES

SEGMENT/MI 199 218 D 197 199

CHORD= 38.9040 = 38 FT. 10169/** IN.
ARC= 39.5236 = 39 FT. 6 7/24 IN.

SEG. AREA= 78.5365 SQ. FT. 0.0018 ACRES

AREA= 7933.2909SQ.FT. 0.182123ACRES

AREA/BEARI 76 218 201 203 219 75 76 / LOT 19 BLK 2

PT. 76 TO PT. 218 DIST= 110.9329 BR= 1- 1- 1.6 QUAD= 4

PT. 218 TO PT. 201 DIST= 10.9518 BR= 86- 7- 50.0 QUAD= 2

PT. 201 TO PT. 203 DIST= 33.0879 BR= 88- 58- 58.3 QUAD= 1

PT. 203 TO PT. 219 DIST= 6.0087 BR= 85- 54- 26.8 QUAD= 1

PT. 219 TO PT. 75 DIST= 110.3224 BR= 1- 1- 1.6 QUAD= 2

PT. 75 TO PT. 76 DIST= 50.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 5506.0587 SQ.FT., 0.126401 ACRES

SEGMENT/MI 218 201 D 197 201

CHORD= 10.9518 = 10 FT. 11 85/** IN.
ARC= 10.9650 = 10 FT. 11117/** IN.

SEG. AREA= 1.7065 SQ. FT. 0.0000 ACRES

AREA= 5504.3521SQ.FT. 0.126362ACRES

203 219 D 194 203

CHORD= 6.0087 = 6 FT. 0 21/** IN.
ARC= 6.0116 = 6 FT. 0 7/50 IN.

SEG. AREA= 0.3231 SQ. FT. 0.0000 ACRES

AREA= 5504.0290SQ.FT. 0.126355ACRES

AREA/BEARI 75 219 224 215 217 78 75 / LOT 20 BLK 2
PT. 75 TO PT. 219 DIST= 110.3224 BR= 1- 1- 1.6 QUAD= 4

PT. 219 TO PT. 224 DIST= 27.6285 BR= 68- 33- 2.7 QUAD= 1

PT. 224 TO PT. 215 DIST= 18.2383 BR= 46- 1- 1.3 QUAD= 2

PT. 215 TO PT. 217 DIST= 29.3015 BR= 23- 31- 1.6 QUAD= 2

PT. 217 TO PT. 78 DIST= 79.9999 BR= 1- 1- 1.5 QUAD= 2

PT. 78 TO PT. 75 DIST= 50.0000 BR= 88- 58- 58.3 QUAD= 3

AREA= 5493.9716 SQ.FT., 0.126124 ACRES

SEGMENT/MI 219 224 D 194 224

CHORD= 27.6285 = 27 FT. 7 61/** IN.
ARC= 27.9167 = 27 FT. 11 0/** IN.

SEG. AREA= 31.9762 SQ. FT. 0.0007 ACRES

AREA= 5461.9954SQ.FT. 0.125390ACRES

SEGMENT/PL 215 217 D 212 215

CHORD= 29.3015 = 29 FT. 3133/** IN.
ARC= 30.0683 = 30 FT. 0 11/13 IN.

SEG. AREA= 57.3752 SQ. FT. 0.0013 ACRES

AREA= 5519.3706SQ.FT. 0.126707ACRES

DUMP 1 370

1 7131.4954 5325.4286

2 7129.9067 5223.4710

3 7129.7427 5212.9422

4 7801.2069 5201.0210

5 7259.7222 5210.6346

6 7804.1358 5365.9951

7 7801.3844 5211.0195

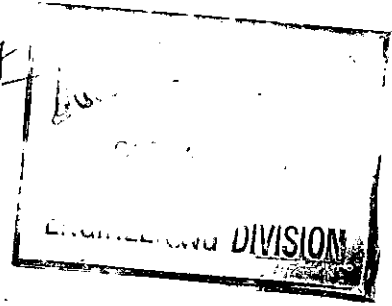
8 7801.4731 5216.0187

9 7802.3607 5266.0108

10 7803.2483 5316.0029

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Vicky



DATE: October 30, 1989

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer ✓

FROM: Robert L. Young, Principal Planner *RLY*

SUBJECT: DP-5 (Amendment No. 1) - Proposed amendment to the Woodlawn East Commercial C.U.P., generally located on the northwest corner of the Central and Rock Road intersection.

Attached for your review and comments is a copy of the proposed development plan amendment for the above-referenced property.

The applicant proposes to change the setback lines on Parcel No. 1 along Central to provide for the construction of an additional building on the site. The applicant also proposes to reduce the setback lines along Central and Rock Road on Parcel No. 2 to accommodate reconstruction of a service station. Access controls will be established with four points along Central (one being a major entrance) and three points along Rock Road (one being a major entrance). This will require closing one existing access point along Rock Road.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

RLY:jcm
Attachments

*Ack Bill Me k if he
needs a right turn lane?*

GENERAL PROVISIONS

1. LEGAL DESCRIPTION: LOT 30, BLOCK 3, WOODLAWN EAST ADDITION, WICHITA, SEDGWICK COUNTY KANSAS, EXCEPT THE NORTH 60 FEET THEREOF.
2. TOTAL NET LAND AREA = 380,285 S.F. OR 8.73 ACRES.
3. SIGNS SHALL BE PERMITTED BY SECTION 28.04.139 OF THE CITY ZONING ORDINANCES. PROVIDED HOWEVER THAT NO OFFSITE OR PORTABLE ADVERTISING SIGNS SHALL BE PERMITTED.
4. THE EXISTING MASONRY WALL ALONG THE NORTH LINE OF PARCEL 1 SHALL REMAIN IN PLACE AS A REQUIREMENT OF THIS PLAN. IF THE WALL SHOULD BE REMOVED FOR ANY REASON, A NEW 5' TO 8' HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, ARCHITECTURAL STONE OF A SIMILIAR MATERIAL SHALL BE CONSTRUCTED. THE WALL WILL BE REDUCED TO A 3' HEIGHT WITHIN 35 FEET OF ROCK ROAD.
5. THE MASONRY WALL REQUIREMENT ALONG THE WEST PROPERTY LINE SHALL BE WAIVED. MORRIS TOWN CUP SHALL MAINTAIN THE EXISTING PRIVATE WOOD FENCES FOR EACH PROPERTY OWNER OF LOTS 3, 4, AND 9, BLOCK 3, WOODLAWN EAST ADDITION, ADJACENT TO THE WEST PROPERTY LINE OF MORRIS TOWN CUP.
6. THE EXISTING PLANTING STRIP ALONG THE NORTH AND WEST AND THE WEST 150 FEET OF THE SOUTH LINE OF PARCEL 1 SHALL REMAIN IN PLACE AS A REQUIREMENT OF THIS PLAN. IF THE PLANTING STRIPS ARE REMOVED FOR ANY REASON, NEW 10' PLANTING STRIPS SHALL BE INSTALLED.
7. ACCESS CONTROL SHALL BE AS FOLLOWS:
 - 4 POINTS OF ACCESS TO CENTRAL AVE. SHALL BE ALLOWED OF WHICH ONE SHALL BE A MAJOR ENTRANCE.
 - 3 POINTS OF ACCESS TO ROCK ROAD SHALL BE ALLOWED OF WHICH ONE SHALL BE A MAJOR ENTRANCE.
8. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
10. A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.C. DIRECTOR FOR APPROVAL PRIOR TO REQUESTING A BUILDING PERMIT FOR A NEW BUILDING.

11. UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.
12. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN OR ANY AMENDMENT THERETO DOES NOT CONSTITUTE A TERMINATION OF THE PLAN, BUT THE PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNER, THEIR SECESSORS AND ASSIGNS.

PARCEL 1

- A. NET AREA = 360,035 S.F. OR 8.27 ACRES.
- B. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 20 PER CENT OF THE NET LAND AREA OR 72,005 S.F.
- C. MAXIMUM GROSS FLOOR AREA = 90,000 S.F.
- D. FLOOR AREA RATIO = 25 %
- E. MAXIMUM BUILDING HEIGHT = 35 FEET
- F. EXISTING BUILDING COVERAGE = 49,650 S.F.
- G. MAXIMUM NUMBER OF BUILDINGS = 5
- H. BUILDING SETBACKS: ROCK ROAD - 80 FEET
 CENTRAL AVE. - 50 AND 175 FEET
 WEST LINE - 35 FEET
 NORTH LINE - 35 FEET
- I. PARKING RATIO AS PER ZONING ORDINANCE SECTION NO. 28.04.140
- J. ACCESS POINTS - TWO TO CENTRAL ONE OF WHICH IS TO BE A MAJOR ENTRANCE

 TWO TO ROCK ROAD ONE OF WHICH IS TO BE A MAJOR ENTRANCE
- K. PROPOSED GENERAL USES INCLUDE RETAIL USES, LIQUOR STORES, FINANCIAL INSTITUTIONS, RESTAURANTS (EXCEPT DRIVE UP OR DRIVE THROUGH RESTAURANTS), OFFICES, PRIVATE CLUBS, AND SHOPPING CENTER FACILITIES.

