

S/D No.: 85-13 Name: JEFF & JAY ADDITION

Preliminary Approved: 2/14/85
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: Southwest corner of 29th and Rock Road.
Owner: Woodlawn Development Company, 7701 E. Kellogg, Suite 500,
Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 13.1 Acres ±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 4.4 Acres
 4. Existing Zoning: LC & AA with DP-108
 5. Proposed Zoning: LC with DP-108 (Z-2325)
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STAFF COMMENTS:

- NOTE: This property is subject to the provision of Community Unit Plan (DP-108). Lot 1 will be developed with all uses permitted in "BB" except that no residential uses shall be constructed. Lot 2 will be developed with general office and retail uses. The applicant's associated zone case (Z-2325) has been approved subject to platting.
- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
 - B. The applicant shall guarantee the extension of City water to serve Lot 1.
 - C. In accordance with DP-108, the applicant shall submit guarantees for the construction of major entrances (including related decel lanes) to serve Lot 1 from 29th Street and Lot 2 from both 29th Street and Rock Road. If the major entrances cannot be specified prior to preparing the final plat, the additional right-of-way needed for the associated decel lanes will have to be granted by separate instrument prior to the issuance of any building permits. The guarantee submitted for the decel lanes shall provide for money to cover the cost of constructing those portions of the major entrances which are within street right-of-way.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
 - G. The access control of the final plat tracing, from Lot 1 to 29th Street North, shall be corrected to agree with the text of the Community Unit Plan by indicating "access control except for three openings." In addition, the access control shall be extended to the east to cover the lot's entire frontage to 29th Street North.
 - H. As required by the C.U.P., if structures constructed on Lot 2 have a surface that appears to have a rear side facing south or southwest, then a masonry wall is required to be constructed adjacent to the south, southwesterly line of Lot 2. If structures are constructed on Lot 2, in such a manner as to require the masonry wall construction, a problem will exist with the proposed 10-foot utility easement adjacent to the south, southwesterly line of Lot 2. In order to allow for the possible wall construction, the final plat shall indicate the 10-foot utility easement one or two feet within the lot's property line.

- I. The final plat tracing shall label the 40 feet of "complete access control" from the northeast corner of the property along both Rock Road and 29th Street North.
- J. Since the legal description for this plat references a tie point to the north-east corner of Comotara Retirement Center, the final plat tracing shall label this lot corner on the face of this plat.
- K. The final plat tracing shall reference the recording information for the instruments which dedicated the 70 feet of half-street right-of-way for 29th Street North and the 50 feet of half-street right-of-way for Rock Road adjacent to this unplatted tract. If these rights-of-way presently exist only as "road easements" they shall be dedicated outright by this plat.
- L. As this property is presently unplatted, the platator's text on the final plat tracing shall be amended to delete the reference to vacating lots by virtue of K.S.A. 12-512(b). The applicant's agent shall be prepared to advise what existing easements on this unplatted tract are being vacated by this plat.
- M. On the final plat tracing, the legal description in the engineer's text shall be corrected to delete duplication of bearing "S 89° 04' 12" W" (lines 7 and 8 of text).
- N. Closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are proposed drainage easements acceptable and what drainage improvements need to be guaranteed by this plat.

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 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The final plat shall reference, on the plat's text as well as the face of the plat, that building setbacks are per the ABKO 18 and 18A Community Unit Plan (DP-108). Building setbacks should not be platted.
 - G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
 - H. The access control of the final plat, from Lot 1 to 29th Street North, shall be corrected to agree with the text of the Community Unit Plan by indicating "access control except for three openings." In addition, the access control shall be extended to the east to cover the lot's entire frontage to 29th Street North.

- I. As required by the C.U.P., if structures constructed on Lot 2 have a surface that appears to have a rear side facing south or southwest, then a masonry wall is required to be constructed adjacent to the south, south-westerly line of Lot 2. If structures are constructed on Lot 2, in such a manner as to require the masonry wall construction, a problem will exist with the proposed 10-foot utility easement adjacent to the south, south-westerly line of Lot 2. In order to allow for the possible wall construction, the final plat shall indicate the 10-foot utility easement one or two feet within the lot's property line.
- J. The final plat shall more clearly delineate Lot 2's south line.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Sub-division Regulations.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.