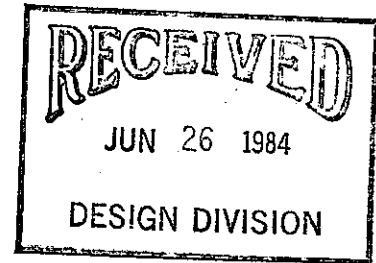


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



June 22, 1984

Bill G. Yung Design  
8225 East 35th Street North  
Wichita, Kansas 67226

Re: S/D 84-66 - 37TH - ROCK ROAD ADDITION

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, 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 right-of-way for Inwood west of Lot 1 shall be increased to 66 feet as it is a street serving multi-family development. All streets being platted with this addition shall be guaranteed to be paved 37 feet in width (back to back). The transitions on 36th and 34th Streets from the 41-foot paving width as required in Comotara Office Center to the 37-foot width shall be gradual. Sidewalks are required on both sides of all streets.
- B. The applicant shall guarantee extension of sanitary sewer to serve Lot 1.
- C. The applicant shall guarantee extension of City water in 36th Street from the east line of the lot to the west line of the lot.
- D. The applicant shall obtain by separate instrument the dedication of that part of Inwood Street shown on the preliminary plat which is not to be included in the final plat. A guarantee for paving this portion of street right-of-way, including sidewalks on each side, shall be submitted.
- E. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- F. The applicant shall obtain those off-site drainage easements required by the drainage plan for this property.
- 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 install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the preliminary plat is for your information and files.

If you should have any questions, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:blw

cc: Mike Lindebak, City Engineer

Woodlawn Development Company, P.O. Box 8128, Wichita, KS. 67226

Landmark Communities, Inc., 3500 N. Rock Rd., #100, Wichita, KS. 67226

**THE CITY OF WICHITA**

**OFFICE OF City Engineer**

**DATE July 30, 1984**

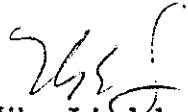
**TO Forrest Nagley, Senior Planner**

**FROM Mike Lindebak, City Engineer**

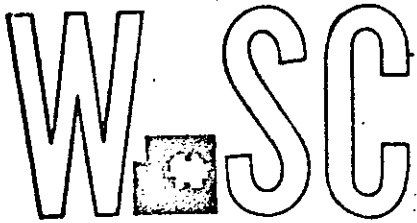
**SUBJECT Comotara Office Center Addition and  
37th - Rock Addition**

**Please be advised that the necessary paving, drainage and sanitary sewer petitions associated with the above referenced plat has been submitted. Signatures on the petition represent 100 % of the land area in the improvement districts.**

**The required off-site easements and dedications have also been submitted.**

  
**Mike Lindebak  
City Engineer**

**ML:mgr**



**METROPOLITAN AREA PLANNING  
COMMISSION**

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

**July 6, 1984**

**Mid-Kansas Engineering Consultants, P.A.**  
**Attention: Mike Harding**  
**240 N. Rock Rd., Suite 130**  
**Wichita, Kansas 67206**

**Re: S/D 84-66 - Final plat of 37th-Rock Addition**

**Dear Mr. Harding:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. All streets being platted with this addition shall be guaranteed to be paved 37 feet in width (back to back). The transitions on 36th and 34th Streets from the 41-foot paving width as required in Comotara Office Center to the 37-foot width shall be gradual. Sidewalks are required on both sides of all streets.
- B. The applicant shall guarantee extension of sanitary sewer to serve Lot 1.
- C. The applicant shall guarantee extension of City water in 36th Street from the east line of the lot to the west line of the lot.
- D. The applicant shall obtain by separate instrument the utility easement necessary for extending sanitary sewer to this property. This instrument shall first be submitted to City Engineering for review and approval and then, submitted to the Planning Department for recording with the plat.
- E. The applicant shall obtain those off-site drainage easements required by the drainage plan for this property. These instruments shall first be submitted to the City Engineer's Office for review and approval, and then, submitted to the Planning Department for recording with the plat.
- F. The applicant shall guarantee those drainage improvements required by the approved drainage plan on file in the City Engineer's Office.

Mid-Kansas Engineering Consultants, P.A.  
Attention: Mike Harding  
July 6, 1984  
Page 2

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, the wording in the plat's text shall be corrected to reference that 2 openings to 37th Street are being provided.
- I. Closure computations shall be submitted with the final plat tracing.
- J. On the final plat tracing, the north line of Inwood Street shall be indicated with a dashed line as opposed to a solid line. A dashed line shall also be indicated across the east end of 36th Street North.
- K. On the final plat tracing, reference to the building setbacks required by the associated Community Unit Plan shall be corrected to reference DP-115 rather than DP-121.
- L. Since the applicant's drainage plan requires a drainage improvement through the adjacent 50-foot Cooperative Refinery Easement, the applicant is advised that any lowering, encasement or relocation of the gas line shall be at his expense and without cost to the City.
- M. The applicant shall obtain by separate instrument the dedication of that part of Inwood Street shown on the preliminary plat which is not to be included in the final plat. A guarantee for paving this portion of street right-of-way, including sidewalks on each side, shall be submitted. *Need to know if legal description is correct*
- N. 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.

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, July 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

Mid-Kansas Engineering Consultants, P.A.  
Attention: Mike Harding  
July 6, 1984  
Page 3

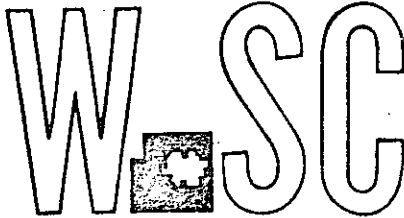
FLN:bh

cc: Woodlawn Development Company, P.O. Box 8128, 67208  
Landmark Communities, Inc., 3500 N. Rock Rd., #100, 67226  
Mike Lindebak, City Engineer

The following is a description of a drainage easement lying within the northeast quarter of Section 31, Township 26 south, Range 2 east, of the 6th Principle Meridian described as follows;

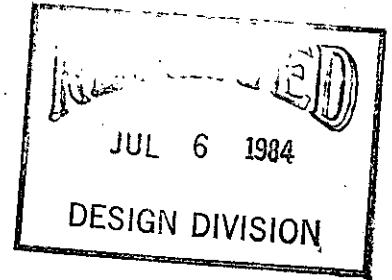
Commencing at the southeast corner of the said northeast quarter; thence westerly along the south line of said northeast quarter bearing S 89° 03' 38" E, 670.00 feet; thence N 1° 05' 20" W, 471.00 feet to the point of beginning, (said point also being on the west line of 34th Street North to be platted as "Comotara Office Center", an addition to Wichita, Sedgwick County, Kansas); thence S 89° 03' 37" W, 40.00 feet to the beginning of a curve to the right having a radius of 387.00 feet, a central angle of 45° 00' 00", a long chord bearing N 68° 26' 23" W, 296.19 feet; thence along said curve an arc length of 303.95 feet; thence N 45° 56' 23" W, 410.00 feet to the beginning of a curve to the left having a radius of 288.00 feet, a central angle of 45° 00' 00", a long chord bearing N 68° 26' 23" W, 220.43 feet; thence along said curve an arc length of 226.20 feet; thence S 89° 03' 37" W, 197.37 feet to the beginning of a curve to the right having a radius of 67.00 feet, a central angle of 90° 00' 00", a long chord bearing N 45° 56' 23" W, 94.75 feet; thence along said curve an arc length of 105.24 feet; thence N 0° 56' 23" W, 263.85 feet to the beginning of a curve to the right having a radius of 222.00 feet, a central angle of 49° 56' 23", a long chord bearing N 24° 01' 49" E, 187.43 feet; thence along said curve an arc length of 193.50 feet; thence N 49° 00' 00" E, 320.00 feet, (to the southwest corner of the proposed plat of 37th Rock Addition); thence continuing N 49° 00' 00" E, 176.00 feet to the beginning of a curve to the right having a radius of 206.50 feet a central angle of 40° 18' 12" a long chord bearing N 69° 09' 06" E, 142.28 feet; thence along said curve an arc length of 145.26 feet; thence N 89° 18' 12" E, 475.45 feet, (to a point on the west line of the proposed "Comotara Office Center", an addition to Wichita Sedgwick County, Kansas); thence southerly along the said proposed west line bearing S 01° 05' 20" E, 265.00 feet; thence S 89° 21' 15" W, 229.52 feet; thence S 01° 05' 20" E, 85.01 feet; thence S 42° 26' 12" E, 347.41 feet; thence S 01° 05' 20" E, 745.00 feet to the point of beginning.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 6, 1984

Mid-Kansas Engineering Consultants, P.A.  
Attention: Mike Harding  
240 N. Rock Rd., Suite 130  
Wichita, Kansas 67206

Re: S/D 84-66 - Final plat of 37th-Rock Addition

Dear Mr. Harding:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. All streets being platted with this addition shall be guaranteed to be paved 37 feet in width (back to back). The transitions on 36th and 34th Streets from the 41-foot paving width as required in Comotara Office Center to the 37-foot width shall be gradual. Sidewalks are required on both sides of all streets.
- B. The applicant shall guarantee extension of sanitary sewer to serve Lot 1.
- C. The applicant shall guarantee extension of City water in 36th Street from the east line of the lot to the west line of the lot.
- D. The applicant shall obtain by separate instrument the utility easement necessary for extending sanitary sewer to this property. This instrument shall first be submitted to City Engineering for review and approval and then, submitted to the Planning Department for recording with the plat.
- E. The applicant shall obtain those off-site drainage easements required by the drainage plan for this property. These instruments shall first be submitted to the City Engineer's Office for review and approval, and then, submitted to the Planning Department for recording with the plat.
- F. The applicant shall guarantee those drainage improvements required by the approved drainage plan on file in the City Engineer's Office.

Mid-Kansas Engineering Consultants, P.A.  
Attention: Mike Harding  
July 6, 1984  
Page 2

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, the wording in the plat's text shall be corrected to reference that 2 openings to 37th Street are being provided.
- I. Closure computations shall be submitted with the final plat tracing.
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- L. Since the applicant's drainage plan requires a drainage improvement through the adjacent 50-foot Cooperative Refinery Easement, the applicant is advised that any lowering, encasement or relocation of the gas line shall be at his expense and without cost to the City.
- M. The applicant shall obtain by separate instrument the dedication of that part of Inwood Street shown on the preliminary plat which is not to be included in the final plat. A guarantee for paving this portion of street right-of-way, including sidewalks on each side, shall be submitted.
- N. 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.

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, July 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

Mid-Kansas Engineering Consultants, P.A.  
Attention: Mike Harding  
July 6, 1984  
Page 3

FLN:bh

cc: Woodlawn Development Company, P.O. Box 8128, 67208  
Landmark Communities, Inc., 3500 N. Rock Rd., #100, 67226  
X Mike Lindebak, City Engineer