

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 18, 1983

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

Re: S/D 83-10 - Preliminary plat of Comotara Office Center

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 17, 1983, 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 guarantee construction of a continuous decel lane from 37th Street to 34th Street.
- B. The applicant shall guarantee the paving of 34th and 36th Streets to commercial street standards (41 feet back-to-back). Right-of-way for these streets shall be 70 feet.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots. All necessary easements for sewers shall be shown on the final plat. A proposed sanitary sewer layout shall be submitted to City Engineering prior to or at the time of submission of the final plat.
- D. The applicant shall guarantee the extension of City water in 34th and 36th Streets to the west line of the plat.
- E. The applicant's drainage concept has been approved subject to obtaining the necessary off-site drainage easements to the west.
- F. A drainage plan shall be submitted with the final plat. Any drainage improvements required by the approved drainage plan shall be guaranteed by the applicant.
- G. The applicant or his agent shall provide the Planning Department with a copy of the Cooperative Refinery

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Dept. Of Engineering

Association easement as it affects this property. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City.

- H. Provisions shall be made for the ownership and maintenance of Reserve A. If a lot-owners' association is to be responsible, the association shall be formed prior to recording the plat or a covenant shall be submitted which states when the association will be formed and when the reserve will be deeded to it. The covenant shall also specify who is to own and maintain the reserve prior to the association taking over these responsibilities. The City shall be given the authority to maintain the reserve and charge the costs to the owners in the event the owners fail to properly maintain the reserve.
- I. The additional five feet of right-of-way for Rock Road adjacent to Block 1 may be dedicated contingent upon its need for Rock Road/K-96 intersection or interchange improvements.
- J. 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.
- K. 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

LO:bh

cc:Woodlawn Development Company  
P.O. Box 8128, 67208  
Kenneth Bengtson, Mid-Kansas  
Engineering Consultants, 240 N.  
Rock Road, Suite 130, 67206  
\*Mike Lindebak, City Engineering

June 22, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 North Rock Road, Suite 130  
Wichita, Kansas 67206

Re: S/D 83-10 COMOTARA OFFICE CENTER

Gentlemen:

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 recommend that this plat be approved subject to:

- A. The applicant shall guarantee construction of a continuous decel lane for Rock Road from 37th Street to 34th Street and the construction of 36th and 34th Streets to commercial street standards. Sidewalks on both sides of 36th and 34th shall be included in the petitions.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served. The applicant shall meet with City Engineering regarding the possible need to file a corrected easement to replace the separate instrument filed a few months ago on the property to the west of this plat.
- C. The applicant shall guarantee extension of City water in 34th and 36th Streets to the west line of the plat.
- D. The applicant shall guarantee those drainage improvements (e.g., storm sewer and drainage channels) required by the approved drainage plan for this property.
- E. The applicant shall obtain any off-site drainage easements required by the platting of this property. These easements shall be submitted to City Engineering for review and approval. After City Engineering has approved the location and legal descriptions of the easements they shall be submitted to the Planning Department for recording with the plat.

- F. If improvements are guaranteed by petitions, a certificate confirming the petitions shall be submitted to the Planning Department.
- G. Provisions shall be made for the ownership and maintenance of Reserve A. If a lot-owners' association is to be responsible, the association shall be formed prior to recording the plat or a covenant shall be submitted which states when the association will be formed and when the reserve will be deeded to it. The covenant shall also specify who is to own and maintain the reserve prior to the association taking over these responsibilities. The City shall be given the authority to maintain the reserve and charge the costs to the owners in the event the owners fail to properly maintain the reserve. The plat's text shall also reference who is to own and maintain the reserve. The face of the plat shall be revised to show a solid line separating Lot 2 and Reserve A.
- H. Access control to Rock Road from Block 2 is limited to four openings as specified on the C.U.P. Although the face of the plat indicates four, the plat's text indicates a total of five. The plat shall be corrected to indicate no more than four openings to Rock Road from Block 2. If three openings are desired for Lot 2, then Lot 1 or Lot 3 must have its access from the interior street.
- I. The plat's text shall be corrected to reference access controls across the east line of Blocks 1, 2, and 3. Also, the associated C.U.P. number shall be referenced as DP-121. Reference on the plat to access controls to 34th and 36th Streets shall be deleted. If the applicant wishes to control this access, it should be done by covenants.
- J. The applicant's agent shall provide the Planning Department with a copy of the Co-Op Pipeline Easement agreement so that it can be determined whether streets and utilities are allowed to cross the pipeline and whether or not a setback from the pipeline is required. Any relocation or encasement of the pipeline required by development of this property will be without expense to the City. The recorded film and page number for the easement shall be added to the plat.
- K. 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, June 28, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

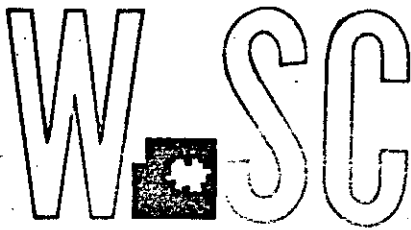
Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:blw

cc: Woodlawn Development Company, P.O. Box 8128, Wichita, 67206  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4581

June 22, 1984

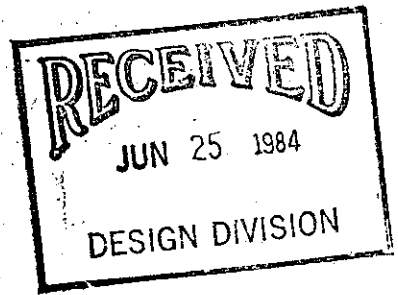
Mid-Kansas Engineering Consultants, P.A.  
240 North Rock Road, Suite 130  
Wichita, Kansas 67206

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*J. P.M.*

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