

S/D No.: 86-28 Name: ROCKWOOD SOUTH SIXTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Northwest corner of Armour and Willowbrook.
Owner: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite 504
Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 9.63 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 25,799.10 Sq. Ft.
4. Existing Zoning: "LC" (DP-12)
5. Proposed Zoning: "LC" (DP-12)

STAFF COMMENTS:

NOTE: This plat is subject to the provisions of the Kellogg Mall Community Unit Plan (DP-12).

- A. The final plat tracing shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Kellogg Mall Community Unit Plan (DP-12) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- B. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Dayton-Hudson Corporation (e.g., copy of by laws or certification from a title company).
- C. In 1981, a lot split was approved for the exception shown at the northeast corner of Whittier and Willowbrook. A requirement of that lot split was the submitting of a sidewalk certificate which stated that sidewalks would be constructed on Willowbrook and Whittier at the time of site development. This requirement was established pursuant to Section 3(c)(4) of the City Sidewalk Ordinance. The lot split applicant appealed this requirement to the City Commission. The City Commission voted to waive the sidewalk requirement. Based on the past action of the City Commission, a waiver of the sidewalks required adjacent to this commercial property is recommended.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

WICHITA, KANSAS

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_____ Chairman
William J. Goebel

_____ Secretary
Michael E. Lindabak

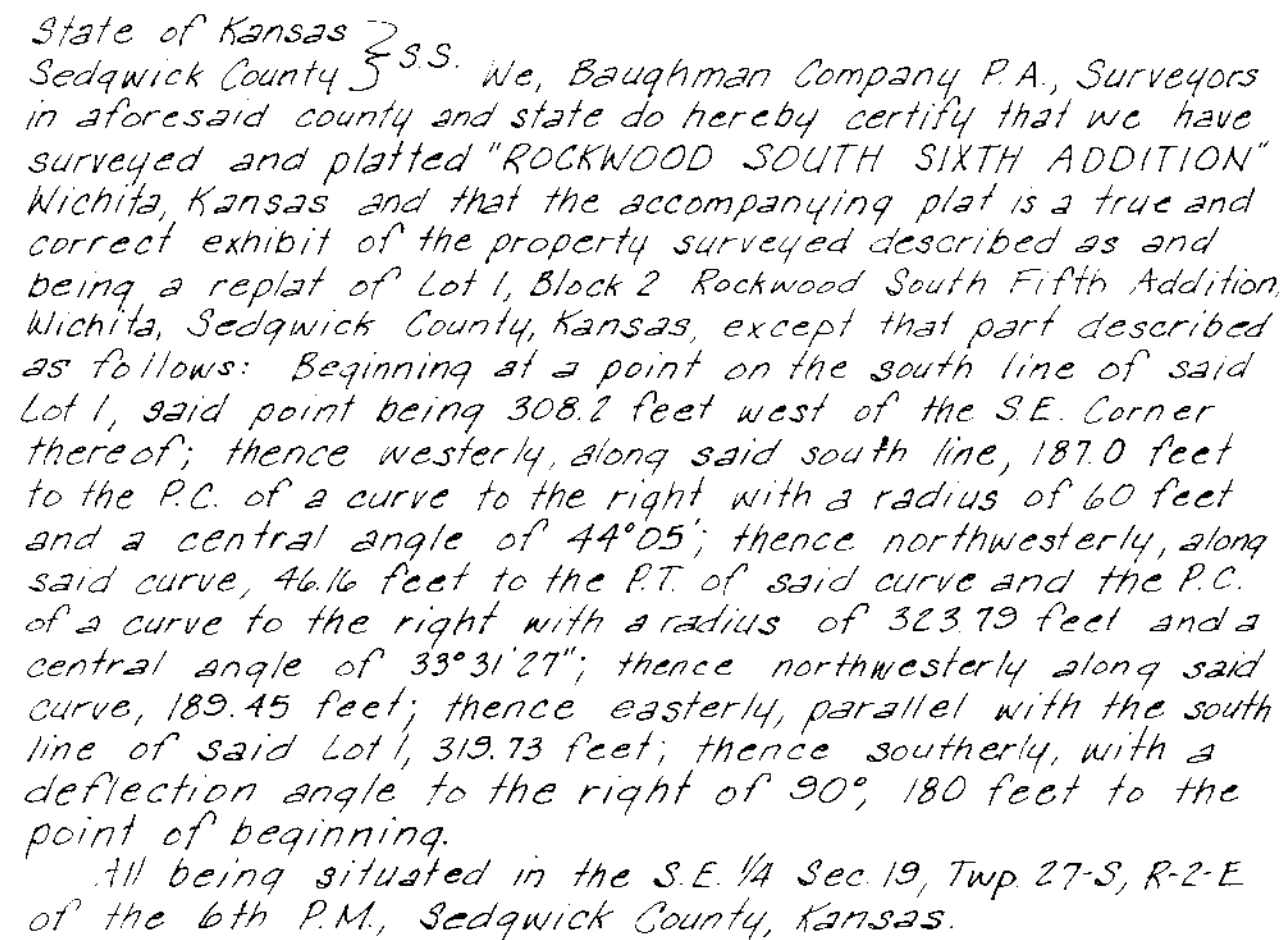
Robert C. Brown Mayor

Donald C. Gisick City Clerk

Don Wright County Clerk

Pat Kettler _____ Register of Deeds
Ed Resa _____ Deputy

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/27/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/28/86



Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "ROCKWOOD SOUTH SIXTH ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Willowbrook over and across the east 65.45 feet of the south line of Lot 2, are hereby granted to the City of Wichita, Kansas.

Dayton-Hudson Corporation

State of Kansas }
Sedgwick County } ss. The foregoing instrument acknowledged
before me this _____ day of _____ 198____
by _____ of Dayton-Hudson
Corporation on behalf of the corporation.

Notary Public

My Appt. Exp. _____

April 3, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-28 - Final Plat of Rockwood South Sixth Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Dayton Hudson Corporation, c/o Everett Fettis, 120 S. Market, Suite
504, Wichita, KS 67202
A. Scott Ritchie, III, 125 North Market, Wichita, KS 67202
Mike Lindebak, City Engineer