

February 6, 1986

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 86-12 - Final Plat of Rock Park Second Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 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 January 31, 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 plattor.
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,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: A & J Development, 2040 South Rock Road, Wichita, KS 67207
Mike Lindebak, City Engineer

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- H. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
- I. The applicant is advised that the Community Unit Plan prohibits development of this property with any use not mentioned in Item No. 8 of the C.U.P. Restaurants are not permitted by the Community Unit Plan and, if the applicant desires to construct restaurants on this property, the C.U.P. must be amended.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat?

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

S/D No.: 86-12 Name: ROCK PARK SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: On the west side of Rock Road between Harry and Pawnee.
Owner: A & J Development, 2040 S. Rock Road, Wichita, KS 67207
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 4.1 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 15,904 Sq. Ft.
4. Existing Zoning: "C"
5. Proposed Zoning: "C" (CUP DP-84)

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Community Unit Plan (DP-84), and is a replat of part of Lot 8, and Lots 9 and 10, Rock Road Addition.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the wording in the plat's text shall be amended to more clearly reference the access control being granted and shall state that the permitted openings to Rock Road shall be determined by the City Engineer. The following wording is suggested:

"All abutter's rights of access to or from Rock Road over and across the east line of the plat, except at the location of the joint ingress/egress easements shown on the face of the plat, are hereby granted to the City of Wichita, Kansas. The location of the one (1) permitted driveway within each of the two access easements shall be determined by the City Engineer.
- E. The proposed 45-foot joint ingress and egress easements to serve Lots 1 and 2, and Lots 2 and 3 will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. Since existing access control to Rock Road is being vacated by this replat, the final plat tracing shall make reference to the vacation of access controls by virtue of K.S.A. 12-512(b).
- G. 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 Rock Road Commercial Community Unit Plan (DP-84) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.