

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 7, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-35 POLO CLUB OFFICE PARK

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, 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 July 7, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 platfor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Polo Club Office Park Partners, Stephen L. Clark, P.O. Box
21080, Wichita, KS 67208
Mike Lindebak, City Engineer

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/29/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/30/89

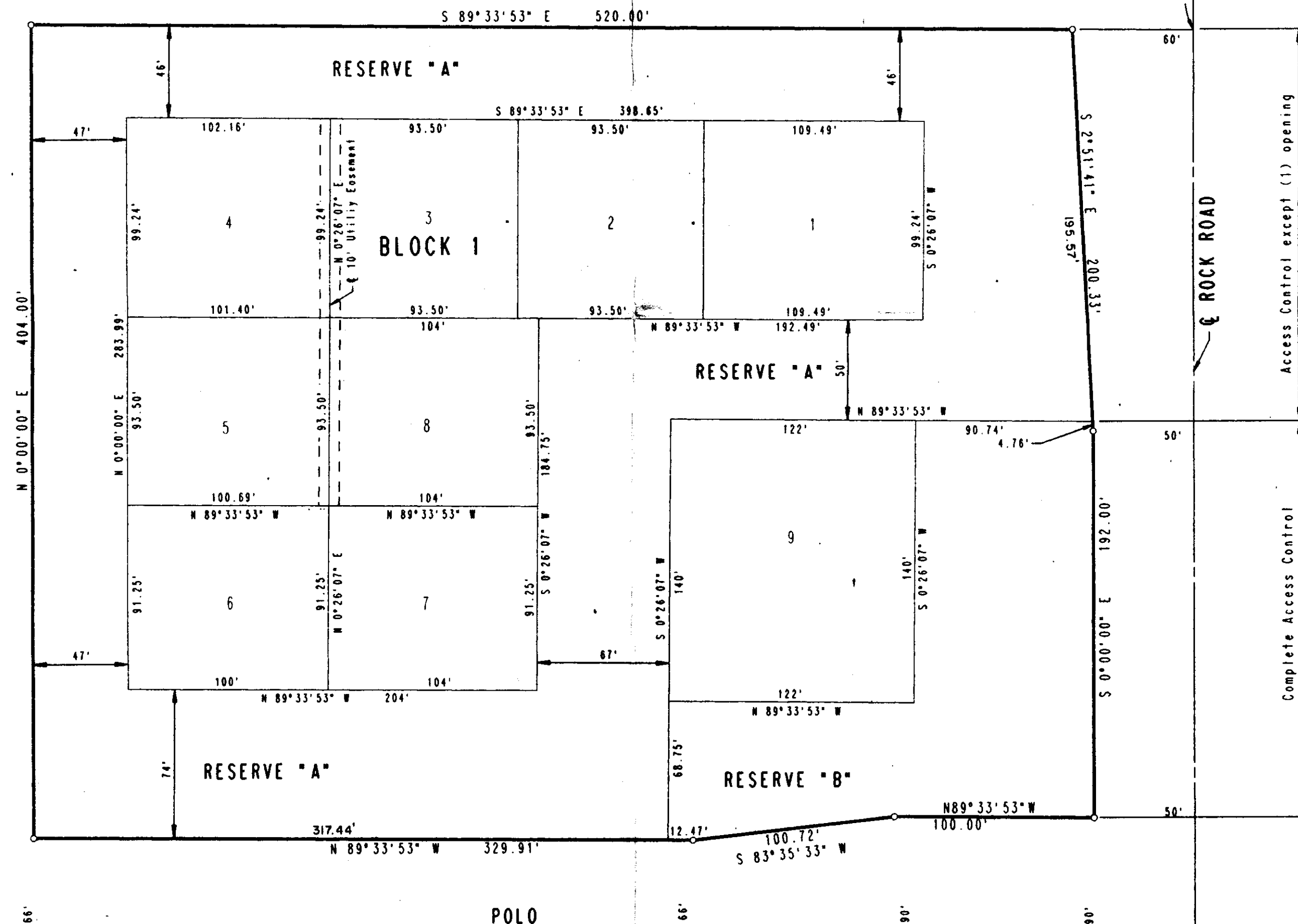
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

POLO CLUB OFFICE PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.E. COR. N.E. 1/4
SEC. 18, T27S, R2E
OF THE 6TH P.M.



SCALE: 1" = 50'
O = IRON SET

B.M. - CHIS. "O" SOUTH END CURB RETURN WEST SIDE
ROCK ROAD AT E. 1/4 CORNER SEC. 18, T27S, R2E.
ELEV. = 179.18 CITY DATUM

FOR ADDITIONAL BUILDING SETBACK REQUIREMENTS SEE
C.U.P. DP-144 ON FILE AT THE METROPOLITAN AREA
PLANNING DEPARTMENT.

STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE
AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____
1989, I HAVE CAUSED TO BE SURVEYED AND PLATTED POLO CLUB OFFICE
PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, IN LOTS, A
BLOCK AND RESERVES, THE SAME BEING A REPLAT OF LOT 2, BLOCK 1,
FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST
440 FEET THEREOF.

CHARLES S. BROWN, P.E., LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS, A BLOCK AND RESERVES, THE SAME TO BE KNOWN AS POLO CLUB OFFICE
PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS
INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES
ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE
OF PUBLIC UTILITIES, LANDSCAPING, IRRIGATION SYSTEM, DRAINAGE,
PARKING, PRIVATE DRIVES, IDENTIFICATION SIGNS, AND WALLS AS REQUIRED
BY C.U.P. DP-144. THE PRIVATE DRIVES WITHIN RESERVE "A" ARE TO
PROVIDE ACCESS TO LOTS 1 THROUGH 9 INCLUSIVE, BLOCK 1.

RESERVE "B" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE
OF SANITARY SEWER, LANDSCAPING, IRRIGATION SYSTEM, DRAINAGE, AND
IDENTIFICATION SIGNS.

RESERVES "A" AND "B" ARE TO BE OWNED AND MAINTAINED BY AN OWNERS
ASSOCIATION TO BE FORMED WITHIN POLO CLUB OFFICE PARK.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM ROCK ROAD OVER AND ACROSS
THE EAST LINE OF RESERVES "A" AND "B" ARE HEREBY GRANTED TO THE CITY
OF WICHITA, PROVIDED, HOWEVER, RESERVE "A" SHALL HAVE ACCESS TO ROCK
ROAD AT ONE LOCATION. SAID LOCATION TO BE DESIGNATED BY THE CITY
ENGINEER OF THE CITY OF WICHITA.

ALL PORTIONS OF LOT 2, BLOCK 1, FAIRFIELD ESTATES, WICHITA, SEDGWICK
COUNTY, KANSAS, AND THE UTILITY EASEMENT RECORDED ON FILM 1019, PAGE
991, WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND
REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

FOR ADDITIONAL BUILDING SETBACK REQUIREMENTS SEE C.U.P. DP-144 ON
FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: POLO CLUB OFFICE PARK
A KANSAS GENERAL PARTNERSHIP

BY: STEPHEN L. CLARK, GENERAL PARTNER

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
STEPHEN L. CLARK, GENERAL PARTNER OF POLO CLUB OFFICE PARK, A KANSAS
GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE
VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, IN TESTIMONY WHEREOF I
HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND
YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1989.

SUE L. CROCKETT
CHAIRMAN

MARVIN S. KROUT
SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1989.

BOB KNIGHT
MAYOR

JOHN MOIR
CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____,
1989.

DON WRIGHT
COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY
OF _____, 1989.

PAT KETTLER
REGISTER OF DEEDS

ED RESA
DEPUTY

Needcopy

- I. The applilcant shall submit a copy of the utility easement recorded on Film 1019, Page 991.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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 with the platting of this property?

July 6, 1989

STAFF REPORT
(Final Plat Approved 6/29/89;
Preliminary Plat Approved 6/15/89)

CASE NUMBER: S/D 89-35 - POLO CLUB OFFICE PARK ADDITION

OWNER/APPLICANT: Polo Club Office Park Partners, c/o Stephen Clark, P.O. Box 21080, Wichita, KS 67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest corner of Rock Road and Polo

SITE SIZE: 4.8 acres

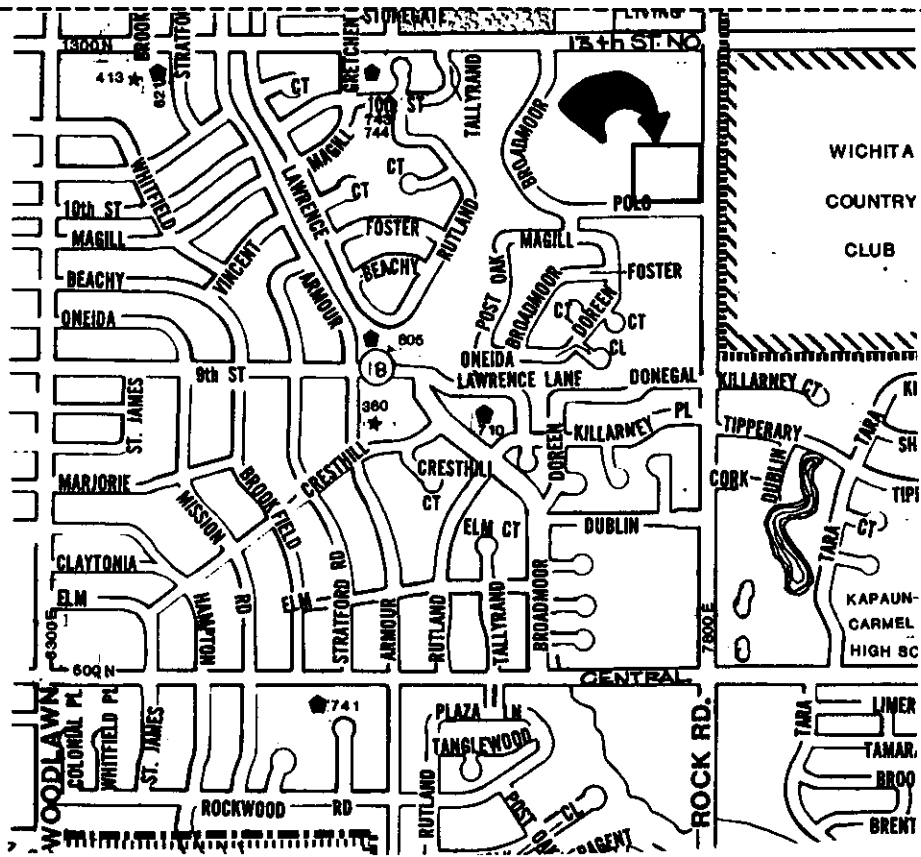
NUMBER OF LOTS

Residential:	
Office:	9
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 9,157 sq. ft.

CURRENT ZONING: "BB" Office District and (DP-144)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. Additional guarantees shall also be provided for the extension of municipal water and sanitary sewer to each of the lots now being platted, and for any additional drainage improvements.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard surfaced access to each lot (Lots 1 through 9) prior to the development of the lot.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- G. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of hard surface fire lanes around main structures. These fire lanes will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.