

- K. The building setback line from Webb Road on Lot 2 shall be correctly labeled and dimensioned (not a 35-foot setback).
- L. 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 structure constructed on subject property.
- M. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed on Lot 2. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- N. As requested by KG&E, the final plat tracing shall indicate the 20-foot-wide utility easements as were originally depicted on the preliminary plat of this site.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- S. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9

September 15, 1988

STAFF REPORT

(Final Plat; Preliminary Plat approved 9/24/87)

CASE NUMBER: S/D 87-90 - REGENCY POINTE

OWNER/APPLICANT: Wolff Companies

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

LOCATION: Northwest corner of Central and Webb Road.

SITE SIZE: 11.44± acres

NUMBER OF LOTS

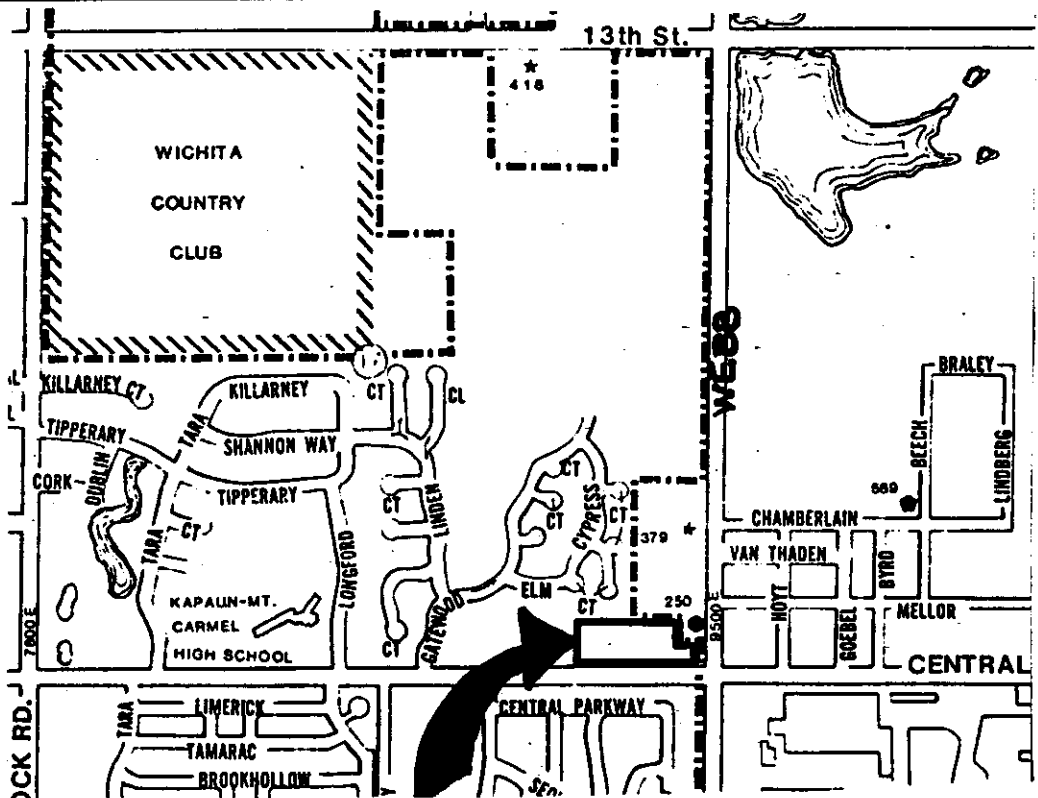
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 30,625 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling & "LC" Light Commercial

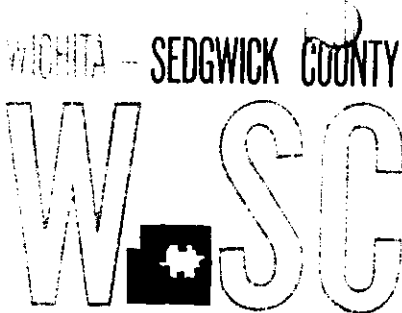
PROPOSED ZONING: "LC" Light Commercial (Z-2801)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the sanitary sewer relocation and abandonment work proposed by this replat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. In accordance with general provision #2 of the associated Community Unit Plan, the applicant shall guarantee a decel lane for Central to serve Lot 2, Block 1. This guarantee shall provide for the construction of that portion of the required major entrance that is within street right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company easement on this property. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's agent's responsibility to determine any setback requirements of the pipeline agreement.
- H. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- I. It should be noted that a 5-foot-wide strip of land along the north and east property lines of Lot 2 is not being encumbered by a utility easement. This strip of land will be used for construction of a wall, as required by the C.U.P. However, the east 40 feet of the north 5 feet of Lot 2 shall depict the existing easement encumbering this portion of the property. This is necessary in order to cover an existing sanitary sewer lateral.
- J. Prior to submitting the final plat tracing for scheduling before the City Council, the applicant's agent shall meet with the Planning Department to discuss slight changes to the easement dimensioning in the southeast corner of the plat.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 16, 1988

Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

RE: S/D 87-90 - REGENCY POINTE. Located at the northwest
corner of Central and Webb Road.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 September 12, 1988.

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 County 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 platator.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: Wolff Companies, ATTN: David Hightower, 20 Briar Hollow Lane,
Houston, TX. 77027
Mike Lindebak, City Engineer

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/8/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/12/88

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

REGENCY POINTE

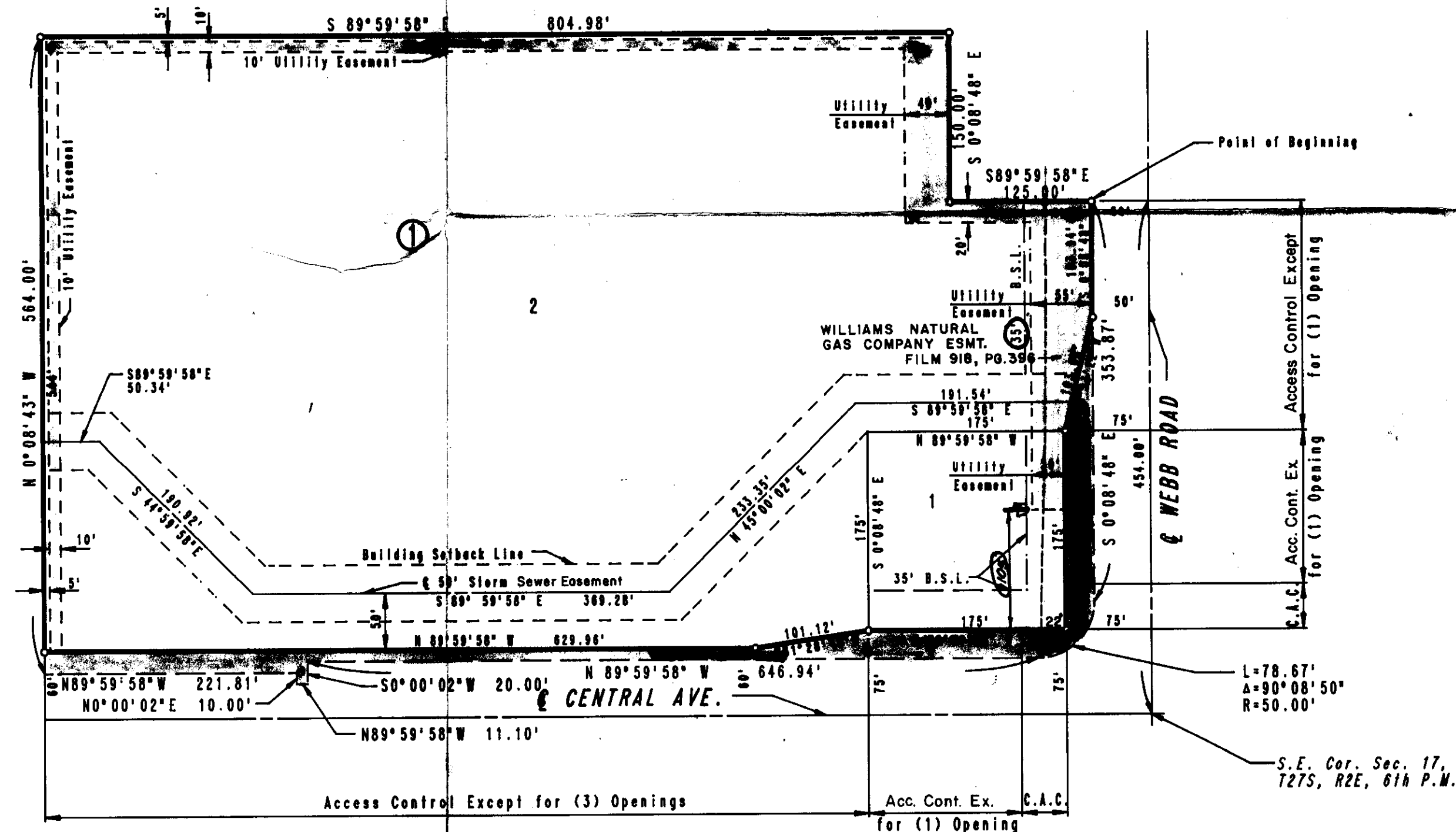
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'

○ = IRON SET
C.A.C. = COMPLETE ACCESS CONTROL

CITY OF WICHITA B.M. DISC
32 FT. NO. AND 42 FT. WEST OF
INTERSECTION OF CENTERLINES OF
CENTRAL AND WEBB.
CITY DATUM ELEV. = 172.88

FOR ADDITIONAL BUILDING SETBACK
LINES SEE C.U.P. DP-162 ON FILE
AT THE METROPOLITAN AREA PLANNING
DEPARTMENT.



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE CAUSED TO BE SURVEYED AND PLATTED REGENCY POINTE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND STREETS. THE SAME BEING DESCRIBED AS: COMMENCING AT THE S.E. CORNER OF SECTION 17, T27S, R2E OF THE 6TH PM; THENCE BEARING N0°08'48"W ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 454.00 FEET; THENCE BEARING N89°59'58"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S0°08'48"E PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 353.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'50" AN ARC DISTANCE OF 78.67 FEET; THENCE BEARING N89°59'58"W PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 646.94 FEET; THENCE BEARING S0°00'02"W A DISTANCE OF 20.00 FEET; THENCE BEARING N89°59'58"W A DISTANCE OF 11.10 FEET; THENCE BEARING N0°00'02"E A DISTANCE OF 10.00 FEET; THENCE BEARING N89°59'58"W A DISTANCE OF 221.81 FEET; THENCE BEARING N0°08'43"W ALONG THE EAST LINE OF THE ART ASSOCIATION ADDITION A DISTANCE OF 564.00 FEET; THENCE BEARING S89°59'58"E A DISTANCE OF 804.98 FEET; THENCE BEARING S0°08'48"E A DISTANCE OF 150.00 FEET; THENCE BEARING S89°59'58"E A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

R.W. LINN P.E. 3684 R.L.S. No. 934
P.E.C., PA.

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

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM WEBB ROAD AND CENTRAL AVENUE OVER AND ACROSS THE EAST AND SOUTH LINES OF LOTS 1 AND 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION AND TO CENTRAL AVENUE AT ONE (1) LOCATION AND THAT LOT 2 SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION AND TO CENTRAL AVENUE AT THREE (3) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

SANITARY SEWER EASEMENT (MISC. BK 242, PAGE 271) AND CHANNEL EASEMENT (MISC. BK 436, PAGE 107) ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. FOR ADDITIONAL BUILDING SETBACK SEE C.U.P. DP-162 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: WBFH WICHITA ONE, INC., A TEXAS CORPORATION

_____, PRESIDENT
STEWART A. FELDMAN

STATE OF TEXAS)
COUNTY OF HARRIS) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME STEWART A. FELDMAN, PRESIDENT OF WBFH WICHITA ONE, INC., A TEXAS CORPORATION, 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 CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1988.

_____, CHAIRMAN
ELTON PARSONS

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____, MAYOR
SHELDON KAMEN

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED'S OFFICE AT _____ M., ON THIS DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA