N. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight," Mayor.

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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

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, May 11, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: B & W Development, c/o Tom Boyd, 128 S. Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY

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

May 5, 1989

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

Re: S/D 89-23 - CORPORATE LAKES

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 4, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

LOU 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.

1 2 % H2O 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.

1 2 % San S.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 (a) covenant shall also provide for the installation of hard surfaced access to each lot (Lots 2 through 48) prior to the development of the lot.

FILE COPY

T. 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.

U. On the final plat tracing, in order to better determine the locations of the lots within reserve A, dimensions shall be indicated from the plat's perimeter to various lot corners or lot lines.

V. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that buildings may be located adjacent to the easement without restriction of an established setback from the easement and that utilities may be located adjacent or within the pipeline easement.

W. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

X. The applicant is advised that provision #8 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.

Y. 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.

Z. The final plat tracing shall also reference on the face of the plat that additional setback requirements have been established by the C.U.P. (DP-190, Corporate Lakes).

AA. The final plat tracing shall indicate any minimum building pad elevations required for this site.

BB. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if a drainage easement or other drainage way needs to be indicated for this plat. If necessary, the required covenant concerning ownership and maintenance of drainage within the Reserve shall be amended to indicate that the various responsibilities involving drainage within the reserve, also applies to any such easement or drainage way.

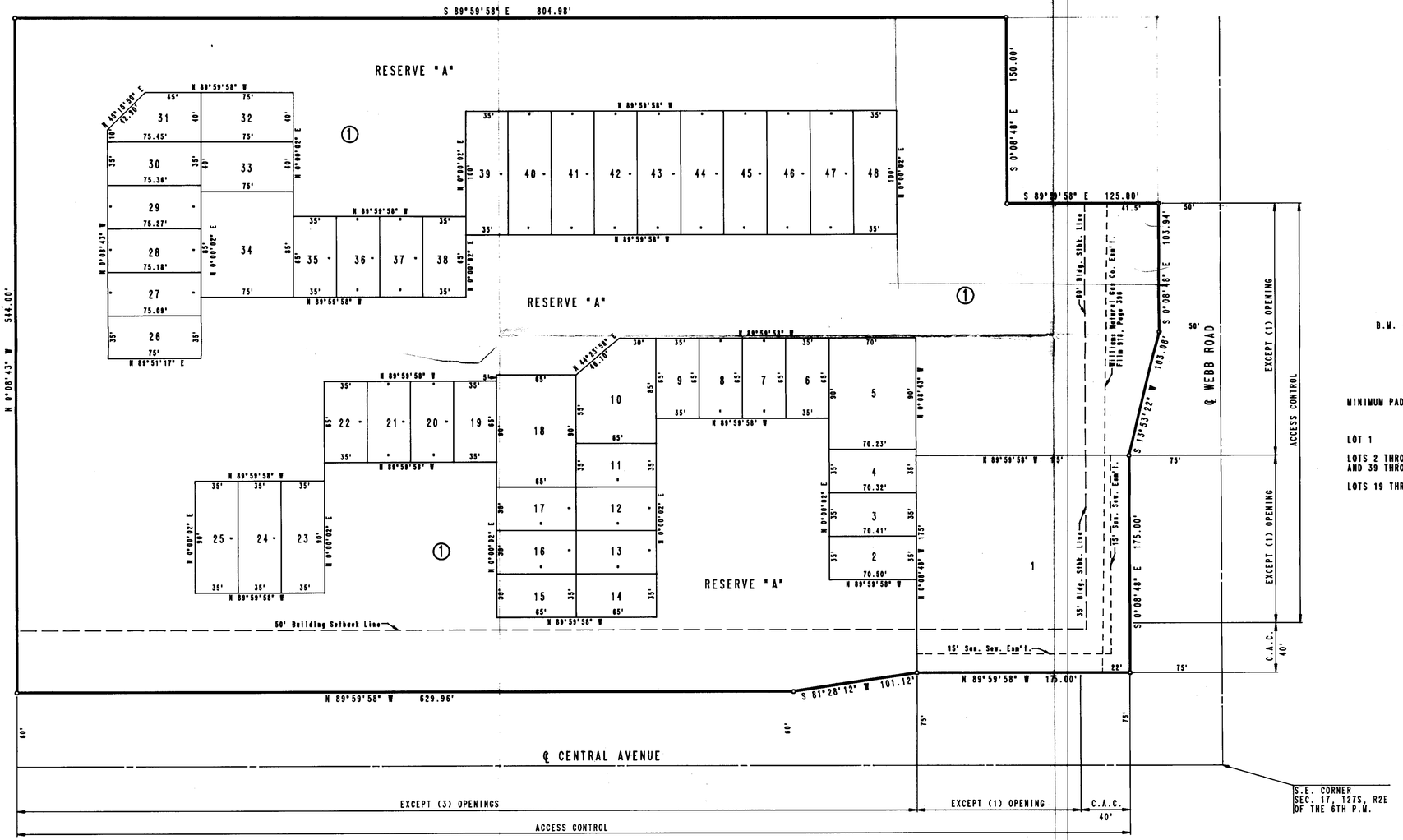
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

CORPORATE LAKES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/4/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/5/89



SCALE: 1" = 50'
o = IRON SET

B.M. - CITY OF WICHITA B.M. DISC 32 FT. NORTH AND 42 FT. WEST OF OF INTERSECTION OF CENTERLINES OF CENTRAL AND WEBB RD. CITY DATUN ELEV.=172.88

MINIMUM PAD ELEVATION AS FOLLOWS:

	CITY DATUM	MSL
LOT 1	172.0	1359.4
LOTS 2 THROUGH 18 AND 39 THROUGH 48	168.0	1355.4
LOTS 19 THROUGH 38	165.0	1352.4

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, 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 CORPORATE LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A RESERVE; THE SAME BEING A REPLAT OF LOTS 1 & 2 REGENCY POINTE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
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 A RESERVE THE SAME TO BE KNOWN AS CORPORATE LAKES 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 AND PRIVATE DRIVES. THE PRIVATE DRIVES WITHIN RESERVE "A" ARE TO PROVIDE ACCESS TO LOTS 2 THROUGH 48 INCLUSIVE, BLOCK 1.

RESERVE "A" IS TO BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CORPORATE LAKES.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM WEBB ROAD AND CENTRAL AVENUE OVER AND ACROSS THE EAST AND SOUTH LINES OF LOT 1 AND RESERVE "A" 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 RESERVE "A" 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.

ALL PORTIONS OF LOTS 1 AND 2 IN REGENCY POINTE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KNASAS, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED. FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-190 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

MINIMUM PAD ELEVATION AS FOLLOWS:

	CITY DATUM	MSL
LOT 1	172.0	1359.4
LOTS 2 THROUGH 18 AND 39 THROUGH 48	168.0	1355.4
LOTS 19 THROUGH 38	165.0	1352.4

_____, PRESIDENT
STEWART A. FELDMAN

STATE OF TEXAS)
) SS
COUNTY OF HARRIS)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, 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 PERSONNALLY 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 APPOINTMENT EXPIRES: _____

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

_____ CHAIRMAN
SUE L. CROCKETT

_____ 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 _____, 1989.

_____ MAYOR
ROBERT G. KNIGHT

_____ CITY CLERK
JOHN MOIR

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

_____ COUNTY CLERK
DON WRIGHT

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

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

I. The applicant is advised that provision #8 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.

J. 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.

K. The final plat tracing shall also reference on the face of the plat that additional setback requirements have been established by the C.U.P. (DP-190, Corporate Lakes).

L. The final plat tracing shall indicate any minimum building pad elevations required for this site.

M. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if a drainage easement or other drainage way needs to be indicated for this plat. If necessary, the required covenant concerning ownership and maintenance of drainage within the Reserve shall be amended to indicate that the various responsibilities involving drainage within the reserve, also applies to any such easement or drainage way.

N. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight," Mayor.

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.

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S. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

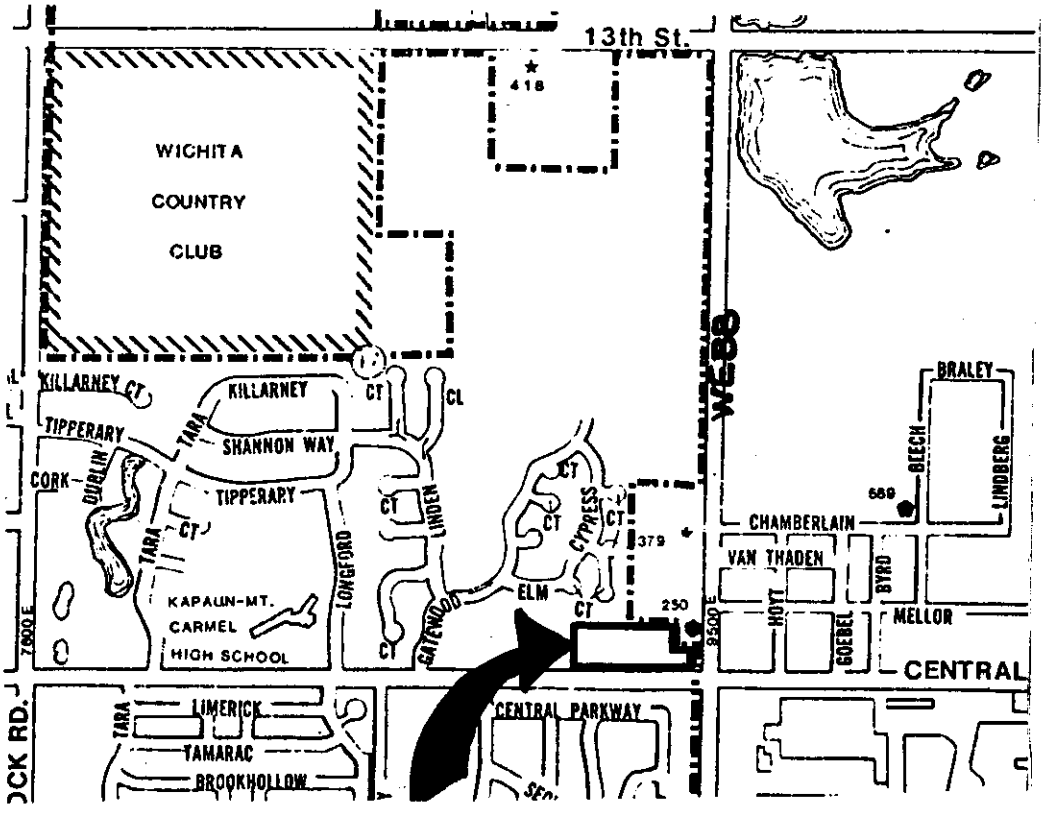
AGENDA ITEM NO. I-3

May 11, 1989

STAFF REPORT
(Final Plat Approved 5/4/89; Preliminary Plat Approved 4/20/89)

CASE NUMBER:	**S/D 89-23 - CORPORATE LAKES ADDITION**
OWNER/APPLICANT:	B & W Development, c/o Tom Boyd, 128 S. Dellrose, Wichita, KS 67218
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	Northwest Corner of Central & Webb
SITE SIZE:	11 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	48
Industrial:	
Total:	48
MINIMUM LOT AREA:	2,275 sq. ft.
CURRENT ZONING:	"LC" Light-commerical (DP-190)

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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E. 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.

F. On the final plat tracing, in order to better determine the locations of the lots within reserve A, dimensions shall be indicated from the plat's perimeter to various lot corners or lot lines.

G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that buildings may be located adjacent to the easement without restriction of an established setback from the easement and that utilities may be located adjacent or within the pipeline easement.

H. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.