

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 15, 1989

STAFF REPORT  
(Preliminary Plat)

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

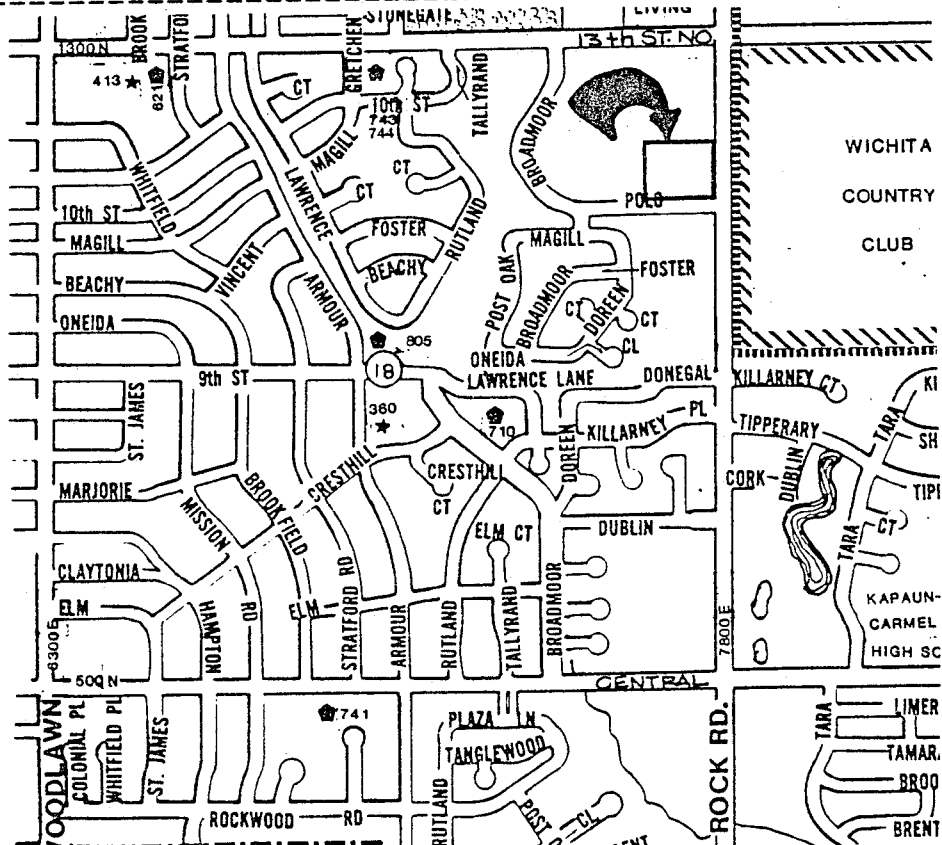
NUMBER OF LOTS

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:

NOTE: This plat is a replat of a portion of Lot 2, Block 1, Fairfield Estates. The remaining portion of said lot is part of an approved lot split (L/S-0747). In addition, the area involved in this plat is parcel #3 of the Fairfield Commercial C.U.P. and has recently (3/13/89) had an administrative adjustment to the C.U.P. permitting nine (9) buildings within the parcel instead of three (3) buildings.

- 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.

- I. 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-144, Fairfield Commercial).
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

June 29, 1989

STAFF REPORT

(Final Plat; 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

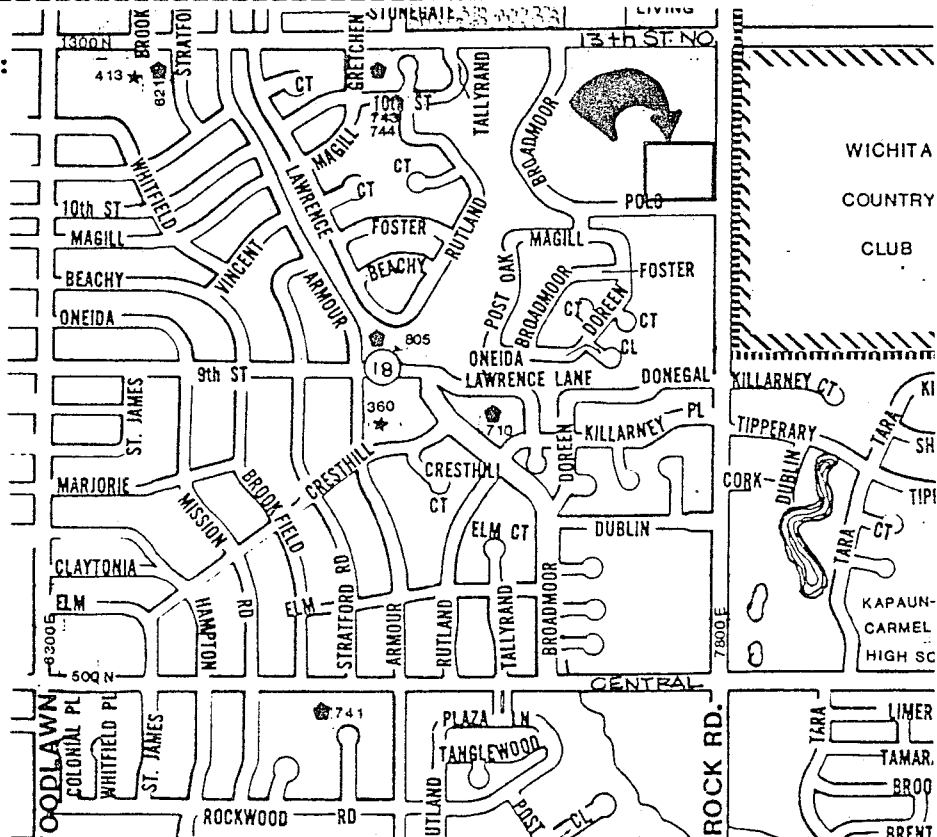
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CURRENT ZONING: "BB" Office District and (DP-144)

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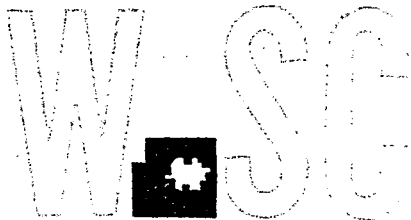


STAFF COMMENTS:

- 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.

- I. The applicant 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?

WICHITA — 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 plattor.
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.

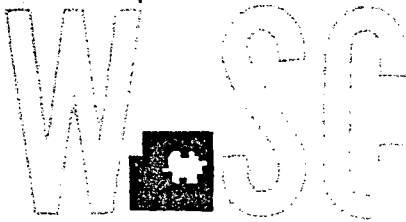
Sincerely,

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 3, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 29, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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.
- 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. As indicated by City Engineering a minimum building pad elevation for Lot 9 shall be indicated in the final plat tracing. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

S/D 89-35 Polo Club Office Park  
Page 3

- O. 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.

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, July 6, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Tim Bickhaus* J.L.

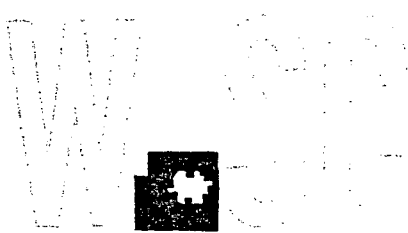
R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 16, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 15, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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.
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- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

S/D 89-35 Polo Club Office Park  
Page 3

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

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

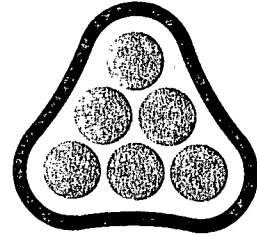
RTB:svm

Enclosure

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

DIRECTORS

C. O. KNOP, P.E.  
W. H. KELTNER, P.E.  
R. D. PLETCHER, P.E.  
F. D. MIDDLETON, JR., P.E.  
D. E. MALTBIE, P.E.  
M. D. SCHOMAKER, P.E.  
G. D. SCHOCK, P.E.  
J. H. BAILEY, P.E., PH.D.  
D. I. NORTON, P.E.  
B. E. REMSBERG, P.E.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



August 22, 1989

Koch Industries  
Attn: Dick Eckrich  
P.O. Box 2256  
Wichita, KS 67201

Reference: Polo Club Office Park  
Drainage Plan  
PEC File No. 36-89217-2497

Dear Mr. Eckrich:

The plat of Polo Club Office Park is a replat of part of Lot 2, Block 1, Fairfield Estates. A revised drainage plan has been approved by the Engineering Division, City of Wichita. The revised drainage plan and the construction plans for the site improvements, provide the required detention volume for the 100-year design storm (identical to the original plan including Lot 1, Block 1, Fairfield Estates).

The plans for the site improvements also include a storm water sewer which will provide an outfall system for future storm sewers which may be required in the development of Lot 1, Block 1, Fairfield Estates.

If additional information is desired, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Richard W. Linn, P.E.  
Project Manager  
Land Development

cc: V. Huang, Engr. Div.

RWL/cas



**PROFESSIONAL  
ENGINEERING CONSULTANTS, PA**

1440 E. English  
WICHITA, KANSAS 67211

(316) 262-2691

**LETTER OF TRANSMITTAL**

DATE <i>June 2, 1989</i>	JOB NO. <i>36-89217-2497</i>
ATTENTION <i>Ms. Vicky Huang, P.E.</i>	
RE: <i>Polo Club Office Park</i>	

TO *Mr. Michael E. Lindebaek, P.E.*  
*City Engineer*  
*455 North Main*  
*Wichita, KS 67202*

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<i>2</i>	<i>6.2.89</i>		<i>Drainage Concept</i>

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS *The preliminary plat will be submitted on 6.2.89*  
*for hearing by the subdivision committee on 6.15.89*

COPY TO *Johnny Stevens - Polo Club Office Partners*  
*File*

SIGNED: *Charles S Brown*