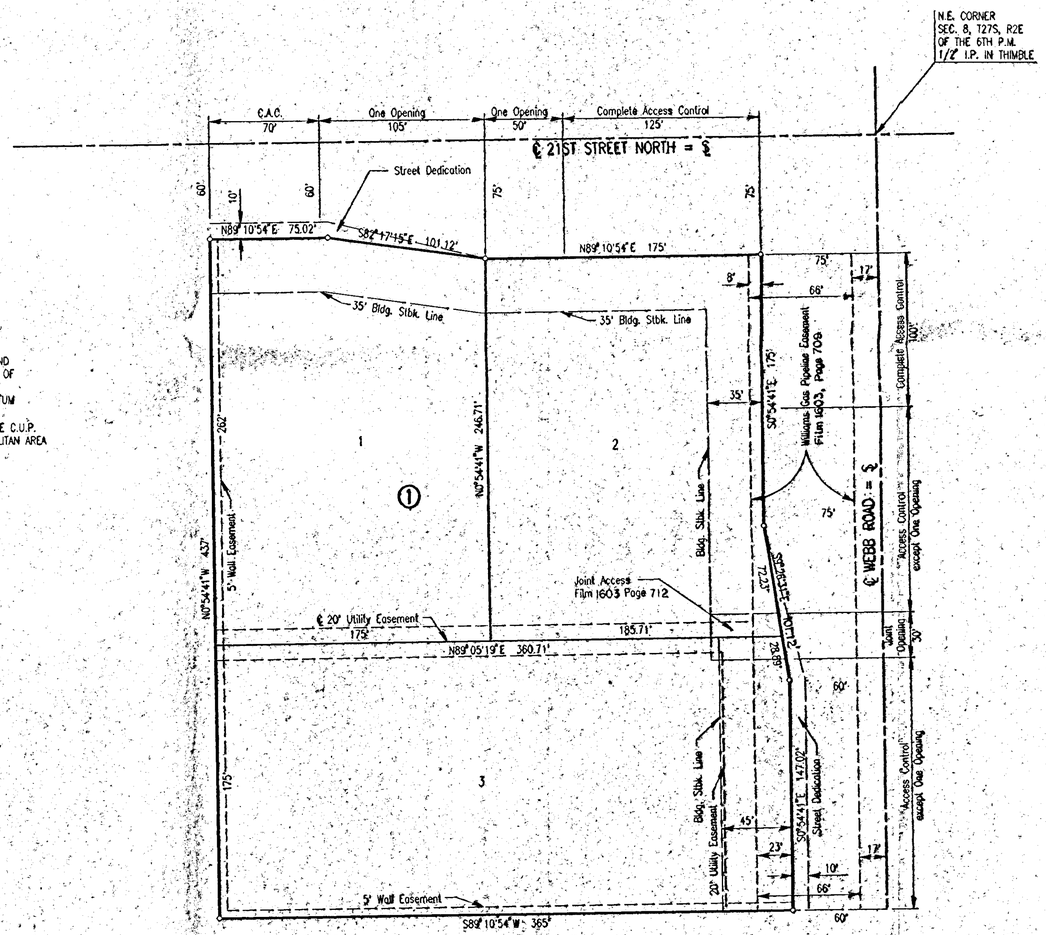
WEBB ROAD COMMERCIAL ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
5/3/96



SCALE: 1"=50'

o = IRON SET

B.M. – CITY OF WICHITA BENCH MARK DISC 44 FEET SOUTH AND 48 FEET EAST OF THE INTERSECTION OF CENTERLINES OF WEBB ROAD 21ST STREET NORTH.
ELEV.=205.238 CITY DATUM

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-200 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

MICHAEL W. BERRY LICENSED LAND SURVEYOR No. 546 STATE OF KANSAS PROFESSIONAL ENGINEER

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 4th DAY OF April, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED WEBB ROAD COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME BEING DESCRIBED AS: THE NORTH 497.00 FEET OF THE EAST 425.00 FEET OF THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. EXCEPT FOR EXISTING RIGHT-OF-WAY ON THE NORTH AND EAST SIDES.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 546
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 STREETS THE SAME TO BE KNOWN AS WEBB ROAD COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FIVE-FOOT WALL EASEMENT ALONG THE WEST AND SOUTH SIDES OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS. ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH AND WEBB ROAD OVER AND ACROSS THE NORTH AND EAST LINES OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 2 AND 3 BLOCK 1, SHALL HAVE ACCESS TO WEBB ROAD, AT ONE LOCATION EACH PLUS ONE JOINT OPENING; LOTS 1 AND 2, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION EACH AS SHOWN.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-200 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES

BY: ROBERT G. WILSON, MANAGING PARTNER
Robt G. Wilson

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS 4th DAY OF April, 1996, BEFORE ME, A NOTARY PUBLIC IN AFORESAID SATE AND COUNTY, CAME ROBERT G. WILSON, MANAGING PARTNER OF WILSON ESTATES TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED OF SAID WILSON ESTATES, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC

GARY L. WILEY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-15-97

MY COMMISSION EXPIRES Jan 15, 1997

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 14th DAY OF March, 1996.

_____, CHAIR
SUSAN OSBORNE-HOWES

_____, SECRETARY
MARVIN S. KROUT

SEAL WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION KANSAS

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ___ M. ON THIS ___ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 14, 1996

P.E.C.
c/o Rob Hartman
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-8 WEBB ROAD COMMERCIAL (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1996, 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 March 7, 1996.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Wilson Estates, 200 Market Central - 155 N. Market, Wichita, KS 67202-1816
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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March 7, 1996

P.E.C.
c/o Rob Hartman
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-8 WEBB ROAD COMMERCIAL (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to this plat being submitted to the City Council for review, DP-200 shall be, as determined appropriate, adjusted or amended so that parcel boundaries correspond to the lots now being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Also, off-site easements as needed shall be provided by the applicant for such sewer improvements.

D. As noted by DP-200 and Traffic Engineering, the applicant shall guarantee the construction of a continuous accel/decel lane along the east street frontage (Webb Road) of the plat.

E. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

G. The final plat tracing shall indicate the access controls requested by Traffic Engineering. Complete access control shall be shown from Lot 1 to 21st Street in the western portion of the lot where an existing catch basin is located. For Lot 2, 100 feet of complete access control shall be shown to Webb southward from this lot's northeast corner. The three openings to Webb for Lots 1 and 3 shall be distributed such that one opening will be

shared between these lots, with one full opening to each lot.

J. The joint access easement for Lots 1 and 2 should be recorded by the applicant. The recording information shall then be indicated on the final plat tracing and a copy of the recorded instrument submitted to Planning for the plat file. A similar instrument would be recommended for the above noted joint opening for Lots 2 and 3.

I. As this site is in the process of having a pipeline easement (blanket) confined, the final plat shall as needed indicate any such easement if it is located on this site (plat). A recorded copy of the document confirming this easement shall be submitted to Planning. As appropriate, the final plat tracing shall label the easement and show its recording information.

The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

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

K. Also based upon the platting binder, the 2nd half of 1995 property taxes were outstanding on this site. Before this plat can be released for recording, proof shall be provided that all applicable property taxes have been paid.

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 structures constructed on subject property.

M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

N. 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.

O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are

also 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, March 14, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Wilson Estates, 200 Market Central - 155 N. Market, Wichita, KS 67202-1816
Mike Lindebak, City Engineer

D

AGENDA ITEM NO. 2-6

METROPOLITAN AREA PLANNING COMMISSION

March 14, 1996

STAFF REPORT
(Final Plat Approved 3/7/96)

CASE NUMBER: S/D 96-8 WEBB ROAD COMMERCIAL

OWNER/APPLICANT: Wilson Estates, 200 Market Central - 155 N. Market, Wichita, KS 67202-1816

SURVEYOR/ENGINEER: P.E.C., c/o Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st Street North and west of Webb Road

SITE SIZE: 3.5 Acres

NUMBER OF LOTS

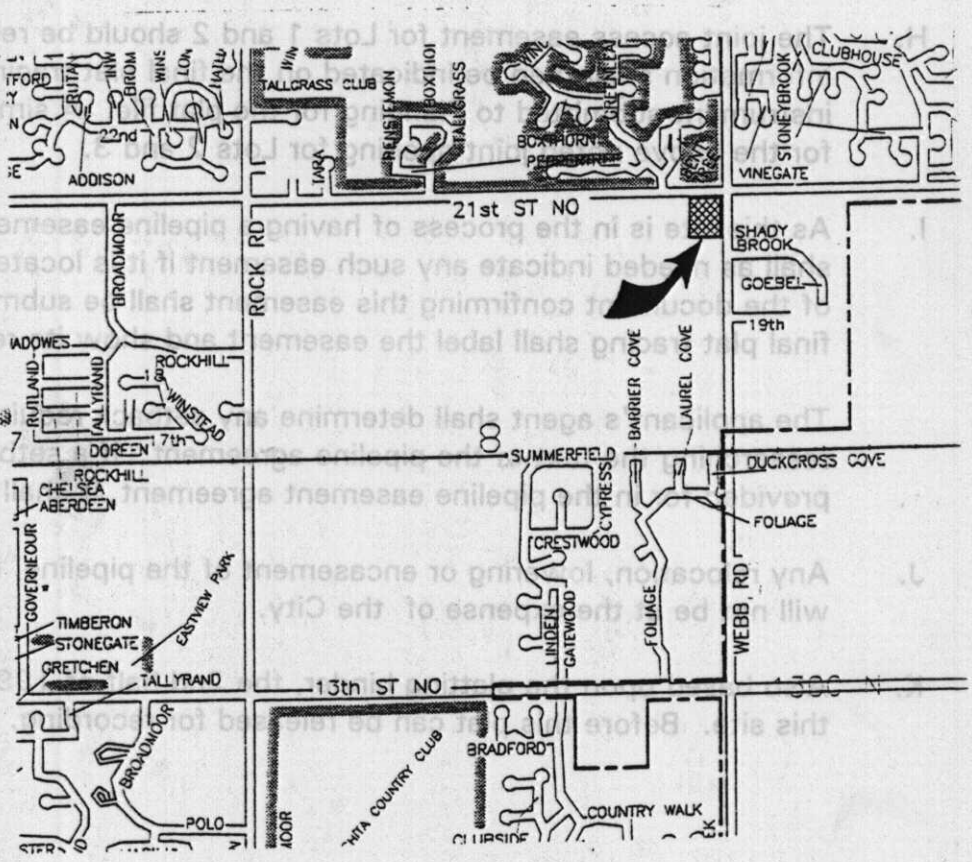
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: L. C. (Assoc. Case: DP-200)

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

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