

S/D 88-88 - COUNTRY CLUB PARK ADDITION

November 10, 1988

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- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

November 10, 1988

STAFF REPORT

(Final Plat; Preliminary Plat Approved 10/6/88)

CASE NUMBER: S/D 88-88 - COUNTRY CLUB PARK ADDITION

OWNER/APPLICANT: Country Club Park Associates L.P.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of 13th Street N. and Webb Rd.

SITE SIZE: 15.0+ acres

NUMBER OF LOTS

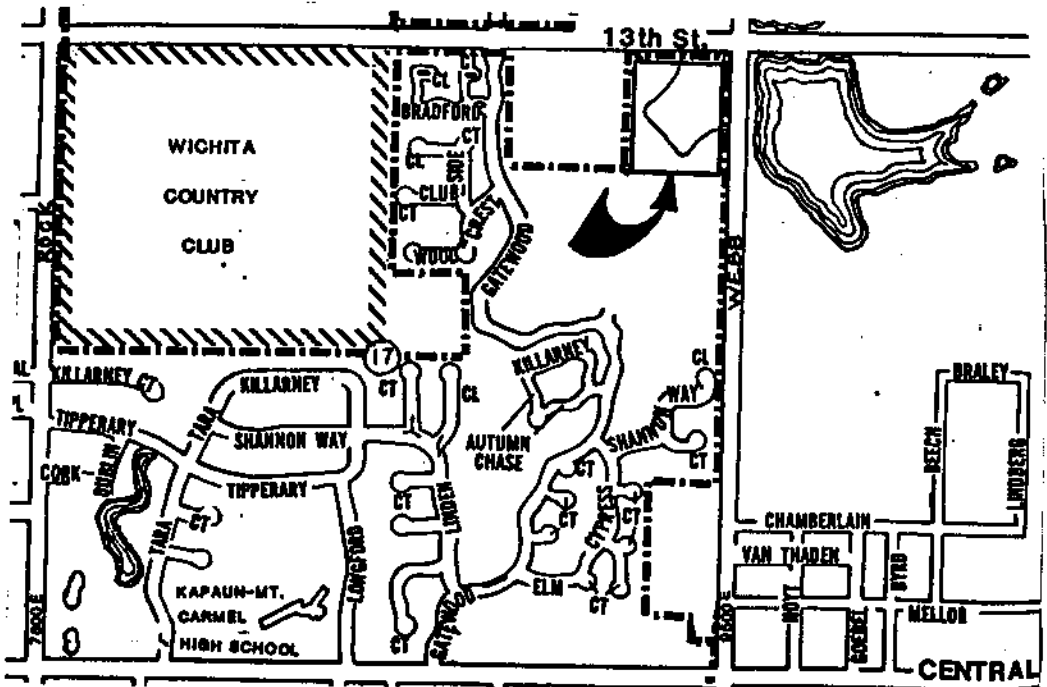
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 6.7 Acres

CURRENT ZONING: "AA" & "LC" (Single-Family and Light Commercial)

PROPOSED ZONING: "BB" & "LC" (Office District and Light Commercial)(Z-2923)

VICINITY MAP:



- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. The following perimeter street improvements shall be guaranteed:
 - 1. A continuous south bound decel-lane on Webb Road, including that portion of a major entrance within public street right-of-way.
 - 2. A continuous east bound decel-lane on 13th Street North, including that portion of a major entrance within public street right-of-way.
 - 3. A north bound left turn lane on Webb Road from south of the major entrance on Lot 2, north to the entrances for Lot 1.
 - 4. A continuous right turn lane for the 13th and Webb Road intersection.
 - 5. A temporary east bound decel-lane on 13th Street North. This guarantee will be activated if the commercial center is developed prior to improvements on 13th Street.
- 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 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.
- G. The final plat shall reference, on the face of the plat as well as in the plattor's text, that building setbacks are per the requirements of the Country Club Park Commercial Community Unit Plan (DP-186) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- H. A note on the face of the plat should indicate that interior building setbacks from common lot and/or C.U.P. parcel boundaries are per the Country Club Park Commercial C.U.P. (DP-186).

- I. The applicant is advised that hard surfaced fire lanes around main structures constructed in the area zoned light commercial ("LC") on this plat, will be required. These fire lanes will need to be designated on the parking plan to be reviewed and approved at the time of building permit review.
- J. The applicant shall submit a copy of the pipeline easements that may encumber this property. Any lowering, relocation or encasement of pipeline made necessary by this plat shall be at the expense of the applicant. It is the applicant's agent's responsibility to research the text of pipeline easement agreements to determine any setback requirement from the pipeline easement or pipeline.
- K. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- L. As required by the drainage plan for this plat, the applicant shall submit for recording with the plat, a cross-lot drainage agreement. The applicant shall also provide City Engineering with additional information for the detention pond planned for this site. This information must be provided prior to this plat being scheduled for City Council review.
- M. On the final plat tracing the MAPC Chairman's signature block shall be amended to indicate the newly appointed chairman, Sue L. Crockett.
- 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. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

COUNTRY CLUB PARK ADDITION

WICHITA, KANSAS

FINAL PLAT

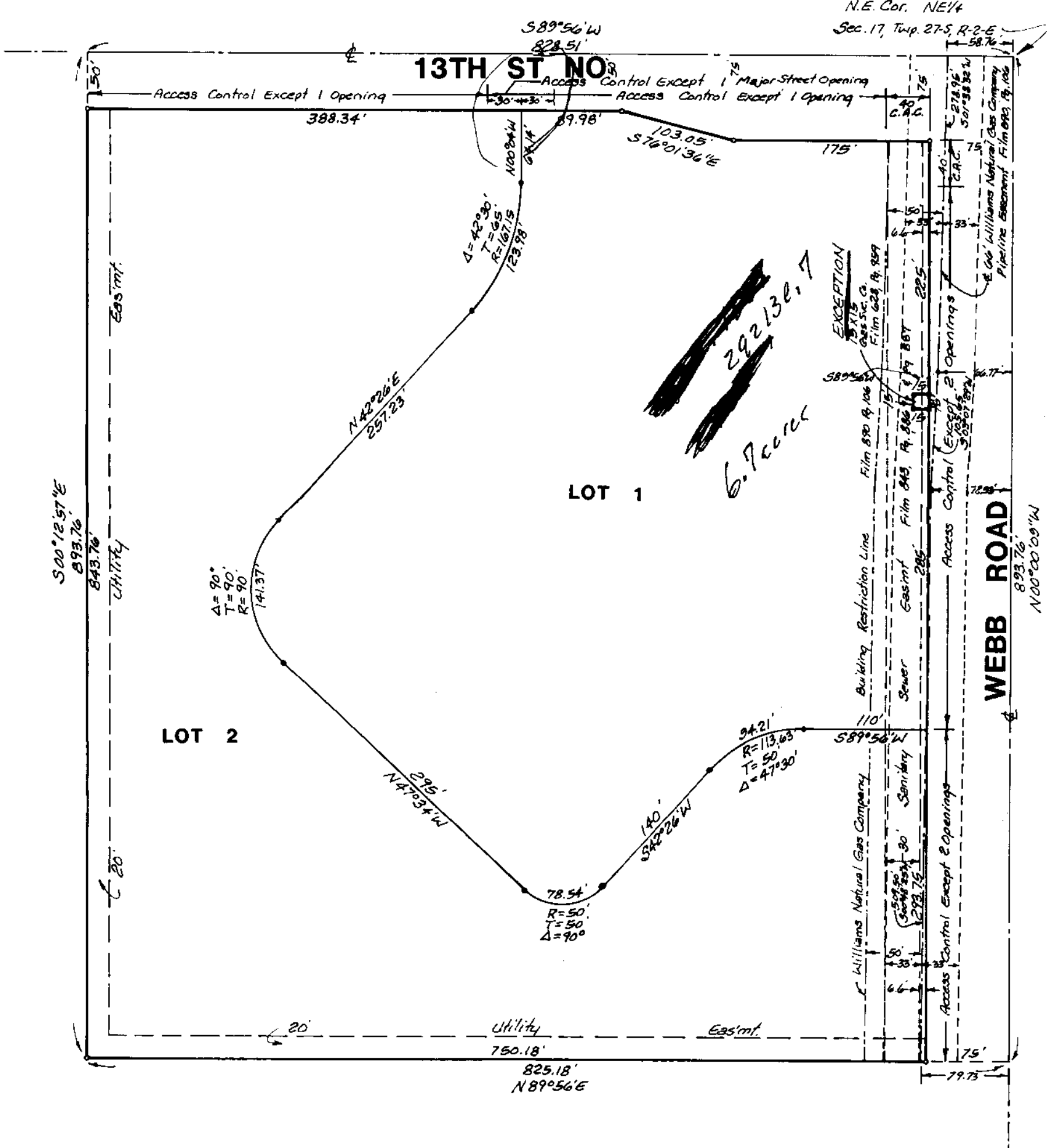
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/3/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/4/88

OFFICE COPY
DO NOT REMOVE

N

1" = 100'
o = iron
C.A.C. = Complete Access Control

Building Setback Requirements are per the associated approved Country Club Park Commercial C.U.P. (DP-186) on file in the office of the Metropolitan Area Planning Commission



State of Kansas) Sedgwick County) S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "COUNTRY CLUB PARK ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, being that part of the NE 1/4 of Sec. 17, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described beginning at the N.E. Corner of said NE 1/4; thence S 89°56'W along the north line of said NE 1/4 828.51 feet; thence S 00°12'57"E 893.76 feet; thence N 89°56'E 825.18 feet to the east line of said NE 1/4; thence N 00°00'09"W, along the east line of said NE 1/4 893.76 feet to the place of beginning, except therefrom that part described as beginning at a point 300 feet south and 75 feet west of the N.E. Corner of said NE 1/4; thence west, 15 feet; thence south, 15 feet; thence east, 15 feet; thence north, 15 feet to the point of beginning.

Existing street right-of-ways being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

This plat of "COUNTRY CLUB PARK ADDITION", Wichita, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__

Mayor
Sheldon Kamen

Deputy City Clerk
Dale E. Rea

Entered on transfer record, this _____ day of _____ 198__

County Clerk
Don Wright

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "COUNTRY CLUB PARK ADDITION", Wichita, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 13th St. No. over and across the north line of Lots 1 and 2 and to or from Webb Road over and across the east line of Lots 1 and 2 are hereby granted to the City of Wichita as indicated on the accompanying plat and shall be as determined by the City Engineer of the City of Wichita, Kansas.

Country Club Park Associates, a Kansas Limited Partnership

Partner
Robert A. Geist

Partner
Thomas R. Devlin

Partner
Frank W. Barton

State of Kansas) Sedgwick County) S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 198__, at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas) Sedgwick County) S.S. The foregoing instrument acknowledged before me, this _____ day of _____ 198__, by Robert A. Geist, Thomas R. Devlin and Frank W. Barton, partners of Country Club Park Associates, a Kansas Limited Partnership, on behalf of the partnership.

Notary Public
My Appt. Exp. _____

Baughman Co.

S/D 88-88 Country Club Park Addition

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Gossen Livingston Associates, P.A., 420 S. Emporia, Wichita,
KS 67202

Planning Development Services, Inc., 924 N. Main, Wichita,
KS 67203

Mike Lindebak, City Engineer

Jim Weber, County Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67212-1600
(316) 268-4501

November 10, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-88 Country Club Park Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 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 City 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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Country Club Park Associates, L.P., 9920 E. Harry, Wichita
Kansas 67207