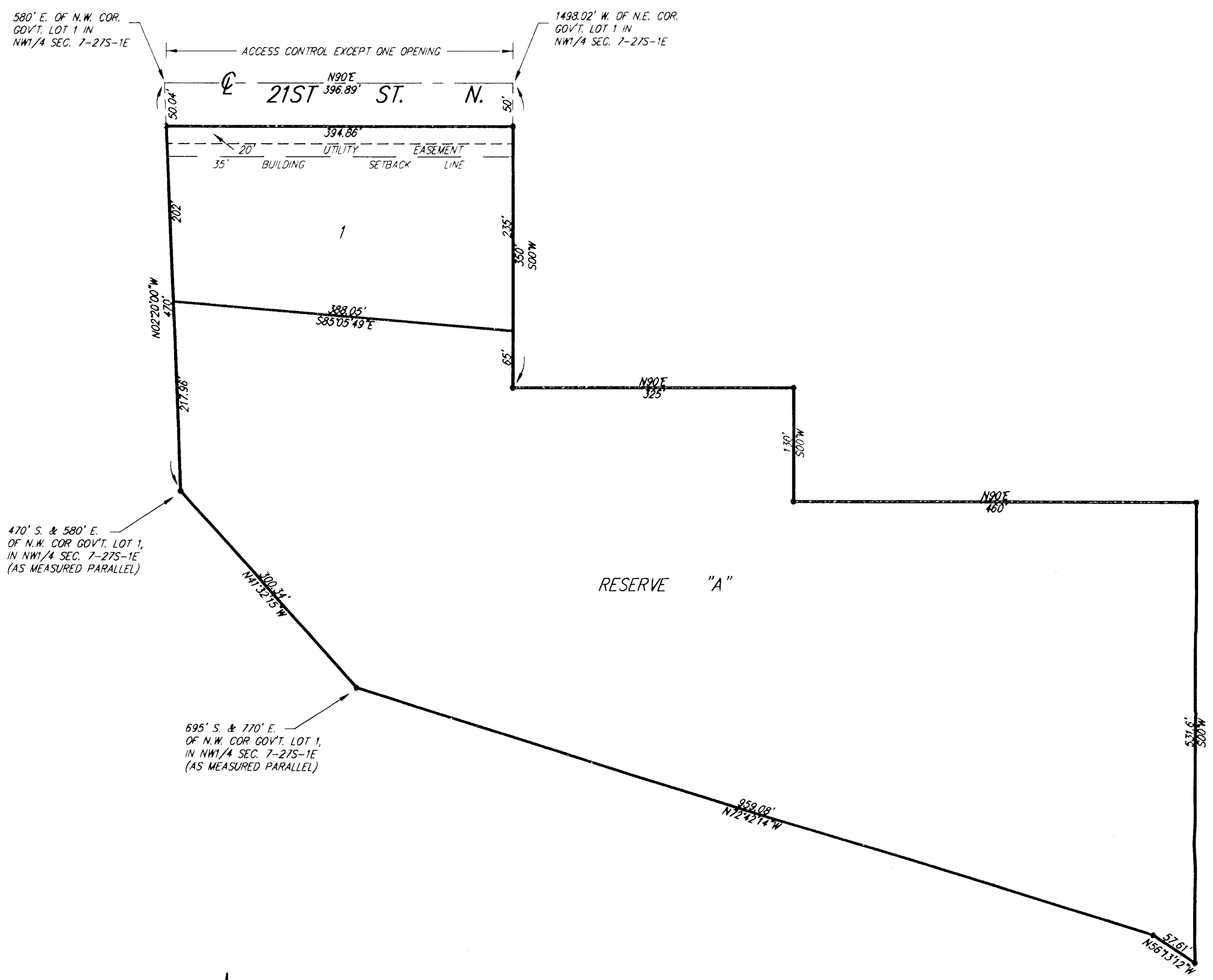


file tracing
Sedgwick
7-27-99

MARINA LAKE EIGHTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE MARINA LAKE DEVELOPMENT C.U.P., D.P.-23 (AMENDMENT 14).

MINIMUM BUILDING PAD ELEVATION
FOR LOWEST OPENING INTO A STRUCTURE
SHALL BE AN ELEVATION OF 121 CITY DATUM.

BENCH MARK: City of Wichita B.M.
N.E. Cor. Conc. Base for Cross Walk
28.2' S. of 21st St. & 174.3' E. of
Benjamin & 185.6' W. of Richmond.
Elev.=124.85 (City Datum)

ON SITE B.M.: Chiseled "□" on top
of curb @ N.E. Cor. Marina Lake
Third Addition.
Elev.=124.12 (City Datum)

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "MARINA LAKE EIGHTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of Gov't. Lot 1, in the NW1/4 of Sec. 7, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. Corner thereof; thence S90°W, along the north line of said Gov't. Lot 1, 1498.02 feet for a place of beginning; thence S00°W, 350 feet; thence N90°E 325 feet; thence S00°W, 130 feet; thence N90°E, 450 feet; thence S00°W, 531.60 feet; thence N56°13'12"W, 57.61 feet; thence N72°42'14"W, 959.08 feet more or less to a point 695 feet south and 770 feet east of the N.W. Corner of said Gov't. Lot 1 (as measured parallel with the north and west lines of said Gov't. Lot 1); thence N41°32'15"W, 300.34 feet more or less to a point 470 feet south and 580 feet east of the N.W. Corner of said Gov't. Lot 1 (as measured parallel with the north and west lines of said Gov't. Lot 1); thence N02°20'W, parallel with the west line of said Gov't. Lot 1, 470 feet to a point on the north line of said Gov't. Lot 1, said point being 580 feet east of the N.W. Corner thereof; thence N90°E, along the north line of said Gov't. Lot 1, 396.89 feet more or less to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 8 July 1999
Mark A. Savoy, RLS #788 Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into a Lot to be known as "MARINA LAKE EIGHTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for construction and maintenance of all public utilities. Reserve "A" is hereby reserved for drainage purposes. Reserve "A" shall be maintained by the owner(s) of the following described property: Lot 2, Marina Lake Fourth Addition, Wichita, Kansas, except that part described as beginning at the N.E. Corner of said Lot 2; thence south, 80 feet; thence west, 30 feet; thence south, 60 feet; thence west, 400 feet; thence north, 60 feet; thence west, 30 feet to the west line of said Lot 2, thence north, 80 feet to the N.W. Corner of said Lot 2, thence east, 460 feet to the beginning. Access control is hereby granted to the City of Wichita as indicated on the face of the plat. The Minimum Building Pad elevation is as indicated on the face of the plat.

Clear Lakes, Inc.

Ted Hill, President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 23rd day of July, 1999, by Ted Hill, President of Clear Lakes Inc. on behalf of the corporation.

Linda S. Hamby, Notary Public
My App't. Exp. 10-30-99

This plat of "MARINA LAKE EIGHTH ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

James Alford, County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1999, at ____ o'clock ____ M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 13, 1998

Savoy, Ruggles & Bohm PA
924 N. Main
Wichita, KS 67203

S/D 98-81 - One-Step Final Plat of MARINA LAKE 8TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 1998, 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 August 7, 1998.

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 and/or County Commission for consideration:

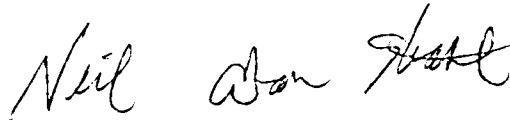
1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision 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.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.



S/D 98-81 - One-Step Final Plat of MARINA LAKE 8TH ADDITION
August 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

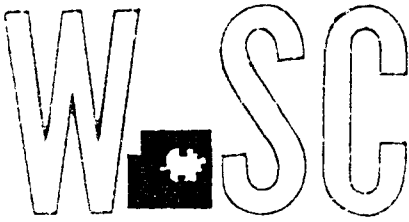
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Clear Lakes, Inc., Attn. Ed Roberts, Real Estates Resources, 4015 W. 13th Street,
Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — 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

August 7, 1998

Savoy, Ruggles & Bohm PA
Attn. Mark Savoy
924 N. Main
Wichita, KS 67203

S/D 98-81 - One-Step Final Plat of MARINA LAKE 8TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 6, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. **City Engineering** needs to indicate if any guarantees are required for improvements to serve this site. *No guarantees are required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. *A revised drainage plan needs to be submitted.*
- D. The CUP required the inclusion of the lake to the south as a parcel within the CUP. The perimeter of this plat shall be revised to match the perimeter of the CUP boundaries, which would include the platting of the lake as a reserve.
- E. As required by the CUP, provisions shall be made for maintenance of the reserve (lake). A restrictive covenant shall be submitted stating which properties within the CUP will be responsible to maintain the lake.
- F. **Traffic Engineering** needs to indicate the acceptability of the access controls. The plat denotes one access opening along 21st St. North in accordance with the CUP. The plat's text shall note that the access controls are being dedicated to the "City of Wichita".



- G. **Traffic Engineering** needs to comment on the need for street improvements. The CUP required the applicant to provide a left turn lane along 21st St. North if the development generates more than 1,000 average daily trips in and out of the proposed new driveway. **Traffic Engineering concurred with the CUP requirement for a left turn lane.**
- H. The final plat shall reference a tie point to a section corner and its distance to the plat.
- I. ✓ On the final plat tracing, a note shall be placed on the face of the plat, indicating that this plat is subject to conditions of CUP, DP-23 (Amendment 14).
- J. ✓ A CUP Certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP, and its special conditions for development on this property.
- 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. (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.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita

requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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 plat* is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 13, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: *Marked Copy of plat*

cc: Clear Lakes, Inc., Attn.: Ted Hill, 4015 W. 13th Street, Wichita, KS 67212
Ed Roberts, Real Estates Resources, 4015 W. 13th Street, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

August 13, 1998

STAFF REPORT
(One-Step Final Plat-Approved 08/06/98)

CASE NUMBER: S/D 98-81 - MARINA LAKE 8TH ADDITION

OWNER/APPLICANT: Clear Lakes, Inc., Attn: Ed Roberts, Real Estates Resources, 4015 W. 13th St., Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South side of 21st St. North, East of Meridian

SITE SIZE: 1.96 acres

NUMBER OF LOTS

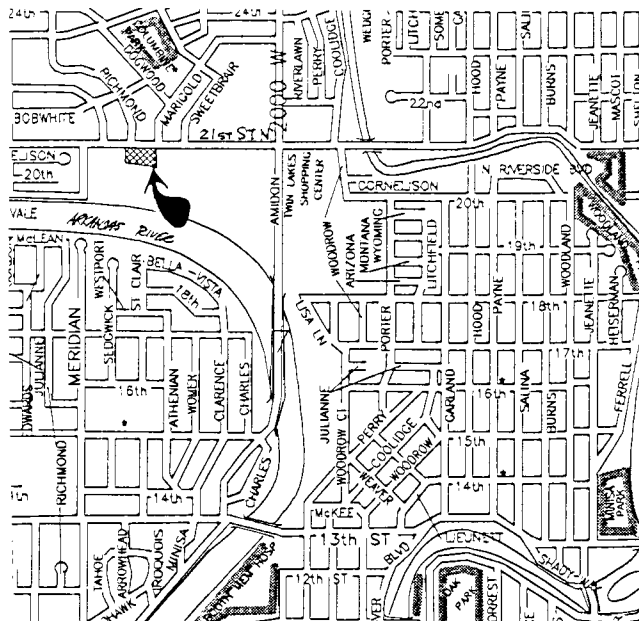
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 85,276 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3273) from SF-6, Single Family to LC, Limited Commercial. The plat also is subject to the Marina Lake CUP (DP-23, Amendment #14).

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any guarantees are required for improvements to serve this site. **No guarantees are required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **A revised drainage plan needs to be submitted.**
- D. The CUP required the inclusion of the lake to the south as a parcel within the CUP. The perimeter of this plat shall be revised to match the perimeter of the CUP boundaries, which would include the platting of the lake as a reserve.
- E. As required by the CUP, provisions shall be made for maintenance of the reserve (lake). A restrictive covenant shall be submitted stating which properties within the CUP will be responsible to maintain the lake.
- F. **Traffic Engineering** needs to indicate the acceptability of the access controls. The plat denotes one access opening along 21st St. North in accordance with the CUP. The plat's text shall note that the access controls are being dedicated to the "City of Wichita".
- G. **Traffic Engineering** needs to comment on the need for street improvements. The CUP required the applicant to provide a left turn lane along 21st St. North if the development generates more than 1,000 average daily trips in and out of the proposed new driveway. **Traffic Engineering concurred with the CUP requirement for a left turn lane.**
- H. The final plat shall reference a tie point to a section corner and its distance to the plat.
- I. On the final plat tracing, a note shall be placed on the face of the plat, indicating that this plat is subject to conditions of CUP, DP-23 (Amendment 14).
- J. A CUP Certificate shall be submitted to Planning Staff for recording with the

Register of Deeds prior to City Council consideration, identifying the approved CUP, and its special conditions for development on this property.

- 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. (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.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

S/D 98-81 - One-Step Final Plat of MARINA LAKE 8TH ADDITION

August 13, 1998 - Page 4

- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.