

CORPORATE LAKES 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LOT	ELEVATION	
	CITY DATUM	MSL
1	170.0	1357.4

BENCHMARK

WEBB ROAD & CENTRAL - CITY OF WICHITA
BENCHMARK DISC, SW COR. R.C.B.C., 200'± N. OF
CENTRAL, 94.4' N. OF H.L.P. ON WEST SIDE OF
WEBB ROAD, 40.41' W. OF BACK OF CURB ON
E. MEDIAN CURB ON WEBB ROAD.
ELEV. = 174.73 CITY DATUM

NOTE:
ADDITIONAL BUILDING SETBACKS PER C.U.P. DP-190
ON FILE AT THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT.

NOTE:
WILLIAMS NATURAL GAS COMPANY PIPELINE
SETBACK REQUIREMENT PER FILM 918, PAGE 396.

NOTE:
WILLIAMS NATURAL GAS COMPANY PIPELINE
SETBACK REQUIREMENT PER FILM 1090, PAGE 1151.

fin
ing
9-25-98

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "CORPORATE LAKES 3RD", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being replat of Lots 1, 2, 3, 4, 5,
and Reserve A, in Corporate Lakes 2nd, an Addition to Wichita, Sedgwick
County, Kansas.

All being situated in the SE1/4 of Sec. 17, Twp. 27-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

This plat of "CORPORATE LAKES 3RD", an
Addition to 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

_____, Chairman
Richard E. Lopez

_____, 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 _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1998.

_____, County Clerk
James Alford

National Bank of Andover, N.A.

_____, President
Dennis L. Bush

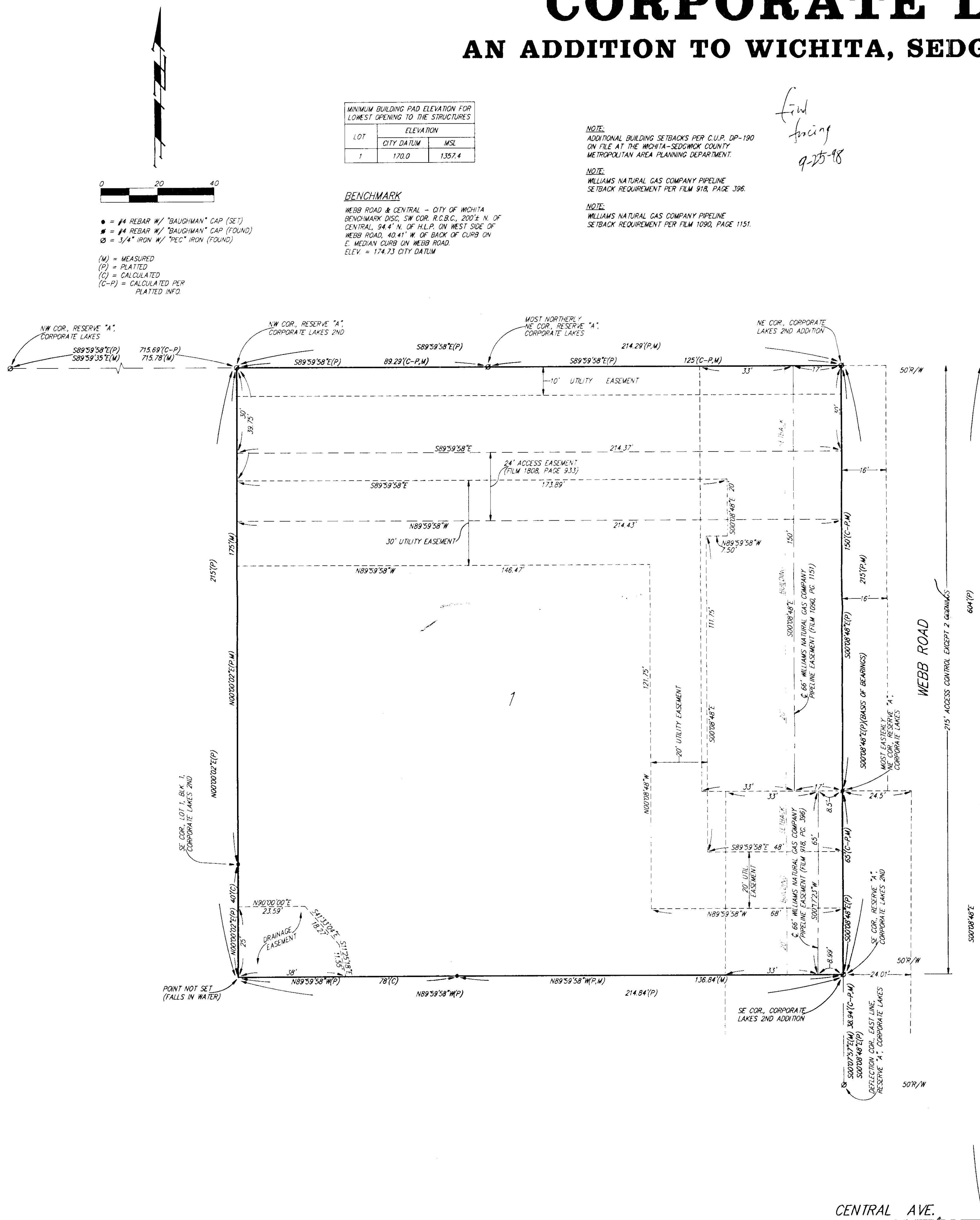
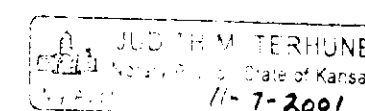
State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1998, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

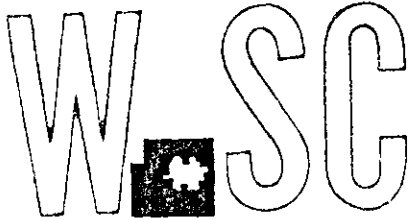
_____, Deputy
Linda Kizzire

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 1998, by Dennis L. Bush, President
of National Bank of Andover, N.A., on behalf of the bank.

My App'l. Exp. 11-7-2001
_____, Notary Public
JUDITH M. TERHUNE



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

May 29, 1998

FILE COPY

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-49-- One-Step Final Plat of CORPORATE LAKES 3RD ADDITION

Gentlemen:

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 May 22, 1998, with the following revision. Item L should be revised to read, Traffic Engineering needs to comment on the need for any improvements to Webb Road. Improvements will not be required as the Traffic Engineer is honoring an agreement the applicant had made with the previous Traffic Engineer regarding the two access openings.

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.

S/D 98-49-- One-Step Final Plat of CORPORATE LAKES 3RD ADDITION
May 29, 1998 -- Page 2.

4. Submission of a disk to the Planning Department detailing this plat.
This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

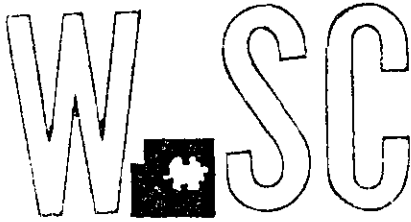
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being more prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: National Bank of Andover, NA, Attn.: Dennis Bush, 225 W. Central, Andover, KS 67002
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 67202-1888
(316) 268-4421
FAX (316) 268-4390

May 22, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 98-49 -- Final Plat of CORPORATE LAKES 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. The site ismserved with sewer and water. The drainage plan is approved. Any drainage improvements will be made at time of site development.
- 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.
- D. Traffic Engineering needs to comment on the proposed access controls. The plat depicts two openings along Webb Road. The associated CUP - which denotes one access opening along this portion of the site - will require an adjustment to permit two openings for this site along Webb Road. On the final plat tracing, the platlor's text shall reference access control. Traffic Engineering has approved the two openings subject to reaching an agreement with the Applicant regarding Item L before approval by the MAPC.
- E. ✓ The proposed access easement will need to be established by separate instrument.
- F. ✓ The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is



provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- H. ✓ The applicant shall submit an avigational easement covering all of the 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 reference a tie point to a section corner along with distance to this plat.
- J. On the final plat tracing, the MAPC Chairman should be revised to read, "Richard E. Lopez".
- K. Building setback lines were established with the CUP and the previous plat. This plat proposes to reduce the building line along Webb Road from 60 feet to 20 feet. If this reduction is granted with the approval of this plat, an adjustment to the CUP will be approved.
- L. Traffic Engineering needs to comment on the need for any improvements to Webb Road. **A northbound left-turn lane shall be constructed along Webb Road.**
- M. The name of the Addition referenced in the surveyors signature block needs to read, "Corporate Lakes 3rd".
- N. 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.)
- 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. 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.
- Q. 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.

- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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, May 28, 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\lrb

Enclosure

cc: National Bank of Andover, N.A., Attn.: Dennis Bush, 225 W. Central, Andover, KS 67002
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

METROPOLITAN AREA PLANNING COMMISSION

May 28, 1998

STAFF REPORT
(One-Step Final Plat-Approved 5/21/98)

CASE NUMBER: S/D 98-49 - CORPORATE LAKES 3RD ADDITION

OWNER/APPLICANT: National Bank of Andover, N.A., Attn: Dennis Bush,
225 W. Central, Andover, KS 67002

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West side of Webb Road, North of Central

SITE SIZE: 1.06 acres

NUMBER OF LOTS

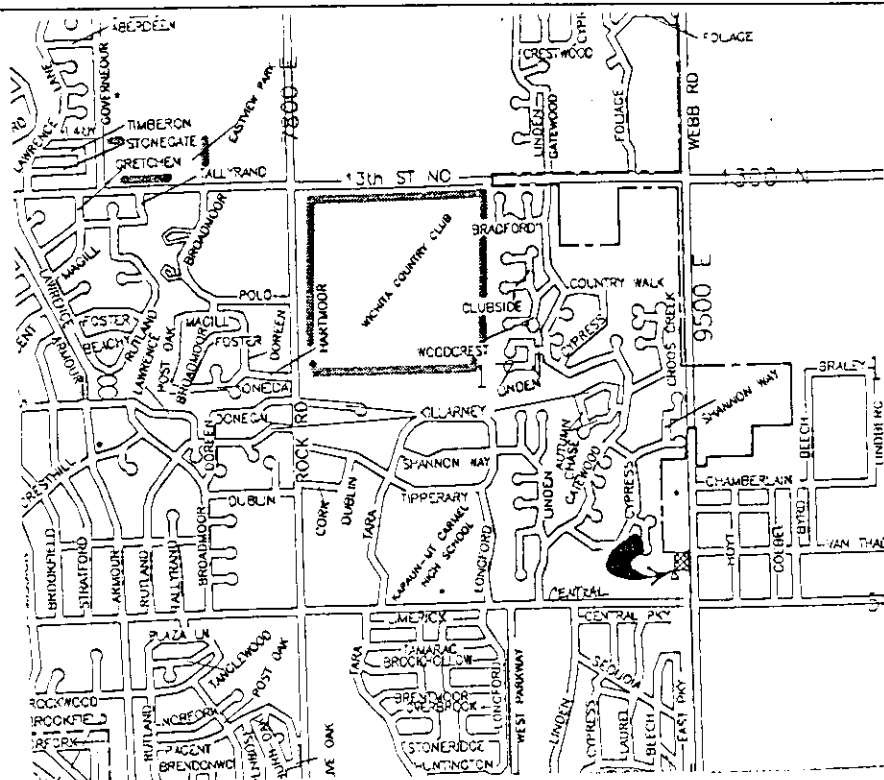
Residential:	
Office:	
Commercial:	1
Industrial:	=
Total:	1

MINIMUM LOT AREA: 46, 072 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of Corporate Lakes 2nd Addition. The site is also under the provisions of the Corporate Lakes CUP (DP-190).

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *The site is served with sewer and water. The drainage plan is approved. Any drainage improvements will be made at time of site development.*
- 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.
- D. Traffic Engineering needs to comment on the proposed access controls. The plat depicts two openings along Webb Road. The associated CUP - which denotes one access opening along this portion of the site - will require an adjustment to permit two openings for this site along Webb Road. On the final plat tracing, the plat's text shall reference access control. *Traffic Engineering has approved the two openings subject to reaching an agreement with the Applicant regarding Item L before approval by the MAPC.*
- E. The proposed access easement will need to be established by separate instrument.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
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S/D 98-49- One-Step Final Plat of CORPORATE LAKES 3RD ADDITION
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- R. The owner of the subdivision should be aware of the fact that the development

S/D 98-49- One-Step Final Plat of CORPORATE LAKES 3RD ADDITION
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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.

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