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

October 17, 1996

Baughman Company, P. A. S/D 96-64
315 Ellis
Wichita, KS 67211

Re: S/D 96-64 Combined Preliminary-Final One Step Plat of REGENCY LAKES 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 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 October 10, 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 and/or County Commission 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: Chaucer Estates, L.L.C., Attn: John McKay, 236 S. Topeka, Wichita, Ks 67202
Mike Lindebak, City Engineer

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

October 10, 1996

Also will be will through to be go with other Reg. Lots Plat + Greenwich Estates Pk. - other plats guards are combined w/ other Plats

Baughman Company, P. A. S/D 96-64
315 Ellis
Wichita, KS 67211

Re: S/D 96-64 Combined Preliminary-Final One Step Plat of REGENCY LAKES 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As noted by the applicant and City Engineering, improvements for this site including left-turn lane improvements along 21st Street North will be provided by or with those guarantees required for the Regency Lakes (1st) Addition. This will require that these two Additions are submitted together for City Council approval.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development. However, a cross-lot drainage agreement shall be provided, for recording to serve this site's drainage plan.

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

D. The final plat tracing shall indicate the dedication of 60 feet of 1/2 street right-of-way for 21st Street North adjacent to this site.

E. On the final plat, the area for the emergency access easement at the north end of Lot 2 shall be more specifically defined. Not only should the width be shown but the length shall also be provided and shown so that this easement will clearly extend down to the driving surface as shown on PUD-2's site plan.

F. The plattor's shall also reference the granting of this easement and as to its benefitting the property to the north. The plattor's text shall also clearly indicate that no fencing, encroachments or other obstructions will be allowed in this easement and that an acceptable (to the Fire Department) driving surface will be installed and maintained within

this easement.

F. On the final plat tracing, 25-foot building setbacks shall be platted to 21st Street North and to Regency Lakes. A note shall also be placed on the face of the plat Indicating that additional setback requirements are per PUD-2.

This note shall also indicate that access controls to Regency Lakes Street are as indicated by PUD-2.

G. Prior to the final plat tracing being released for recording, proof shall be provided that ownership of the site is in the part shown on the tracing. The plat binder presently indicates ownership in other parties.

H. Also as indicated by the plat binder, Bank IV holds a mortgage on this site. This party shall either be shown as a signatory on the plat tracing or a release of this mortgage shall be provided.

I. 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.

J. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. 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 and/or County Commission.

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, October 17, 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: Chaucer Estates, L.L.C., Attn: John McKay, 236 S. Topeka, Wichita, Ks 67202
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-10

METROPOLITAN AREA PLANNING COMMISSION

October 17, 1996

STAFF REPORT

(Combined Preliminary-Final One Step Plat Approved 10/10/96)

CASE NUMBER: S/D 96-64 REGENCY LAKES SECOND ADDITION

OWNER/APPLICANT: Chaucer Estates, L.L.C., Attn: John McKay, 236 S. Topeka, Wichita, Ks 67202

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

LOCATION: North of 21st Street North and west of Greenwich Road

SITE SIZE: 11.372 Acres

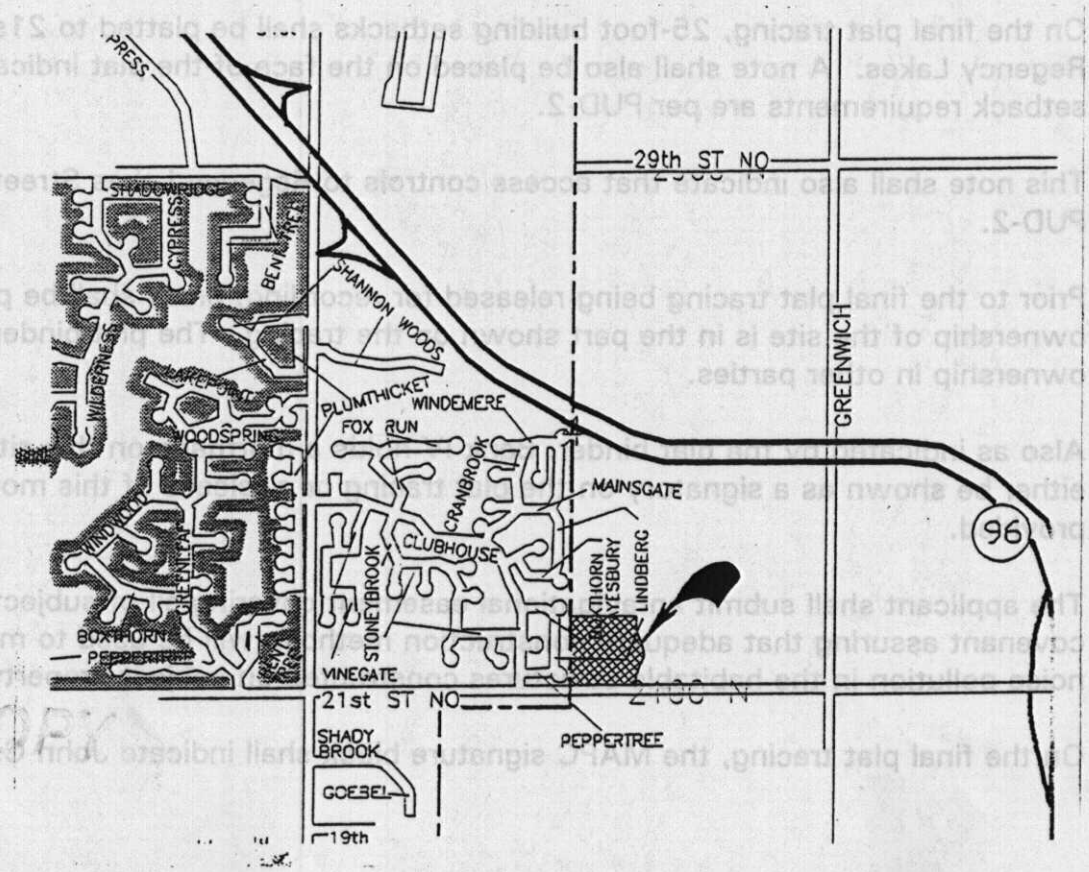
NUMBER OF LOTS

Residential:
Office:
Commercial:
Industrial:
Total: 2

MINIMUM LOT AREA: 220,824.59 sq. ft.

CURRENT ZONING: P.U.D. 2

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. As noted by the applicant and City Engineering, improvements for this site including left-turn lane improvements along 21st Street North will be provided by or with those guarantees required for the Regency Lakes (1st) Addition. This will require that these two Additions are submitted together for City Council approval.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development. However, a cross-lot drainage agreement shall be provided, for recording to serve this site's drainage plan.

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

D. The final plat tracing shall indicate the dedication of 60 feet of 1/2 street right-of-way for 21st Street North adjacent to this site.

E. On the final plat, the area for the emergency access easement at the north end of Lot 2 shall be more specifically defined. Not only should the width be shown but the length shall also be provided and shown so that this easement will clearly extend down to the driving surface as shown on PUD-2's site plan.

F. The plattor's shall also reference the granting of this easement and as to its benefitting the property to the north. The plattor's text shall also clearly indicate that no fencing, encroachments or other obstructions will be allowed in this easement and that an acceptable (to the Fire Department) driving surface will be installed and maintained within this easement.

F. On the final plat tracing, 25-foot building setbacks shall be platted to 21st Street North and to Regency Lakes. A note shall also be placed on the face of the plat Indicating that additional setback requirements are per PUD-2.

This note shall also indicate that access controls to Regency Lakes Street are as indicated by PUD-2.

G. Prior to the final plat tracing being released for recording, proof shall be provided that ownership of the site is in the part shown on the tracing. The plat binder presently indicates ownership in other parties.

H. Also as indicated by the plat binder, Bank IV holds a mortgage on this site. This party shall either be shown as a signatory on the plat tracing or a release of this mortgage shall be provided.

I. 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.

J. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. 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 and/or County Commission.