

MEMO



TO: Chris Breitenstein
Drainage Design Engineer
455 N. Main
7th Floor - City Hall
Wichita, Kansas 67202

PROJECT NO. 30-79412-1120

PROJECT: Regency Plaza

DATE: August 20, 1980

COPIES TO:

ATTN:

Louise Olivarez

Mike Lindebak ✓

Dick Linn

FROM: Kristen Hart

REFERENCE: Regency Plaza Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a Drainage Concept for Regency Plaza.

As noted on the plan, lot grading is the proposed means of draining the plat. Therefore we do not feel a need for submitting a Drainage Plan since it would be identical to the Drainage Concept.

We intend to file the Preliminary Plat August 22, 1980 to be heard by MAPC-Subdivision Committee on September 4, 1980.


If you have any questions or comments, please contact Dick Linn or myself.

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE August 26, 1980

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Design Engineer
SUBJECT Regency Plaza Drainage
Concept & Plan

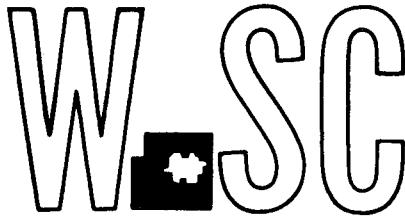
The above referenced drainage plan and concept is approved.


Chris J. Breitenstein, P.E.
Acting Drainage Design Engr.

CJB:md

cc: Kristen Hart
Louise Olivarez
Mike Lindebak

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 5, 1980

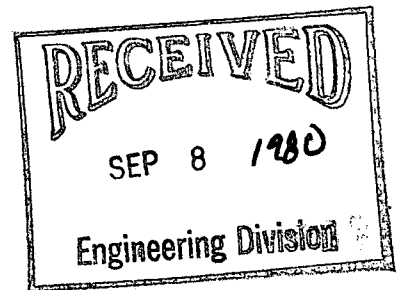
Professional Engineering Consultants
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-64 - Preliminary plat of Regency Plaza

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following:

- A. Approval of this plat is subject to approval of the applicant's associated zone case.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall attempt to obtain a valid petition for paving Squaw Lane.
- E. The applicant shall guarantee construction of a sidewalk on the south side of Squaw Lane.
- E. The shed and concrete pad shall be removed from the utility easement prior to recording the plat. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



Gary Wiley
P.E.C.
9-5-80
Page 2

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

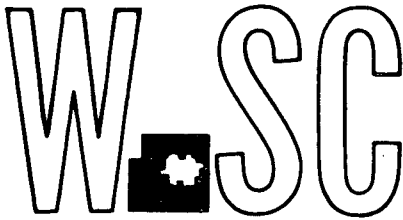
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Thurman Smith, 10300 W. Central, 67212
Dean Sellers, Assistant City Engineer

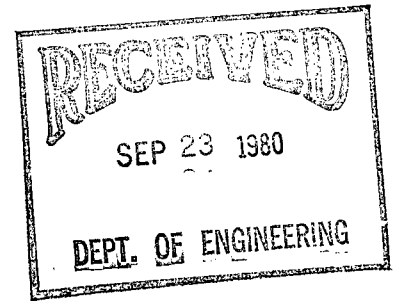
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

September 22, 1980
(316) 268-4561



Professional Engineering Consultants, P. A.
Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 80-64 - Final plat of Regency Plaza

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall attempt to obtain a valid petition for paving Squaw Lane.
- D. The applicant shall guarantee construction of a sidewalk on the south side of Squaw Lane.
- E. The shed and concrete pad shall be removed from the utility easement prior to release of the plat for recording. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

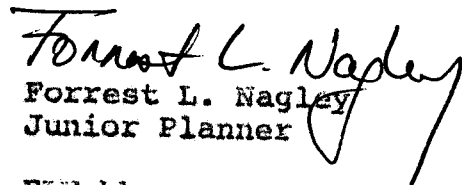
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

P.E.C., P.A., Gary Wiley
9-22-80
Page 2

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, September 25, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

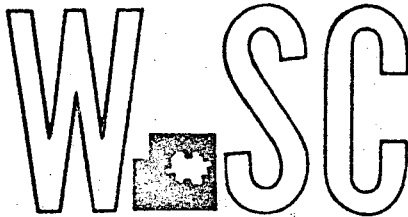
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Thurman W. Smith, 10300 W. Central, 67212
Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 17, 1980

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: L/S-0490 - Request for lot split approval of Lot 3, Block 1,
Regency Plaza Addition

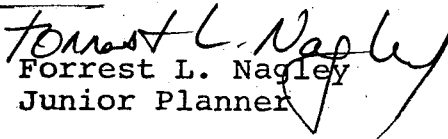
Dear Gary:

We have complete our review of the above-referenced request for
lot split approval. We find that approval can be granted subject
to the following conditions:

- A. Submit a lot grading plan to the City Engineer's Office
for review and approval.
- B. Guarantee the extension of sanitary sewer to serve Tract
1.

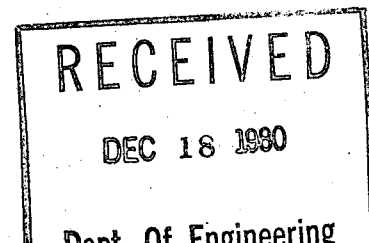
Once we have been advised that your lot grading plan has been approved
and a guarantee for the extension of sanitary sewer has been submitted,
we can approve this lot split request. Should you have any questions
about these requirements, please call me at 268-4421.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Chris Breitenstein, Acting Drainage and Flood Control Engineer,
City Engineering
/Mike Lindebak, Program Development Engineer, City Engineering
Thurman Smith, 10300 W. Central, 67212
Donald C. Slawson, 200 Douglas Bldg., 67202



ML