

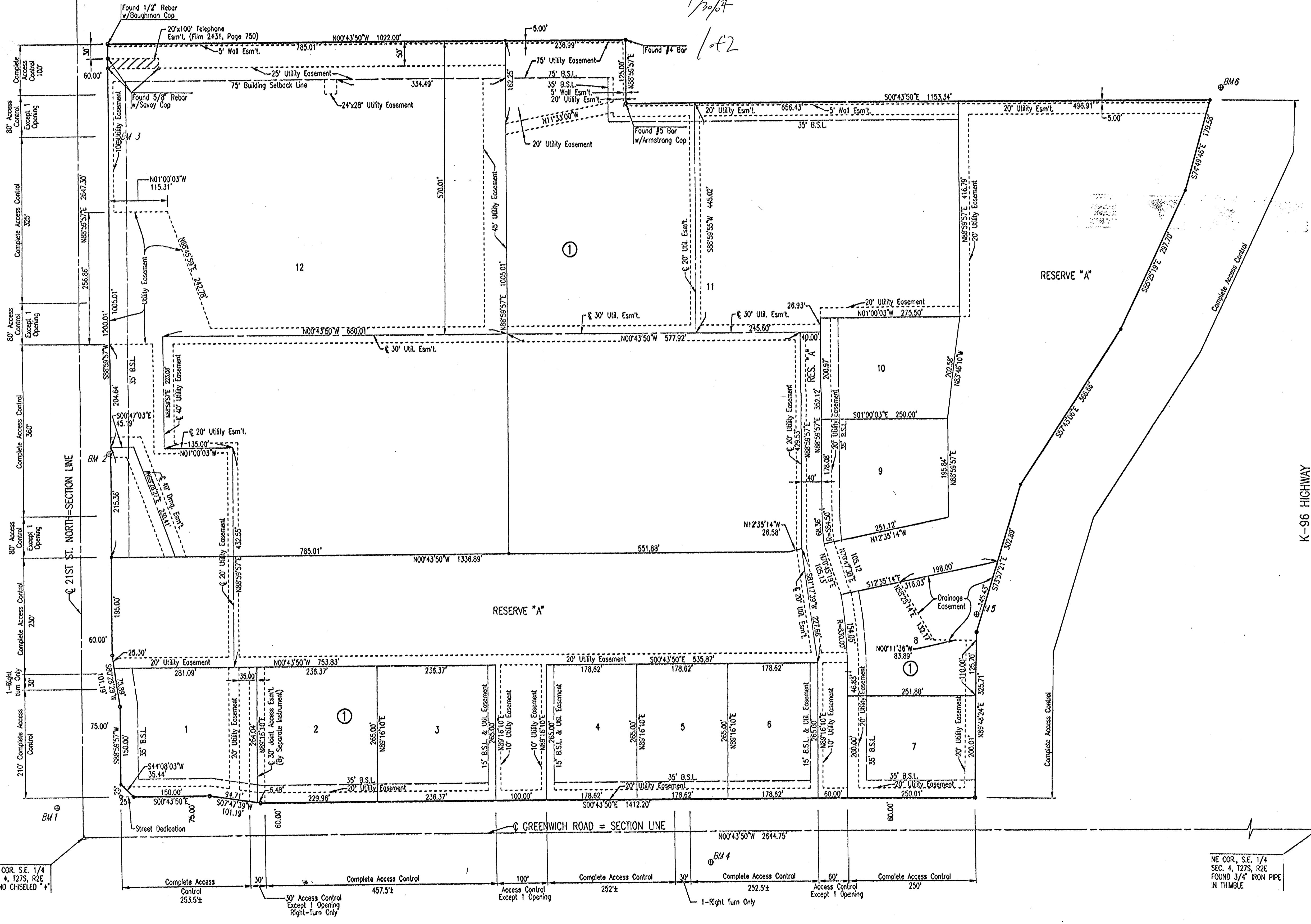
REGENCY LAKES COMMERCIAL 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

S.W. COR. SE 1/4
SEC. 4, T27S, R2E
FOUND 1/2" REBAR
WITH MKCC CAP

N.W. COR. SE 1/4
SEC. 4, T27S, R2E

*find tracing
propA
lot 2*



- P&B**
- SCALE: 1"=100'
- FOUND #5 BAR W/MKCC CAP (UNLESS OTHERWISE NOTED)
 - SET 1/2" REBAR W/ PCC CAP (UNLESS OTHERWISE NOTED)
- BENCHMARKS:**
- C.O.W. Disc. in Conc. Base R.R. Signal W. Side Greenwich ± 1/2 Mile S. of 21st St. N. City Datum: 183.19 N.G.V.D.: 1370.59
 - BM 1: Chiseled "d" Conc. base Traffic Signal of S.W. Corner 21st. N. and Greenwich City Datum: 176.16 N.G.V.D.: 1363.56
 - BM 2: Chiseled "d" on headwall N.E. Corner RCOC under 21st. N. 750'± W. of Greenwich City Datum: 175.05 N.G.V.D.: 1362.45
 - BM 3: R.R. Spike in 18" Locust tree, E. end row on N. Side 21st N. 1350'± W. of Greenwich City Datum: 180.14 N.G.V.D.: 1367.54
 - BM 4: W. end Bolt in Power Pole 1'± above ground at Private Dr. 2400 N. Greenwich on E. side of Rd. City Datum: 183.80 N.G.V.D.: 1371.20
 - BM 5: Chiseled "d" on W. wing wall of W. end of S. headwall RCOC under Bika Path just S. of K-96 E.B. Ramp to Greenwich 400'± from Greenwich. City Datum: 179.87 N.G.V.D.: 1367.27
 - BM 6: Chiseled "d" on S.E. Cor. RCOC under Bika Path just S. of K-96, near N.W. Cor. Property City Datum: 182.975 N.G.V.D.: 1370.375

S.E. COR. SE 1/4
SEC. 4, T27S, R2E
FOUND CHISELED "d"

NE COR., SE 1/4
SEC. 4, T27S, R2E
FOUND 3/4" IRON PIPE
IN THIMBLE

REGENCY LAKES COMMERCIAL 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
1/3/04
2002

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 11TH DAY OF DECEMBER, 2003, WE HAVE SURVEYED AND PLATTED REGENCY LAKES COMMERCIAL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A RESERVE, THE SAME BEING A REPLAT OF, AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 1, REGENCY LAKES COMMERCIAL, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THE 5' WALL EASEMENT ALONG WEST LINE OF LOTS 11 AND 12, BLOCK 1, AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

PUBLIC UTILITY EASEMENT DECLARATION:
AN EASEMENT OVER, UNDER, UPON AND ACROSS THE AREAS SHOWN AND LABELED ON THE ANNEXED PLAT FOR ACCESS FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND CUSTOMARY SERVICING OF ALL SEWER LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES, GAS LINES, AND RELATED FACILITIES AND OTHER PUBLIC UTILITY FACILITIES SHOWN ON THE ANNEXED PLAT IS HEREBY RESERVED AND GRANTED BY ANY ENTITY HOLDING FEE TITLE TO THE LANDS PLATTED HEREBY OR ANY PORTION THEREOF, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, FOR AND TO THE CITY OF WICHITA, KANSAS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS GRANTEEES. SAID RIGHT OF ACCESS IS GRANTED TO THE OFFICERS, EMPLOYEES AND AGENTS OF THE ABOVE NAMED GRANTEEES TO ENTER UPON SAID LAND FOR ALL SUCH PURPOSES STATED HEREIN. THE PROPERTY MAY BE USED BY THE FEE OWNERS OF SAID EASEMENT AREAS FOR SUCH PURPOSES THAT DO NOT NOW OR IN THE FUTURE INTERFERE WITH THE RIGHTS AND USES GRANTED HEREIN. GRANTEEES SHALL REPLACE AND RESTORE ANY SURFACES, INCLUDING PAVING, BUT EXCLUDING PERMANENT STRUCTURES, DISTURBED BY THE EXERCISE OF ANY RIGHTS HEREIN GRANTED.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF REGENCY LAKES COMMERCIAL COMMUNITY UNIT PLAN (DP-234).

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, LAKES, RECREATION USES, UTILITIES CONFINED TO EASEMENTS, SIDEWALKS, SIGNS, PRIVATE DRIVES, AND LIGHTS. RESERVE "A" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN REGENCY LAKES COMMERCIAL 2ND ADDITION.

THE PRIVATE DRIVES IN RESERVE "A" ARE HEREBY PLATTED FOR ACCESS TO LOTS 1 THROUGH 12, BLOCK 1.

THE 25'x25' CORNER CLIP STREET DEDICATION AT THE CORNER OF 21ST STREET NORTH AND GREENWICH ROAD IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE AND TO AND FROM GREENWICH ROAD OVER AND ACROSS THE EAST PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 21ST STREET NORTH AT FOUR LOCATIONS AS SHOWN, AND ACCESS TO GREENWICH ROAD AT FOUR LOCATIONS AS SHOWN.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1	CITY DATUM	N.G.V.D.
LOTS 1-3	180.6	1368.0
LOTS 4-11	181.1	1368.5
LOT 12	180.6	1368.0

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND A RESERVE, THE SAME TO BE KNOWN AS REGENCY LAKES COMMERCIAL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
CONSOLIDATED GREENWICH 21 L.L.C.
BY: LAHAM DEVELOPMENT COMPANY, L.L.C.,
ITS MANAGER

BY:
GEORGE E. LAHAM, II, MANAGER

TARGET CORPORATION, A MINNESOTA CORPORATION

BY:
SCOTT NELSON, VICE PRESIDENT FOR REAL ESTATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 2003, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GEORGE E. LAHAM II, MANAGER OF CONSOLIDATED GREENWICH 21, L.L.C., AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

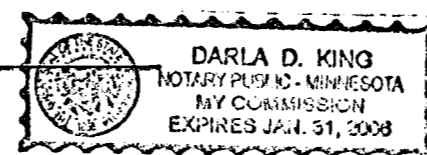
GEORGIA A. BIGGS, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 3-13-2007



STATE OF MINNESOTA }
COUNTY OF HENNEPIN } SS

BE IT REMEMBERED ON THIS 23 DAY OF January, 2003, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME SCOTT NELSON, VICE PRESIDENT OF REAL ESTATE FOR TARGET CORPORATION, A MINNESOTA CORPORATION, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

DARLA D. KING, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: Jan 31, 2006



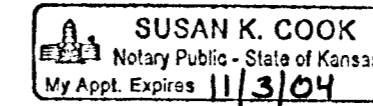
WE, INTRUST BANK, N.A. IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REGENCY LAKES COMMERCIAL 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY:
GARY O. SCHMITT, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 30 DAY OF January, 2003, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GARY O. SCHMITT, SENIOR VICE PRESIDENT, INTRUST BANK, N.A., AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

SUSAN K. COOK, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 11/3/04



THIS PLAT OF REGENCY LAKES COMMERCIAL 2ND ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

RONALD L. MARNELL, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2003.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2003.

CARLOS MAYANS, MAYOR

KAREN SCHOFIELD, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2003.

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2003.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY



Wichita-Sedgwick County Metropolitan Area Planning Department

October 23, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-113 -- One-Step Final Plat of Regency Lakes Commercial Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 17, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 17, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-113 -- One-Step Final Plat of Regency Lakes Commercial Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Petitions have been provided with Regency Lakes Commercial Addition for water, sewer, drainage and traffic improvements. City Engineering has requested new guarantees.
- 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 drainage plan has been approved.*
- D. Traffic Engineering has requested the submittal of a traffic study to determine required traffic improvements prior to scheduling of the plat for City Council.
- E. Traffic Engineering needs to comment on the access controls. The plat denotes four openings along both 21st St. North and Greenwich in accordance with the proposed CUP amendment. *The access controls are approved subject to verification from the Traffic Study of no adverse impact.*
- F. The joint access opening between Lots 1 and 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection corner.

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- H. A covenant shall be submitted regarding Reserve A platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- I. City Fire Department has requested that the private drive be a 20-foot wide hard paved surface with no parking and include a turnaround or extension to another access point.
- J. The existing bike path along the east property line should be denoted within a right-of-way or public access easement.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- N. 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.
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- P. In accordance with the CUP Amendment, a 75-ft setback is required along the west line of Lot 12.
- Q. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. 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.)
- S. 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.

- T. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. Westar Energy requests additional easements.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, October 23, 2003. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

STAFF REPORT
(One-Step Final Plat Approved 10/16/03)

CASE NUMBER: SUB 2003-113 -- REGENCY LAKES COMMERCIAL SECOND ADDITION

OWNER/APPLICANT: Consolidated Greenwich 21, LLC, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of 21st Street North and Greenwich

SITE SIZE: 61 Acres

NUMBER OF LOTS

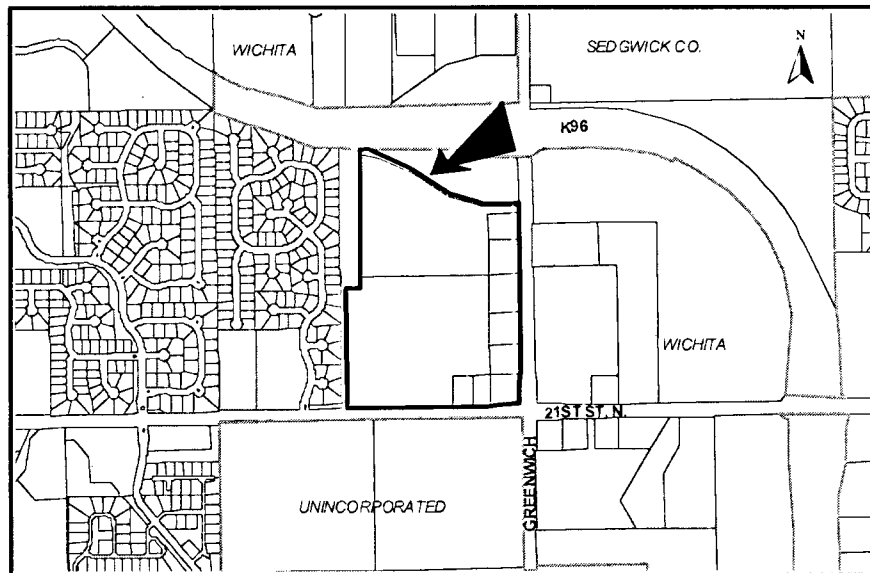
Residential:	
Office:	
Commercial:	12
Industrial:	
Total:	12

MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: LI, Limited Industrial, LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2003-113 -- One-Step Final Plat of REGENCY LAKES COMMERCIAL SECOND ADDITION
October 23, 2003 - Page 2**

NOTE: This is a replat of Regency Lakes Commercial Addition. The lot configuration has been revised. The applicant proposes an amended Regency Lakes Commercial CUP (DP-234, CUP 2003-49).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Petitions have been provided with Regency Lakes Commercial Addition for water, sewer, drainage and traffic improvements. **City Engineering** has requested new guarantees.
- 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 drainage plan has been approved.***
- D. **Traffic Engineering** has requested the submittal of a traffic study to determine required traffic improvements prior to scheduling of the plat for City Council.
- E. **Traffic Engineering** needs to comment on the access controls. The plat denotes four openings along both 21st St. North and Greenwich in accordance with the proposed CUP amendment. ***The access controls are approved subject to verification from the Traffic Study of no adverse impact.***
- F. The joint access opening between Lots 1 and 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The Access Management Regulations require an additional 25-ft x 25-ft corner clip at the intersection corner.
- H. A covenant shall be submitted regarding Reserve A platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- I. **City Fire Department** has requested that the private drive be a 20-foot wide hard paved surface with no parking and include a turnaround or extension to another access point.
- J. The existing bike path along the east property line should be denoted within a right-of-way or public access easement.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

SUB 2003-113 -- One-Step Final Plat of REGENCY LAKES COMMERCIAL SECOND ADDITION
October 23, 2003 - Page 3

- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- N. 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.
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- P. In accordance with the CUP Amendment, a 75-ft setback is required along the west line of Lot 12.
- Q. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. 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.)
- S. 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.
- T. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2003-113 -- One-Step Final Plat of REGENCY LAKES COMMERCIAL SECOND ADDITION
October 23, 2003 - Page 4

- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. *Westar Energy requests additional easements.*
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.