

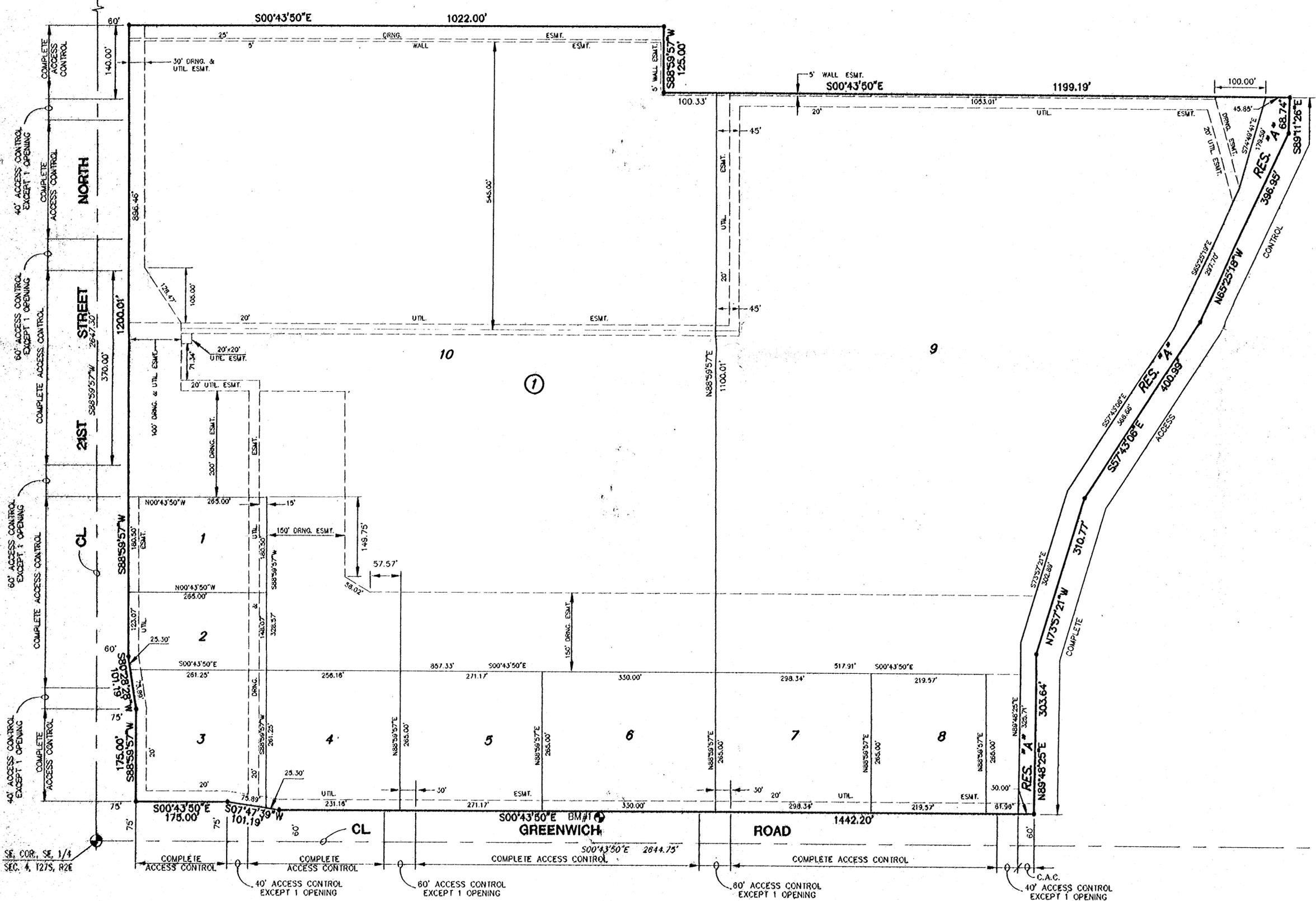
FINAL PLAT

REGENCY LAKES COMMERCIAL ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY KANSAS

SW. COR., SE. 1/4
SEC. 4, T27S, R2E

NW. COR., SE. 1/4
SEC. 4, T27S, R2E



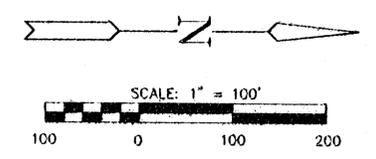
LOT	BLOCK	MIN. PAD ELEV (CITY DATUM)	MIN. PAD ELEV (USGS DATUM)
1	1	178.9	1366.3
2	1	178.9	1366.3
3	1	178.9	1366.3
4	1	179.1	1366.5
5	1	179.6	1367.0
6	1	179.8	1367.2
7	1	180.6	1368.0
8	1	180.8	1368.2
9	1	180.8	1368.2
10	1	180.8	1367.2

BENCHMARKS

BM#1
STEP SPIKE IN WEST SIDE P.P., 48' EAST AND
961' NORTH OF CENTERLINE 21ST ST. N. AND
GREENWICH RD.
ELEV.=180.385

BM#2
STEP SPIKE IN WEST SIDE P.P., 48' EAST AND
2570' NORTH OF CENTERLINE OF 21ST ST. N.
AND GREENWICH RD.
ELEV.=184.515

NOTE:
THIS PLAT IS SUBJECT TO CONDITIONS OF THE
COMMUNITY UNIT PLAN DP-234.



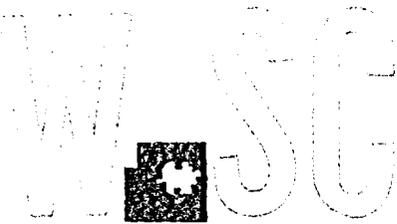
LEGEND

● IRON PIN

HIGHWAY
K-96
S89°02'03"W 2653.86'

NE. COR., SE. 1/4
SEC. 4, T27S, R2E

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

October 30, 1998

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: S/D 9898 - One-Step Final Plat of REGENCY LAKES COMMERCIAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 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 October 24, 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 four 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 by the City and County GIS Departments.

S/D 9898 -- One-Ste Final Plat of REGENCY LAKES CC COMMERCIAL ADDITION
October 30, 1998
Page 2

Please call if you have any questions.

Sincerely,

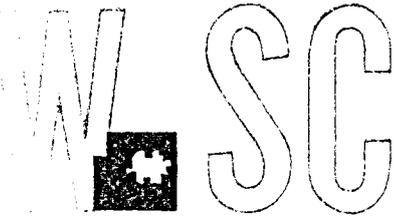
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Regency Lakes, L.C., 8100 E. 22nd Street North, Building 1000, Wichita, KS 67226
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 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

October 23, 1998

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: S/D 9898 - One-Step Final Plat of REGENCY LAKES COMMERCIAL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any guarantees or easements are required. **A guarantee for the extension and relocation of sanitary sewer is 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. **The drainage plan is approved. A drainage guarantee will be required.**
- D. In accordance with the CUP, a 5-ft wall easement needs to be platted along the west line of the plat, and shall be referenced in the plat's text.
- E. **Traffic Engineering** needs to comment on the need for improvements to 21st St. North and/or Greenwich. **An accel/decel lane along Greenwich will be required. The Applicant is requested to contact the developer of the Manhattan Addition to the east regarding participation in the petition for a center left-turn lane.**
- F. In accordance with the CUP, Reserve A adjoining K-96 is required to be eliminated from the CUP. This portion of the site, proposed for K-96 interchange

improvements, shall not be included within the plat's boundaries, and associated plat's text language needs to be removed.

G. A cross-lot circulation agreement needs to be provided in accordance with the CUP. Joint access and cross-lot access easements also need to be established by separate instrument.

H. **Traffic Engineering** needs to comment on the access controls. The CUP was approved with four points of access to 21st St. North and five to Greenwich Road. The plat denotes an additional access opening on Lot 2 along 21st St. North. The language in the plat's text regarding access to 21st St. North needs to correctly reference "Block 1". *The number of access openings approved in the CUP are also approved for this plat. One opening along 21st St. North will need to be eliminated.*

I. The Chairman of the MAPC needs to be revised to read, "William M. Johnson".

J. 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.

K. The tie points shall reference section "27S".

L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

M. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Community Unit Plan DP-234.

N. A CUP Certificate shall be submitted prior to City Council consideration, identifying the approved CUP (referred as DP-234) and its special conditions for development on this property.

O. The centerline of adjoining streets shall be indicated by "CL".

P. The plat's text shall properly reference "K.S.A. 12-512(b)".

Q. 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.)

- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.
- Z. **County Engineering requests that the City Council signature block add a statement regarding the City's agreement to the creation of a County benefit district.**

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.

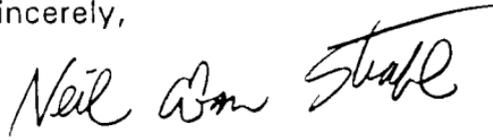
S/D 9898 -- One-Step Final Plat of REGENCY LAKES COMMERCIAL ADDITION

October 23, 1998

Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 29, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a long horizontal stroke at the top.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Regency Lakes, L.C., 8100 E. 22nd Street North, Building 1000, Wichita, KS 67226
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 10/22/98)

CASE NUMBER: S/D 98-98 - REGENCY LAKES COMMERCIAL

OWNER/APPLICANT: Regency Lakes, L.C., 8100 E. 22nd St. North, Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: Northwest corner of 21st St. North and Greenwich

SITE SIZE: 71 acres

NUMBER OF LOTS

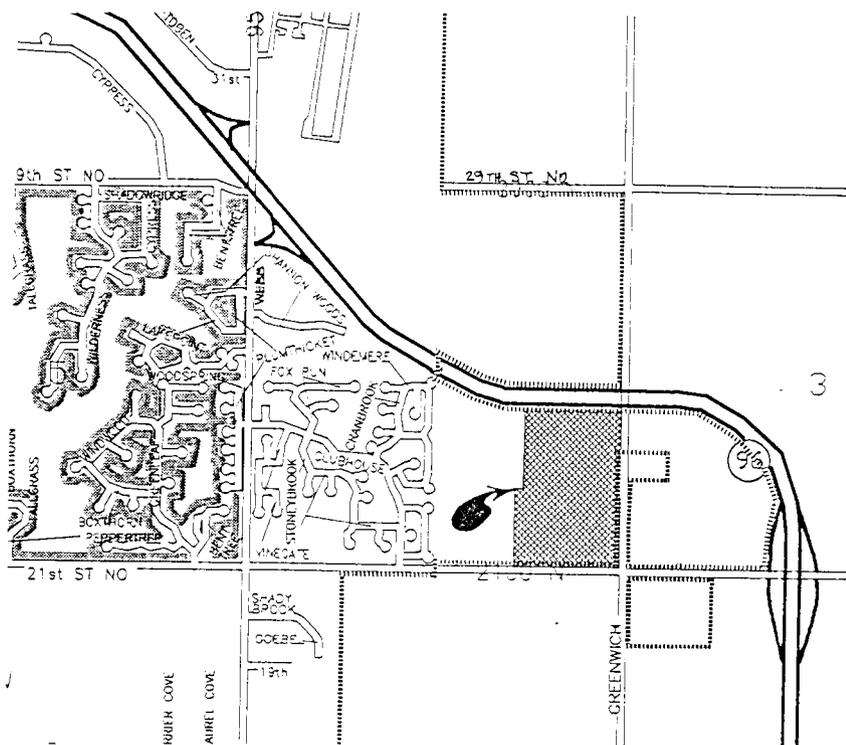
Residential:	
Office:	
Commercial:	4
Industrial:	<u>6</u>
Total:	10

MINIMUM LOT AREA: 32,600 sf

CURRENT ZONING: LC, Limited Commercial
LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site was recently approved for the Regency Lakes Community Unit Plan (DP-234) and is a replat of the Greenwich Business Park Addition.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any guarantees or easements are required. **A guarantee for the extension and relocation of sanitary sewer is 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. **The drainage plan is approved. A drainage guarantee will be required.**
- D. In accordance with the CUP, a 5-ft wall easement needs to be platted along the west line of the plat, and shall be referenced in the plat's text.
- E. **Traffic Engineering** needs to comment on the need for improvements to 21st St. North and/or Greenwich. **An accel/decel lane along Greenwich will be required. The Applicant is requested to contact the developer of the Manhattan Addition to the east regarding participation in the petition for a center left-turn lane.**
- F. In accordance with the CUP, Reserve A adjoining K-96 is required to be eliminated from the CUP. This portion of the site, proposed for K-96 interchange improvements, shall not be included within the plat's boundaries, and associated plat's text language needs to be removed.
- G. A cross-lot circulation agreement needs to be provided in accordance with the CUP. Joint access and cross-lot access easements also need to be established by separate instrument.
- H. **Traffic Engineering** needs to comment on the access controls. The CUP was approved with four points of access to 21st St. North and five to Greenwich Road. The plat denotes an additional access opening on Lot 2 along 21st St. North. The language in the plat's text regarding access to 21st St. North needs to correctly reference "Block 1". **The number of access openings approved in the CUP are also approved for this plat. One opening along 21st St. North will need to be eliminated.**

- I. The Chairman of the MAPC needs to be revised to read, "William M. Johnson".
- J. 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.
- K. The tie points shall reference section "27S".
- L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Community Unit Plan DP-234.
- N. A CUP Certificate shall be submitted prior to City Council consideration, identifying the approved CUP (referred as DP-234) and its special conditions for development on this property.
- O. The centerline of adjoining streets shall be indicated by "CL".
- P. The plattor's text shall properly reference "K.S.A. 12-512(b)".
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