final tracing received 2-3-03

FINAL PLAT

WOODLAND LAKES ESTATES THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

NW. Cor., SE. ¼, Sec. 27, T27S, R2E, 6th P.M. Set ⅝" rebar w/ MKEC CLS 39 ld cap

NE. Cor., NE. ¼, Sec. 27, T27S, R2E, 6th P.M. Not Fnd., Not Set

NE. Cor., SE. ¼, Sec. 27, T27S, R2E, 6th P.M. Fnd. ½" Bar

SE. Cor., SE. ¼, Sec. 27, T27S, R2E, 6th P.M. Fnd. ¾" Pipe

SW. Cor., SE. ¼, Sec. 27, T27S, R2E, 6th P.M. Fnd. ¾" Pipe

S. ¼ Cor., Sec. 27, T27S, R2E, 6th P.M. Fnd. Stone

BM#1

N89°00'05"E(M) 2648.72'(M)

N00°44'11"W(CM) 2651.11'(CM)

N00°44'37"W 1239.66'

S00°44'37"E(M) 1327.66'(M)

N00°54'15"W(M) 1329.59'(M)

S01°02'26"E(M) 2656.74'(M)

S88°58'40"W(M) 2658.77'(M)

SCALE: 1" = 100'

100 0 100 200

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- o = FOUND PROPERTY CORNER
- • = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION
- (CM) = CALCULATED FROM MEASUREMENT
- (D) = DEEDED MEASUREMENT

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	1342.5	155.1
2	1	1343.0	155.6
3	1	1343.0	155.6
4	1	1343.0	155.6
1	3	1333.5	146.1
2	3	1333.0	145.6
3	3	1332.3	144.9
4	3	1331.5	144.1
5	3	1331.0	143.6
6	3	1330.5	143.1
7	3	1330.5	143.1
8	3	1330.5	143.1
16	3	1330.8	143.4
17	3	1331.5	144.1
26	3	1333.5	146.1
27	3	1334.0	146.6
28	3	1335.0	147.6
31	3	1337.0	149.6
6	4	1332.5	145.1
7	4	1331.0	143.6
8	4	1330.8	143.4
11	4	1330.5	143.1
12	4	1330.5	143.1
13	4	1330.5	143.1
14	4	1330.5	143.1
15	4	1330.5	143.1
16	4	1330.5	143.1
17	4	1331.0	143.6
23	4	1326.5	139.1
24	4	1328.0	140.6
25	4	1329.5	142.1
26	4	1329.5	142.1
27	4	1329.5	142.1
28	4	1328.0	140.6

BENCHMARK

BM#1 – "□" cut NE. coner of headwall of RCB North of Lincoln St., lying 31' East of and 11' N. of Center of Sec. 27, T27S, R2E, 6th P.M. ELEV. = 157.85 city datum 1349.27'(NGVD)

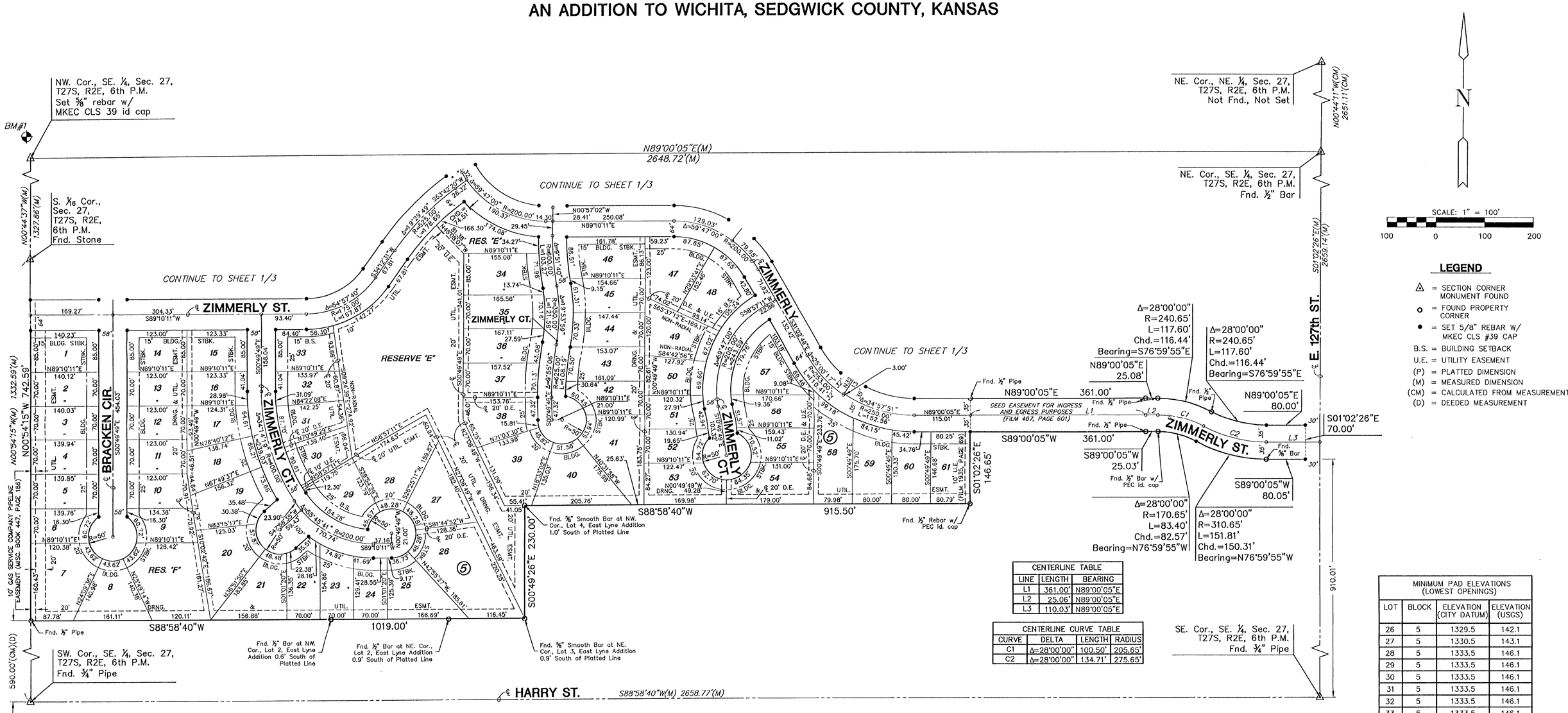
GREGORY J. ALLISON LICENSED LAND SURVEYOR LS-1281 STATE OF KANSAS 11/26/02

CONTINUE TO SHEET 2/3

FINAL PLAT

WOODLAND LAKES ESTATES THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- o = FOUND PROPERTY CORNER
- ● = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION
- (CM) = CALCULATED FROM MEASUREMENT
- (D) = DEEDED MEASUREMENT

CENTERLINE TABLE		
LINE	LENGTH	BEARING
L1	361.00'	N89°00'05"E
L2	25.06'	N89°00'05"E
L3	110.03'	N89°00'05"E

CENTERLINE CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	Δ=28°00'00"	100.50'	205.65'
C2	Δ=28°00'00"	134.71'	275.65'

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
26	5	1329.5	142.1
27	5	1330.5	143.1
28	5	1333.5	146.1
29	5	1333.5	146.1
30	5	1333.5	146.1
31	5	1333.5	146.1
32	5	1333.5	146.1
33	5	1333.5	146.1
34	5	1333.5	146.1
35	5	1333.5	146.1
36	5	1333.5	146.1
37	5	1333.5	146.1
38	5	1331.5	144.1
39	5	1330.5	143.1

BENCHMARKS

BM#1 – "cl" cut NE. coner of headwall of RCB North of Lincoln St., lying 31' East of and 11' N. of Center of Sec. 27, T27S, R2E, 6th P.M.
ELEV. = 157.85 city datum
1345.25 NGVD

GREGORY J. ALLISON LICENSED LS-1254 KANSAS LAND SURVEYOR
11/26/02

H:\CIVIL\95058\02172\dwg\PROPLAT02172A1.DWG

FINAL PLAT

WOODLAND LAKES ESTATES THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND LAKES ESTATES THIRD ADDITION", an addition to, Wichita Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract, and a replat of a portion of Reserve "C", Woodland Lakes Estates Addition, an addition to Wichita, Sedgwick County, Kansas, described as follows:

A tract of land lying in the Southeast and Northeast Quarters of Section 27, Township 27 South, Range 2 East, of the 6th Principal Meridian, Wichita, Sedgwick County, Kansas; more particularly described as follows:

BEGINNING at a point on the West line of said Southeast corner said point being 88.00 feet South of the Northwest corner of said Southeast Quarter, said point being the Southwest corner of Woodland Lakes Estates Second Addition, an addition to Wichita, Sedgwick County, Kansas; thence on a curve to the right, and along the South right-of-way line of Lincoln Street, and along said curve 248.94 feet, said curve having a central angle of 38°55'12", a radius of 366.48 feet, and a long chord distance of 244.18 feet, bearing S71°25'26"E; thence continuing along said South right-of-way, S51°57'50"E, 104.93 feet to a point on a curve to the left; thence continuing along said South right-of-way and along the said curve 254.47 feet, said curve having a central angle of 54°00'00", a radius of 270.00 feet, and a long chord distance of 245.15 feet, bearing S78°57'50"E; thence continuing along said South right-of-way, N74°02'10"E, 150.00 feet to a point on a curve to the right; thence continuing along said South right-of-way and along said curve 146.61 feet, said curve having a central angle of 30°00'00", a radius of 280.00 feet, and a long chord distance of 144.94 feet, bearing N89°02'10"E; thence continuing along said South right-of-way, S75°57'50"E, 240.00 feet to a point on a curve to the left; thence continuing along said South right-of-way and along said curve 328.05 feet to a point on the Centerline of the 100 foot Williams Pipeline Easement as established on Film 1578, Page 36, said Williams Pipeline Easement lying within a portion of said Reserve "C", said curve having a central angle of 70°55'44", a radius of 265.00 feet, and a long chord distance of 307.50 feet, bearing N68°34'18"E; thence continuing along said Centerline N58°57'11"E, 465.07 feet; thence N89°20'20"E, 163.54 feet to the Southeast corner of of said Woodland Lakes Estates Addition; thence S00°44'11"E, 28.62 feet to the North line of the Southeast Quarter; thence parallel with the East line of said Southeast Quarter, S01°02'26"E, 361.01 feet; thence N89°00'05" E, 361.00 feet; thence parallel with the East line of said Southeast Quarter, S01°02'26"E, 661.78 feet; thence S89°00'05"W, 361.00 feet; thence parallel with the East line of said Southeast Quarter, S01°02'26" E, 600.00 feet; thence N89°00'05"E, 361.00 feet; thence N89°00'05"E, 25.08 feet to a point on a curve to the right; thence along the said curve 117.60 feet, said curve having a central angle of 28°00'00", a radius of 240.65 feet, and a long chord distance of 116.44 feet, bearing S76°59'55"E to a point on a curve to the left; thence along the said curve 117.60 feet, said curve having a central angle of 28°00'00", a radius of 240.65 feet, and a long chord distance of 116.44 feet, bearing S76°59'55"E; thence N89°00'05"E, 80.00 feet to a point lying 30 feet West of the East line of said Southeast Quarter; thence parallel with and 30 feet West of said East line S01°02'26"E, 70.00 feet; thence S89°00'05"W, 80.05 feet to a point on a curve to the right; thence along the said curve 151.81 feet, said curve having a central angle of 28°00'00", a radius of 310.65 feet, and a long chord distance of 150.31 feet, bearing N76°59'55"W to a point on a curve to the left; thence along the said curve 83.40 feet, said curve having a central angle of 28°00'00", a radius of 170.65 feet, and a long chord distance of 82.57 feet, bearing N76°59'55"W; thence S89°00'05"W, 25.03 feet; thence S89°00'05"W, 361.00 feet; thence S01°02'26"E, 146.65 feet to a point on the North line of East Lynne Addition, to Sedgwick County, Kansas; thence along the North line of said East Lynne Addition, S88°58'40"W, 915.50 feet; thence continuing S00°49'26"E, 230.00 feet; thence continuing S88°58'40"W, 1019.00 feet to a point on the West line of said Southeast Quarter, said point lying 590.0 feet North of the South line of said Southeast Quarter; thence along the said West line of said Southeast Quarter, N00°54'15"W, 742.59 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter, thence N00°44'37"W, 1239.66 feet to the POINT OF BEGINNING.

All utility easements, reserves, within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 26th day of November, 2002.

Gregory J. Allison, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves the same to be known as "WOODLAND LAKES ESTATES THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities are hereby granted to the public. Reserves "A", "B", "C", "D", "E", and "F" are platted for lakes, drainage, sidewalks, open space, landscaping, irrigation, utilities, and monuments. The Reserves shall be owned and maintained by the homeowners association. Streets are hereby dedicated to and for the use of the public. A drainage plan has been developed for the "WOODLAND LAKES ESTATES THIRD ADDITION." 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. The minimum building pad elevations are as indicated on the face of the plat.

INTERNATIONAL TRADING, INC.

Joe H. Lee, President, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 3rd day of December, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President, International Trading, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Deborah S. McGinnis, Notary Public
Notary Public Deborah S. McGinnis

DEBORAH S. McGINNIS
Notary Public - State of Kansas
My Appt. Expires 10-31-05

My appointment expires: October 31, 2005

THE WOODLAND LAKES ESTATES HOMEOWNERS ASSOCIATION

Charles G. Powell, President
Charles G. Powell , President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 3rd day of December, 2002, Before me the undersigned, a notary public in and for the county and state aforesaid, came Charles G. Powell, President, The Woodland Lakes Estates Homeowners Association., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Deborah S. McGinnis, Notary Public
Notary Public Deborah S. McGinnis

DEBORAH S. McGINNIS
Notary Public - State of Kansas
My Appt. Expires 10-31-05

My appointment expires: October 31, 2005

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

This plat of "WOODLAND LAKES ESTATES THIRD ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 26th day of November 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Bernard A. Hentzen, Chair, Chair
Bernard A. Hentzen, Chair

Dale Miller, Secretary, Secretary
Dale Miller, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council.

_____, City Manager
Chris Cherches, City Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record on this ____ day of _____, 2003.

_____, County Clerk
Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office this _____day of_____, 2003 at _____o'clock M; and duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this 9th day of December, 2002.

TRICIA L. ROBELLO LICENSED LAND SURVEYOR LS-1246

Tricia L. Robello, LS #1246, Deputy County Surveyor
Deputy County Surveyor
Sedgwick County, Kansas

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67226

RE: SUB 2002-79 -- Final Plat of Woodland Lakes Estates Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 2002, 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 September 20, 2002.

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 (4) 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 20, 2002

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67226

RE: SUB 2002-79 -- Final Plat of Woodland Lakes Estates Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 19, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. The platting of minimum building elevations should be noted on the final plat tracing.

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***Off-site drainage easements are needed along with a drainage guarantee. A revised drainage plan shall be submitted prior to MAPC meeting. A lot grading plan is also needed. Reserve E shall be expanded to include Lots 34 and 35.***

E. The Applicant shall guarantee the paving of the proposed streets.

F. The south segment of Glenmoor needs to be labeled as a 64-ft right-of-way.

G. Left turn lanes along 127th St. East are needed contingent upon future traffic volumes.

H. In conjunction with the original preliminary plat approval in 1995, an alternative sidewalk plan was approved for the entire site. That plan denoted the required sidewalk on one side of all through, non cul-de-sac streets (64-ft width) with the exception of the north segment of

Glenmoor. In lieu of that segment of required sidewalk, sidewalk connections were made through Reserve B. ***The applicant has indicated that the previous sidewalk plan is also proposed for this plat.***

I. The use of the reserves for utilities located within platted easements should be referenced in the plattor's text.

J. 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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for Lincoln.

K. 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.

L. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

O. 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.

P. The applicant has platted 20-ft building setbacks for the lots abutting the terminus of the cul-de-sacs; whereas the Zoning Code requires 25 feet. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. ***The Subdivision Committee recommends approval of the setback modification.***

Q. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street names are approved.***

R. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".

S. On the final plat tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

T. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

U. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

V. 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.

W. 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.)

X. 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.

Y. 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.

Z. 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.

AA. 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.

BB. Perimeter closure computations shall be submitted with the final plat tracing.

CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

DD. 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.***

EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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 that have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, September 26, 2002, at 1:00 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: International Trading, Inc., 3500 N. Rock Road, Bldg 220, Ste. 204, Wichita, KS 67226
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5-3
SEPTEMBER 26, 2002

STAFF REPORT

(FINAL PLAT APPROVED 9/19/02; PRELIMINARY PLAT APPROVED 8/15/02)

CASE NUMBER: SUB 2002-79 -- WOODLAND LAKES ESTATES THIRD ADDITION

OWNER/APPLICANT: International Trading, Inc., 3500 N. Rock Road, Building 2200, Suite 204, Wichita, KS 67226

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of Lincoln, West of 127th Street East

SITE SIZE: 85 Acres

NUMBER OF LOTS

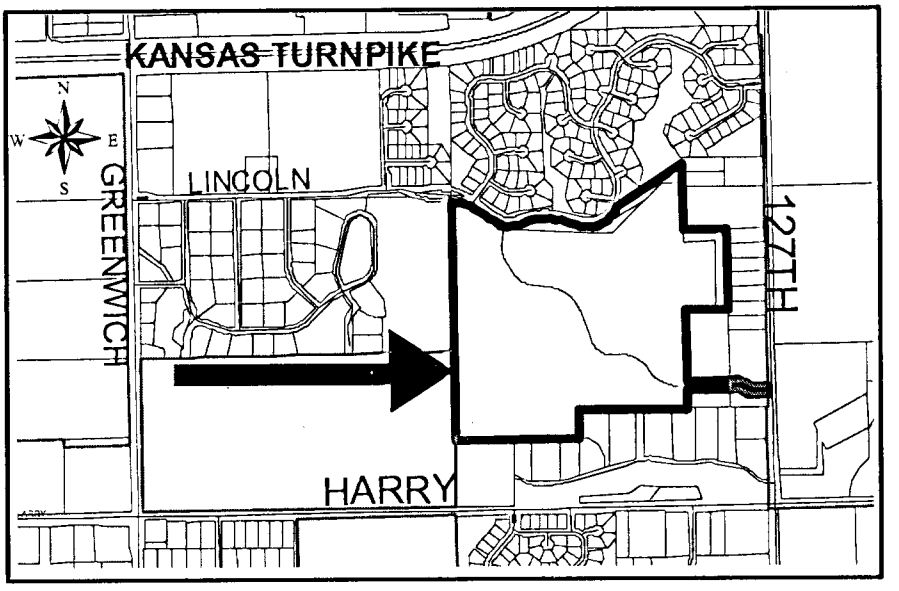
Residential:	166
Office:	
Commercial:	
Industrial:	
Total:	**166**

MINIMUM LOT AREA: 8,400 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This plat is the south portion and third phase of the overall preliminary plat – Woodland Lakes Estates Addition – that was approved for this site in 1995. The street layout contains the same through streets; however the location of the cul-de-sacs has been revised.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. The platting of minimum building elevations should be noted on the final plat tracing.

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***Off-site drainage easements are needed along with a drainage guarantee. A revised drainage plan shall be submitted prior to MAPC meeting. A lot grading plan is also needed. Reserve E shall be expanded to include Lots 34 and 35.***

E. The Applicant shall guarantee the paving of the proposed streets.

F. The south segment of Glenmoor needs to be labeled as a 64-ft right-of-way.

G. Left turn lanes along 127th St. East are needed contingent upon future traffic volumes.

H. In conjunction with the original preliminary plat approval in 1995, an alternative sidewalk plan was approved for the entire site. That plan denoted the required sidewalk on one side of all through, non cul-de-sac streets (64-ft width) with the exception of the north segment of Glenmoor. In lieu of that segment of required sidewalk, sidewalk connections were made through Reserve B. ***The applicant has indicated that the previous sidewalk plan is also proposed for this plat.***

I. The use of the reserves for utilities located within platted easements should be referenced in the plattor's text.

J. 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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for Lincoln.

K. 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.

L. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.

M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

N. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

O. 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.

P. The applicant has platted 20-ft building setbacks for the lots abutting the terminus of the cul-de-sacs; whereas the Zoning Code requires 25 feet. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. ***The Subdivision Committee recommends approval of the setback modification.***

Q. The **City Fire Department/GIS** needs to comment on the plat's street names. ***The street names are approved.***

R. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".

S. On the final plat tracing, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".

T. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

U. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

V. 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.

W. 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.)

X. 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.

Y. 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.

Z. 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.

AA. 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.

BB. Perimeter closure computations shall be submitted with the final plat tracing.

CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

DD. 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.***

EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.