EQUESTRIAN ESTATES

An Addition to Wichita - Sedgwick County, Kansas

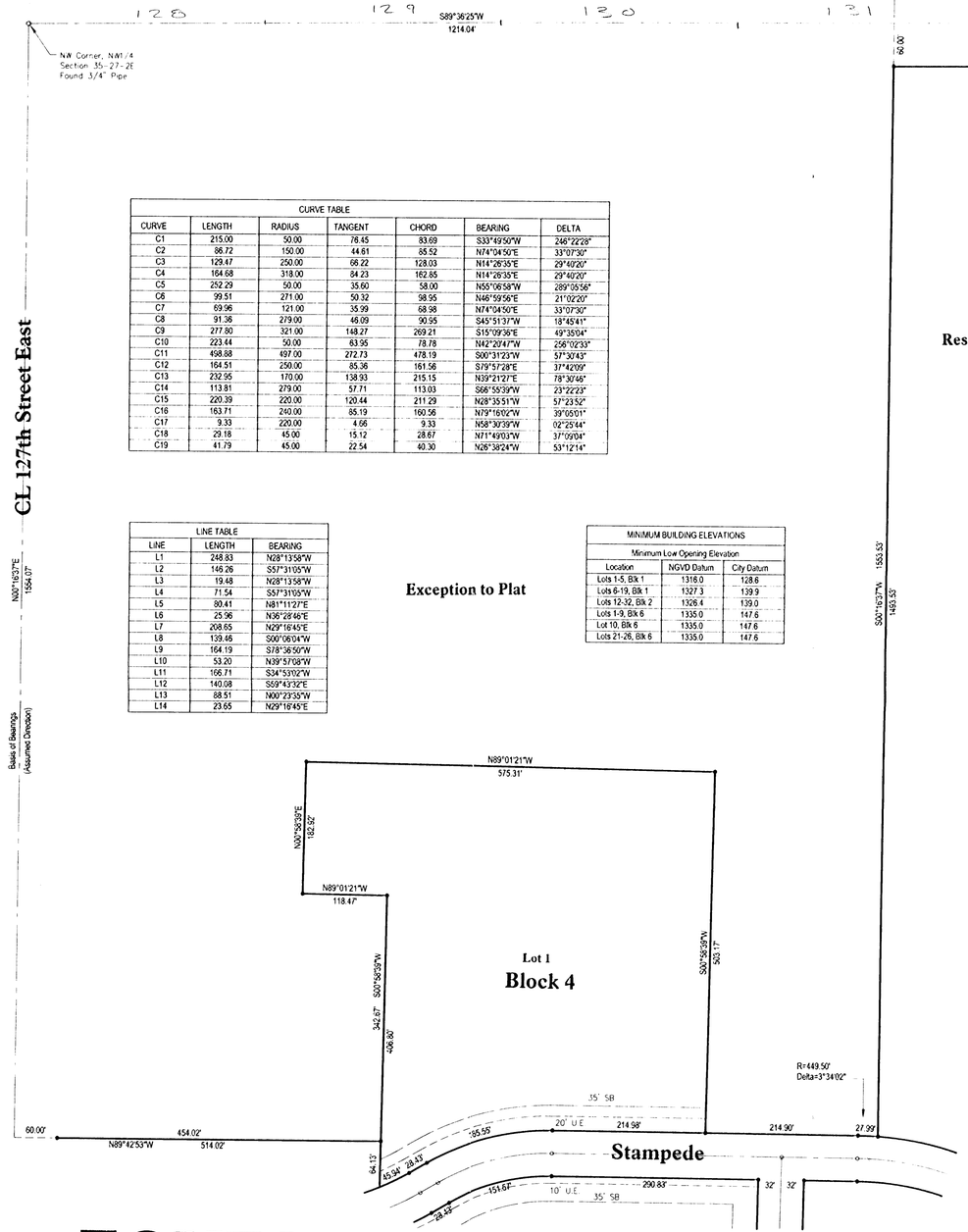
(Associated Zone Case PUD 2000-0001)

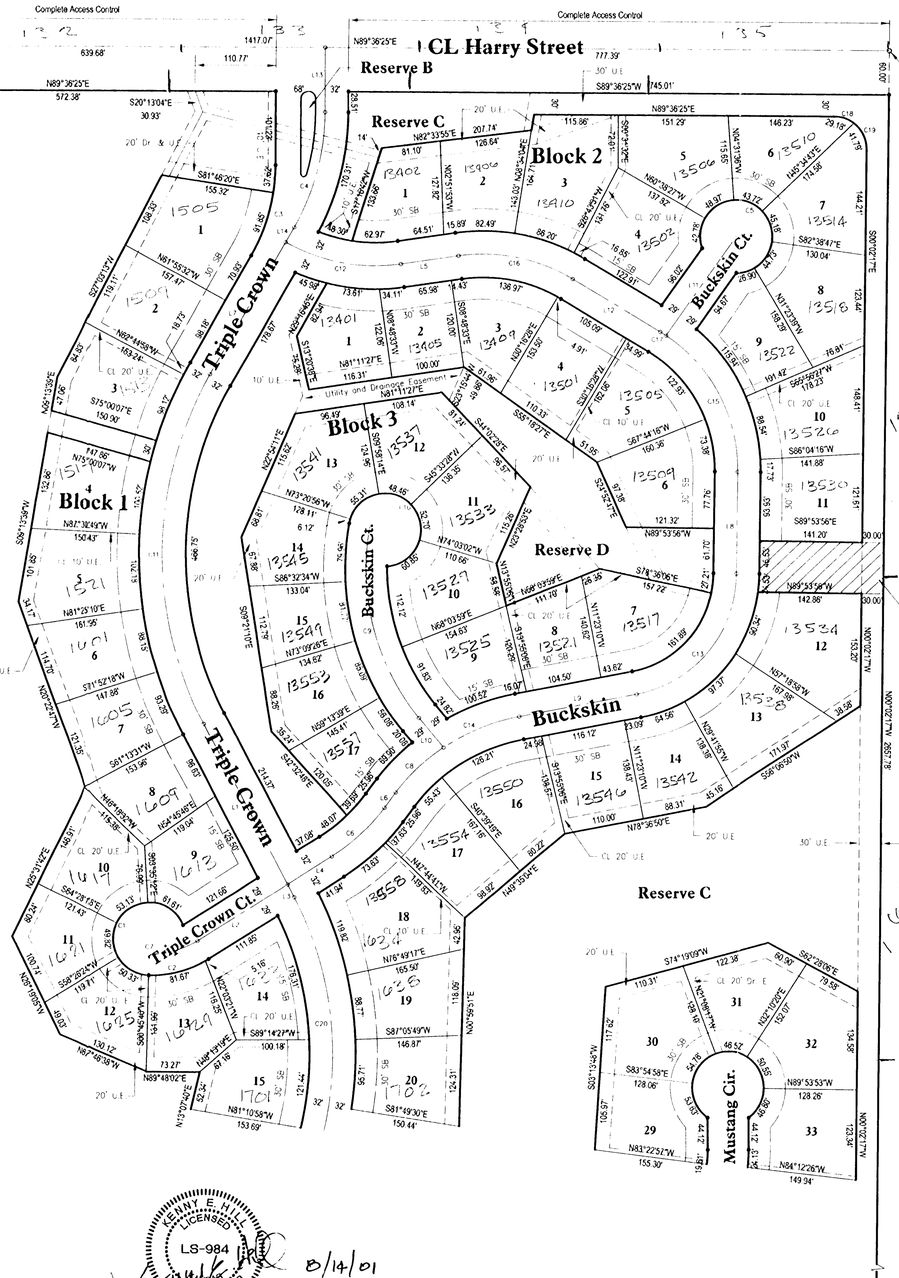
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	215.00	50.00	76.45	83.69	S33°49'50"W	246°22'28"
C2	86.72	150.00	44.61	85.52	N74°04'50"E	33°07'30"
C3	129.47	250.00	66.22	128.03	N14°26'35"E	29°40'20"
C4	164.68	318.00	84.23	162.85	N14°26'35"E	29°40'20"
C5	252.29	50.00	35.60	58.00	N55°06'58"W	289°05'56"
C6	99.51	271.00	50.32	98.95	N46°59'56"E	21°02'20"
C7	69.96	121.00	35.99	68.98	N74°04'50"E	33°07'30"
C8	91.36	279.00	46.09	90.95	S45°51'37"W	18°45'41"
C9	277.80	321.00	148.27	269.21	S15°09'36"E	49°35'04"
C10	223.44	50.00	63.95	78.78	N42°20'47"W	256°02'33"
C11	498.88	497.00	272.73	478.19	S00°31'23"W	57°30'43"
C12	164.51	250.00	85.36	161.56	S79°57'28"E	37°42'09"
C13	232.95	170.00	138.93	215.15	N39°21'27"E	78°30'46"
C14	113.81	279.00	57.71	113.03	S66°55'39"W	23°22'23"
C15	220.39	220.00	120.44	211.29	N28°35'51"W	57°23'52"
C16	163.71	240.00	85.19	160.56	N79°16'02"W	39°05'01"
C17	9.33	220.00	4.66	9.33	N58°30'39"W	02°25'44"
C18	29.18	45.00	15.12	28.67	N71°49'03"W	37°09'04"
C19	41.79	45.00	22.54	40.30	N26°38'24"W	53°12'14"

LINE TABLE		
LINE	LENGTH	BEARING
L1	248.83	N28°13'58"W
L2	146.26	S57°31'05"W
L3	19.48	N28°13'58"W
L4	71.54	S57°31'05"W
L5	80.41	N81°11'27"E
L6	25.96	N36°28'46"E
L7	208.65	N29°16'45"E
L8	139.46	S00°06'04"W
L9	164.19	S78°36'50"W
L10	53.20	N39°57'08"W
L11	166.71	S34°53'02"W
L12	140.08	S59°43'32"E
L13	88.51	N00°29'35"W
L14	23.65	N29°16'45"E

Exception to Plat

MINIMUM BUILDING ELEVATIONS		
Minimum Low Opening Elevation		
Location	NGVD Datum	City Datum
Lots 1-5, Blk 1	1316.0	128.6
Lots 6-19, Blk 1	1327.3	139.9
Lots 12-32, Blk 2	1326.4	139.0
Lots 1-9, Blk 6	1335.0	147.6
Lot 10, Blk 6	1335.0	147.6
Lots 21-26, Blk 6	1335.0	147.6





8/14/01

LEGEND

Utility Easement	20' U.E.
Drainage Easement	20' Dr. E.
Iron Set	
Building Setback	30' SB
Curve Label	C2
Line Label	L2
Center Line	CL
Monument Found	

NOTE:

This Addition is subject to the conditions of the Planned Unit Development PUD 2000-00001

BENCHMARKS:

NGVD Datum

1. Railroad spike in power pole, approximately 25' south and 30' east of W 1/4 Corner, Section 35-27-2E. Elevation 1349.65
2. Square on south hub guard of RCBC just west of NW Corner of Section 35-27-2E. Elevation 1311.90

copied from final tracing 8-2-01 plat3

EQUESTRIAN ESTATES

An Addition to Wichita - Sedgwick County, Kansas

(Associated Zone Case PUD 2000-0001)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C20	442.12	483.00	239.54	425.51	S00°52'37"E	54°42'42"
C21	130.56	417.50	65.81	130.02	N80°29'42"W	17°56'01"
C22	242.62	453.00	124.30	239.73	N16°20'27"E	30°41'14"
C23	92.35	253.00	46.70	91.84	N10°43'04"W	20°54'55"
C24	276.77	300.00	149.12	267.06	S05°15'16"W	52°51'36"
C25	252.26	50.00	35.62	58.02	N73°25'49"E	289°04'24"
C26	358.23	427.00	190.42	347.82	N39°05'04"W	48°04'06"
C27	206.70	220.00	111.69	199.18	N48°02'01"E	53°49'56"
C28	189.51	427.00	96.34	187.96	N02°20'08"W	25°25'46"
C29	185.42	600.00	93.46	184.69	N88°58'51"E	17°42'24"
C30	104.25	250.00	52.89	103.49	N83°39'31"W	23°53'30"
C31	252.29	50.00	35.60	58.00	S24°23'32"E	289°05'56"
C32	81.98	250.00	41.36	81.61	S75°00'06"W	18°47'16"
C33	111.97	603.00	56.15	111.81	S06°03'34"W	10°38'22"
C34	141.23	600.00	70.94	140.90	S78°27'21"E	13°29'11"
C35	62.10	205.00	31.29	61.86	S11°53'30"E	17°21'22"
C36	53.55	205.00	26.93	53.39	N13°05'14"W	14°57'55"
C37	252.29	50.00	35.60	58.00	S66°47'11"W	289°05'56"
C38	88.83	300.00	44.64	88.31	S85°33'29"W	16°57'40"
C39	70.45	45.00	44.77	63.47	N44°48'45"E	89°42'04"
C40	252.29	50.00	35.60	58.00	N04°01'19"E	289°05'56"
C41	62.74	427.00	31.42	62.68	N87°19'40"W	08°25'05"
C42	164.63	180.00	88.58	158.95	N42°40'53"W	52°24'09"
C43	133.37	250.00	68.31	131.79	S36°24'01"W	30°33'57"
C44	164.95	180.00	88.78	159.24	N25°25'48"E	52°30'24"
C45	252.29	50.00	35.60	58.00	S89°10'36"W	289°05'56"
C46	168.56	317.50	86.32	166.59	N75°20'15"E	30°25'05"
C47	202.73	382.50	103.81	200.36	N75°18'43"E	30°22'02"

Lot 1
Block 4

Lot 1
Block 5

Reserve A

Reserve C

Reserve E

Reserve F

Reserve G

Exception to Plat

Stampede

Triple Crown

Triple Crown Ct.

Horseback

Equestrian Ct.

Equestrian Cir.

Equestrian St.

Mustang Cir.

Mustang St.

Mustang Ct.

CL 127th Street East

Block 1

Block 2

Block 6

Conoco Pipe Line Company Easement
Film 1086, Page 0770

Complete Access Control

Basis of Bearings (Assumed Direction)

SW Corner, NW1/4
Section 35-27-2E
Found 3/4" Pipe

1/16 Corner, NW1/4
Section 35-27-2E
Found 1 1/4" Galv. Pipe

SE Corner, NW1/4
Section 35-27-2E
Found 1 1/4" Galv. Pipe

Reserve G Details

0 50 100 200
SCALE IN FEET 1" = 100'

LEGEND

Utility Easement	20' U.E.
Drainage Easement	20' Dr. E.
Iron Set	
Building Setback	30' SB
Curve Label	C2
Line Label	L2
Center Line	CL
Monument Found	

NOTE:

This Addition is subject to the conditions of the Planned Unit Development PUD 2000-00001.

BENCHMARKS:

NGVD Datum

1. Railroad spike in power pole, approximately 25' south and 30' east of W 1/4 Corner, Section 35-27-2E. Elevation 1349.65
2. Square on south hub guard of RCBC just west of NW Corner of Section 35-27-2E. Elevation 1311.90

LINE TABLE		
LINE	LENGTH	BEARING
L14	58.68	S21°10'32"E
L15	92.74	S00°15'37"E
L16	100.71	S31°41'04"W
L17	255.26	N00°59'51"E
L18	106.80	N89°27'13"W
L19	85.04	S74°56'59"W
L20	46.22	N05°36'16"W
L21	257.23	S10°22'45"W
L22	90.71	N65°36'28"E
L23	64.93	N00°15'37"W
L24	117.83	S71°42'46"E
L25	57.73	N20°34'12"W
L26	65.45	N03°12'49"W
L27	108.75	S85°58'41"E
L28	89.87	N77°05'40"E
L29	192.27	N26°28'44"E
L30	399.67	S71°32'12"E
L31	69.13	N51°41'00"E
L32	39.62	S21°07'03"W
L33	74.82	N68°52'57"W
L34	46.99	S21°07'03"W
L35	35.99	N16°28'48"W
L36	84.85	S00°49'24"E
L37	8.74	S10°22'45"W
L38	323.08	N89°27'13"W
L39	28.43	S60°07'42"W
L40	376.86	N89°30'16"W

MINIMUM BUILDING ELEVATIONS		
Minimum Low Opening Elevation		
Location	NGVD Datum	City Datum
Lots 1-5, Blk 1	1316.0	128.6
Lots 6-19, Blk 1	1327.3	139.9
Lots 12-32, Blk 2	1326.4	139.0
Lots 1-9, Blk 6	1335.0	147.6
Lot 10, Blk 6	1335.0	147.6
Lots 21-26, Blk 6	1335.0	147.6

KENNY E. HILL
LICENSED
LS-984
LAND SURVEYOR
8/14/01

Sheet No. 2 of 3

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that the survey and platting of "EQUESTRIAN ESTATES" an addition to Wichita, Kansas, was completed under my direct supervision, said plat being described as follows:

The Northwest Quarter of Section 35, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; except for road right-of-way and except for a tract described as beginning at the Northwest corner of the Northwest Quarter of said Section 35, thence on an assumed bearing of S00°16'37"W for a distance of 1554.07 feet on the West line of said Northwest Quarter; thence S89°42'53"E for a distance of 514.02 feet; thence N00°58'39"E for a distance of 342.67 feet; thence N89°01'21"W for a distance of 118.47 feet; thence N00°58'39"E for a distance of 182.92 feet; thence S89°01'21"E for a distance of 575.31 feet; thence S00°58'39"W for a distance of 503.17 feet; thence S89°27'13"E for a distance of 214.90 feet to a point of curvature: thence on a circular curve to the right having a radius of 449.50 feet and a central angle of 3°34'02" for an arc distance of 27.99 feet; thence N00°16'37"E for a distance of 1553.53 feet more or less to a point on the North line of said Northwest Quarter; thence West for a distance of 1214.04 feet more or less to the point of beginning, subject to road right-of-way.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this 14TH day of AUGUST, 2001.

KENNY E. HILL LICENSED LS-984 KANSAS LAND SURVEYOR

Kenny E. Hill, L.S. 984

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. The contingent street dedication between Lots 11 and 12, Block 2 shall become effective upon the platting of an adjacent subdivision having a street connecting thereto and shall be part of Reserve C until that time. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve B and G shall be reserved for, entry monuments, lighting, landscaping and utilities confined to easements. Reserve D and F shall be reserved for gazebos, benches, walkways, recreation facilities, landscaping, walls, irrigation systems, horseback riding, drainage and utilities confined to easements. Reserves A, C and E shall be reserved for drainage, ponds, floodway, gazebos, benches, walkways, recreation facilities, landscaping, walls, irrigation systems, horseback riding and utilities confined to easements. All reserves are to be owned and maintained by a home owners association its successors and assigns. The maintenance of floodways in Reserves A, C and E shall be the responsibility of the homeowners association until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage. Provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the City of Wichita Floodplain Management Office or their successors of office. A drainage plan has been developed for the plat and all drainage easements, rights-of-way and reserves shall remain at established grades or modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater. All abutters rights of access to or from Reserve A and Reserve C over and across the south line of Harry Street and to or from Lot 1, Block 5 and Reserve F over and across the east line of 127th Street East are hereby granted to the City of Wichita. The minimum low opening elevation for homes built in this addition shall be as listed on the face of the plat in the Minimum Building Elevation Table.

Triple Crown, Inc.

John D. Greenstreet, President

JDG, LLC

John D. Greenstreet., Managing Member

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 16 , day of August , 2001, by John D. Greenstreet, Managing Member of JDG, LLC and President of Triple Crown, Inc..

CAROL R. BARNES Notary Public - State of Kansas My Appt. Expires 4/25/2004

Notary Public CAROL R. BARNES

My Appointment Expires: 4/25/2004

KNOW ALL MEN BY THESE PRESENTS:

That the First National Bank of Conway springs, holders of a mortage on the property described in the Surveyor's certificate do hereby consent to the plat of Equestrian Estates.

First National Bank of Conway Springs

Chris Anderson, Branch President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 20 , day of AUGUST, 2001, by Chris Anderson, Branch President of the First National Bank of Conway Springs.

PAUL MAINZ NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 11-25-03

Notary Public PAUL MAINZ

My Appointment Expires: 11.25.03

This plat of EQUESTRIAN ESTATES an addition to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ day of _____, 2001.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

J.D. Michaelis, Acting Chairman

Marvin S. Krout, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2001.

At the Direction of the City Council

Chris Cherches, City Manager

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____ day of _____, 2001.

Don Brace, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____ day of _____, 2001.

Bill Meek, Register of Deeds

Linda Kizzire, Chief Deputy

final tracing 3of3

EQUESTRIAN ESTATES

An Addition to Wichita - Sedgwick County, Kansas

(Associated Zone Case PUD 2000-0001)

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

Kenny Hill
Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2001-48 -- Final Plat of Equestrian Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 2001, 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 July 27, 2001.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

Kenny Hill
Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2001-48 -- Final Plat of Equestrian Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system. An off-site sewer easement will be needed.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

E. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Minimum pad elevations need to be shown for lots adjoining drainage ways.*

F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of the 64-ft loop and through streets.

G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's south line. The temporary turnaround shall be established by separate instrument.

H. County Engineering needs to comment on the need for street improvements. ***County Engineering has requested paving improvements to 127th Street East, including a left turn lane. A right-turn and left-turn bay on Harry is also requested.***

I. 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.

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.

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. Reserves B and G need dimensioned and located.

M. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

N. A Planned Unit Development Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Planned Unit Development (referenced as PUD 2000-00001) and its special conditions for development on this property.

O. The connection of Stampede Street with 127th St. East is not in accordance with Parcel No. 3 of the PUD site plan; and an adjustment is needed.

P. PUD General Condition 5b requires that roads within Parcel No. 3 will be privately owned and maintained. The PUD needs to be adjusted to eliminate this condition.

Q. The Fire Department needs to comment on the plat's street names. ***Revised street names are required.***

The street names have been revised as requested.

R. City Fire Department needs to comment on the street length of Mustang Court (780 feet) in Block 2. The Subdivision Regulations limit cul-de-sacs to 600 feet in length. ***The length of the street is approved.***

S. 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.

T. 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.

U. 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.)

V. 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.

W. 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.

X. 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.

Y. 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.

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

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

BB. 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. ***KGE and Southwestern Bell has requested additional easements.***

The utility easements between Lots 27 and 28, Block 6; Lots 14 and 15, Block 6; and between Lots 25 and 26, Block 2 need to be labeled.

CC. 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 which 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
AUGUST 9, 2001

R E V I S E D

STAFF REPORT

(Final Plat Approved 7/26/01; Overall Preliminary Plat Approved 5/17/01)

CASE NUMBER: SUB 2001-48 -- EQUESTRIAN ESTATES ADDITION

OWNER/APPLICANT: J.D.G., LLC, Attn: John Greenstreet, 12221 E. Central, Wichita, KS 67206; Triple Crown, Inc., 12221 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Poe and Assocs., Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: Southeast corner of 127th St. East and Harry

SITE SIZE: 123.46 Acres

NUMBER OF LOTS

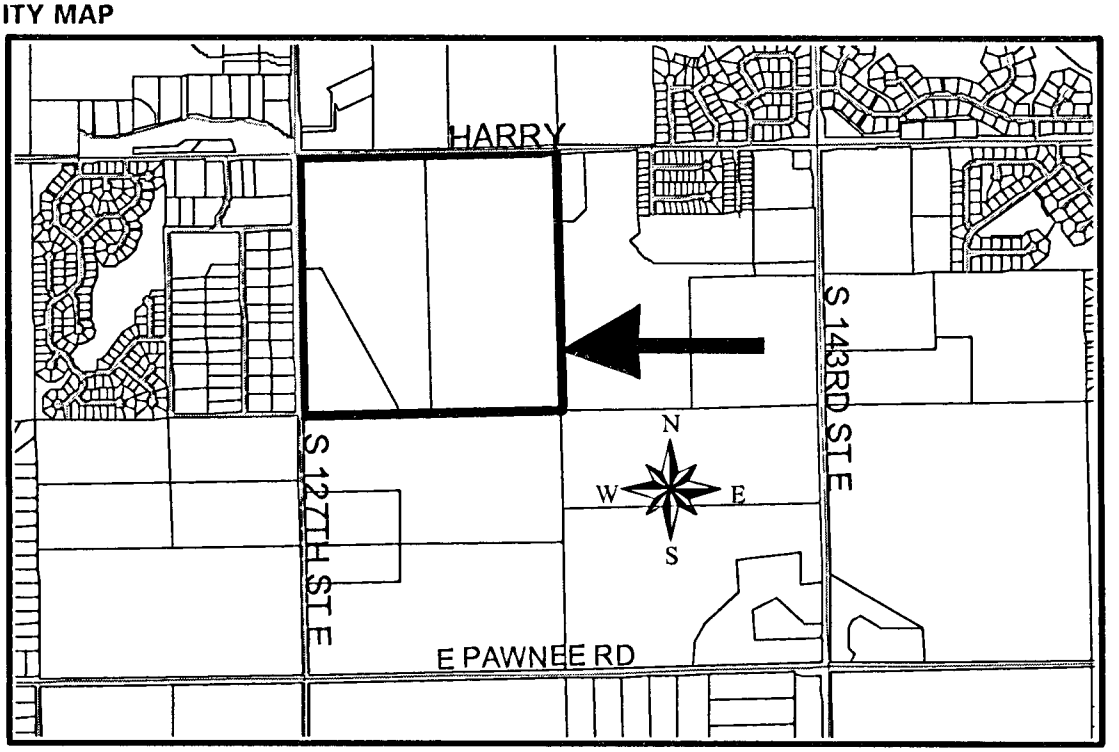
Residential:	122
Office:	
Commercial:	
Industrial:	
Total:	122

MINIMUM LOT AREA: 12,200 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: PUD

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. A zone change was approved for this site from LC, Limited Commercial and SF-20, Single-Family Residential to Planned Unit Development (PUD 2000-01) for single-family residential and equestrian uses. A portion of the site is located within the 100-year floodplain.

An overall preliminary plat was approved for this site on May 17, 2001. This is the final plat for a portion of the overall preliminary plat and represents the first phase, which excludes the northwestern portion of the preliminary plat.

STAFF COMMENTS:

A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system. An off-site sewer easement will be needed.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

E. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. Minimum pad elevations need to be shown for lots adjoining drainage ways.***

F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of the 64-ft loop and through streets.

G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's south line. The temporary turnaround shall be established by separate instrument.

H. County Engineering needs to comment on the need for street improvements. ***County Engineering has requested paving improvements to 127th Street East, including a left turn lane. A right-turn and left-turn bay on Harry is also requested.***

I. 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.

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.

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. Reserves B and G need dimensioned and located.

M. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

N. A Planned Unit Development Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Planned Unit Development (referenced as PUD 2000-00001) and its special conditions for development on this property.

O. The connection of Stampede Street with 127th St. East is not in accordance with Parcel No. 3 of the PUD site plan; and an adjustment is needed.

P. PUD General Condition 5b requires that roads within Parcel No. 3 will be privately owned and maintained. The PUD needs to be adjusted to eliminate this condition.

Q. The **Fire Department** needs to comment on the plat's street names. ***Revised street names are required.***

The street names have been revised as requested.

R. **City Fire Department** needs to comment on the street length of Mustang Court (780 feet) in Block 2. The Subdivision Regulations limit cul-de-sacs to 600 feet in length. ***The length of the street is approved.***

S. 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.

T. 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.

U. 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.)

V. 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.

W. 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.

X. 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.

Y. 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.

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

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

BB. 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. ***KGE and Southwestern Bell has requested additional easements.***

The utility easements between Lots 27 and 28, Block 6; Lots 14 and 15, Block 6; and between Lots 25 and 26, Block 2 need to be labeled.

CC. 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.