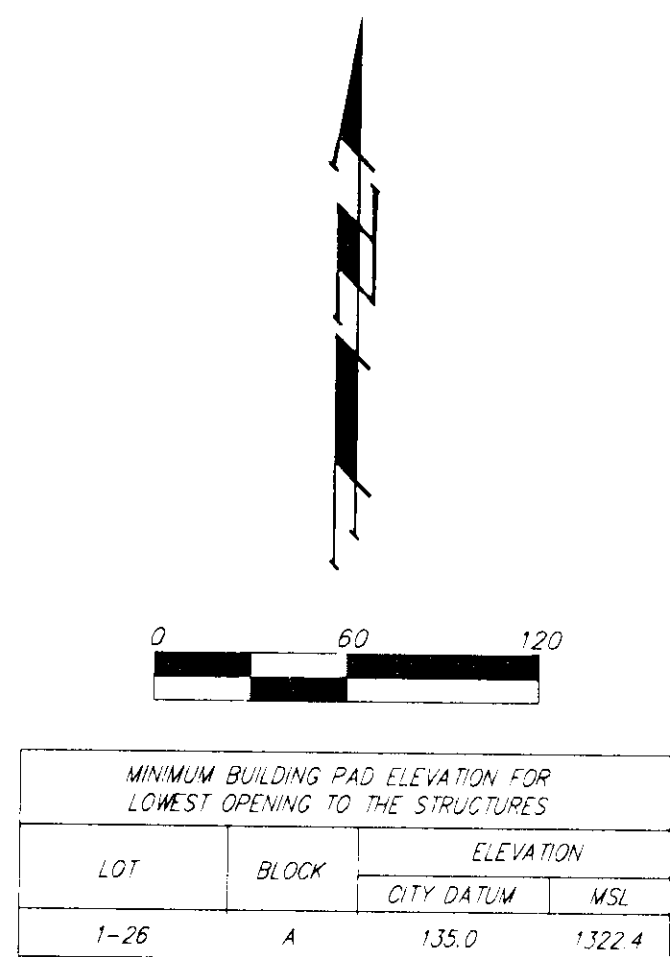


HORSESHOE LAKE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



LEGEND:

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- ⊗ = CROSS SET OVER FOUND IRON
- ⊗ = 3/4" IRON W/ "DEC" IRON (FOUND)
- x = CROSS SET

BENCHMARK:

"X" CUT OVER IRON, WEST P.C. OF LAKEWAY
CIRCLE CUL-DE-SAC
ELEVATION = 135.13 CITY DATUM

NOTE:
ADDITIONAL BUILDING SETBACK AND OTHER CONDITIONS
PER COMMUNITY UNIT PLAN DP-75 AMENDMENT #1

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County and State do hereby certify that we have surveyed
and platted "HORSESHOE LAKE 2ND ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A replat of Lot 12,
Block 2, Horseshoe Lake, an Addition to Wichita, Sedgwick County,
Kansas.

All being situated in the SE1/4 of Sec. 3, Twp. 27-S, R-1-W
of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Co., P.A.

Michael G. Cohey 4-22-98 Surveyor
Michael G. Cohey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate
to be platted into Lots, a Block, Streets, and Reserves to be known as
"HORSESHOE LAKE 2ND ADDITION", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The drainage easements are
hereby granted as indicated for drainage purposes. The street, drainage,
and utility easements are hereby granted as indicated for street related
purposes, for drainage purposes, and for the construction and main-
tenance of all public utilities. The streets are hereby dedicated to and
for the use of the public. Reserve "A" is hereby reserved for drainage
purposes, drainage structures, lakes, landscaping, recreational facilities,
screening walls, and utilities as confined to easement. Reserve "B" is hereby
reserved for landscaping, streets, utilities, and entry monuments. Reserves
"A" and "B" shall be owned and maintained by the homeowners association
for the addition. All abutters rights of access to or from 21st Street North
over and across the south line of Reserve "A" are granted to the City
of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest
opening to the structures shall be as indicated on the face of the plat.

Ritchie Associates, Inc.

Kevin M. Mullen President
KEVIN M. MULLEN

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 1st day of May, 1998, by KEVIN M. MULLEN,
President, of Ritchie Associates, Inc., on behalf of the corporation.

My App't. Exp. 6/10/98
Karen L. Peterson Notary Public
KAREN L. PETERSON
Notary Public, State of Kansas
My Comm. Expires 6/10/98

This plat of "HORSESHOE LAKE 2ND ADDITION"
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita, Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 199____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 199____

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day
of _____, 199____

James Alford County Clerk

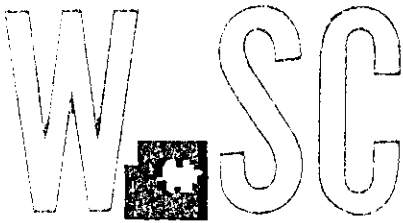
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 199____, at _____ o'clock _____ M.; and is duly
recorded.

Bill Meek Register of Deeds

Deputy

5-15-98
final tracing

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421
FAX (316) 268-4330

March 13, 1998

Baughman Company, P.A.
Attn. Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 98-4 -- Final Plat of HORSESHOE LAKE 2ND ADDITION

Gentlemen:

At the regular meeting of the MAPC on March 12, 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 conditions stated in our letter of March 6, 1998, with the exception of Item I. Item I shall be replaced with the following:

- A. The existing turnaround at the end of the existing street be retained,
- B. ~~A stop sign be posted north of the existing cul-de-sac for southbound~~
~~traffic,~~
- C. A No Outlet sign be posted on Lakeway Circle, and
- D. No Parking Signs shall be posted within the existing cul-de-sac.

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:

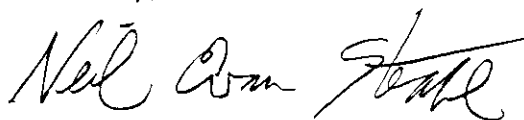
1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

S/D 98-4 -- Final Plat c HORSESHOE LAKE 2ND ADDITIO.
March 13, 1998 -- Page 2

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 used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,



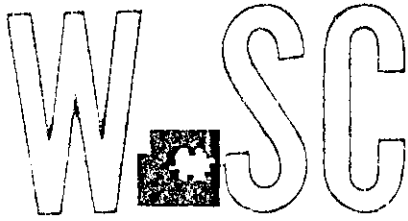
Neil Evan Strahl, AICP

Senior Planner, Current Plans Division

NES\lrb

cc: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. N.,
Bldg, 1000, Wichita, KS 67226
Kevin Woodard, Traffic Engineering, Public Workds Department (1-71)
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
PHONE (316) 268-4421
FAX (316) 268-4330

March 6, 1998

Baughman Company PA
Attn Phil Meyer
315 Ellis
Wichita KS 67211

Re: S/D 98-4 -- Final Plat of HORSESHOE LAKE 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if guarantees are required for sanitary sewer or City water to serve this site. City Engineering has requested that easements be increased to 25 feet when shared by sanitary sewer, storm sewer and other utilities.
- 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. Wherever storm sewer, sanitary sewer and other utilities share an easement, it is requested that the width of the easement be increased to 25 feet.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.



Made with Recycled Paper

- G. 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.
- H. 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 a method similar to special assessments.
- I. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *Traffic Engineering has requested the elimination of the turnaround at the end of the existing street for safety reasons. Applicant desires to maintain the cul-de-sac to provide a separation between the commercial and residential uses.*
- The Subdivision Committee required the following: a) the existing turnaround be maintained, b) a 15-mph sign be posted 200-ft south of the existing cul-de-sac, c) A stop sign be posted at the existing cul-de-sac, d) A No Outlet sign be posted on 21st St., and e) A No Parking sign be posted within the existing cul-de-sac.*
- J. Fire Department needs to comment on the acceptability of the cul-de-sac access. Lakeway Court (approx. 650 feet) exceeds the maximum length of 600 feet as specified in the Subdivision regulations. *The street length is acceptable due to topographical constraints.*
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L, Fire Department needs to comment on the acceptability of the street names. *The names of Lakeway Court and Lakeway Circle should be transposed.* The final plat has denoted said revision.
- M. 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.)
- N. 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.

- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. The representatives from Southwestern Bell and KGE have requested additional easements. The easements have been denoted on the final plat.
- T. 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.
- U. "Section 24" should be corrected to read "section 3" in the surveyor's certification.
- V. Unified maintenance of the adjoining lake in Reserve F of the Horseshoe Lake Addition should occur; consisting of homeowners in both Additions.
- W. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- X. 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 Community Unit Plan DP-75 Amendment #1.

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.

S/D 98-4 -- Final Plat of HORSESHOE LAKE 2ND ADDITION

March 6, 1998 - Page 4

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. N.,
Bldg, 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, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6

March 12, 1998

STAFF REPORT

(Final Plat-Approved 3/5/98, Preliminary Plat-Approved 2/5/98)

CASE NUMBER: S/D 98-4 - HORSESHOE LAKE 2ND ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer,
8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Hoover, North side of 21st Street North

SITE SIZE: 10 acres

NUMBER OF LOTS

Residential: 26

Office:

Commercial:

Industrial:

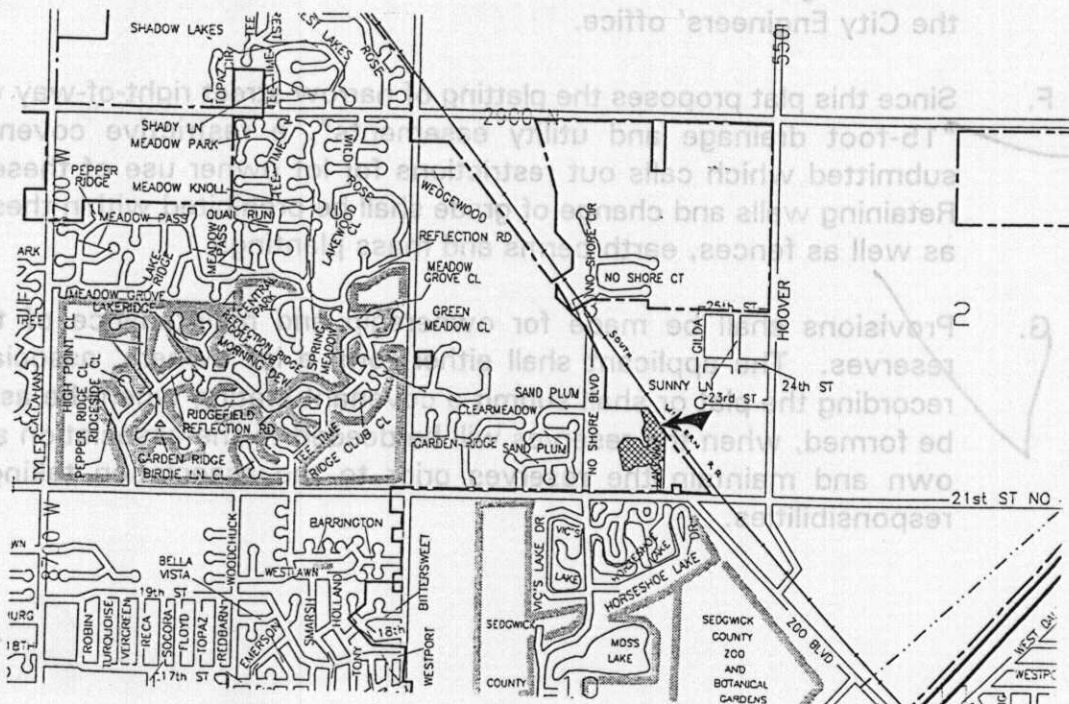
Total: 26

MINIMUM LOT AREA: 10,000 square feet

CURRENT ZONING: GO, General Office

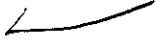
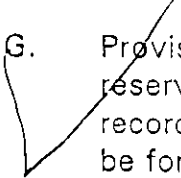
PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 12, Block 2 of the Horseshoe Lake Addition. This site is governed by the Horseshoe Lake CUP (DP-75 Amendment #1) which permits residential uses on this portion of the CUP.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for sanitary sewer or City water to serve this site. City Engineering has requested that easements be increased to 25 feet when shared by sanitary sewer, storm sewer and other utilities.
- 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. Wherever storm sewer, sanitary sewer and other utilities share an easement, it is requested that the width of the easement be increased to 25 feet.
-  D. The applicant shall guarantee the paving of the proposed interior streets.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
-  F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
-  G. 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.

H. 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 a method similar to special assessments.

I. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. Traffic Engineering has requested the elimination of the turnaround at the end of the existing street for safety reasons. Applicant desires to maintain the cul-de-sac to provide a separation between the commercial and residential uses.

The Subdivision Committee required the following: a) the existing turnaround be maintained, b) a 15-mph sign be posted 200-ft south of the existing cul-de-sac, c) A stop sign be posted at the existing cul-de-sac, d) A No Outlet sign be posted on 21st St., and e) A No Parking sign be posted within the existing cul-de-sac.

J. Fire Department needs to comment on the acceptability of the cul-de-sac access. Lakeway Court (approx. 650 feet) exceeds the maximum length of 600 feet as specified in the Subdivision regulations. The street length is acceptable due to topographical constraints.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

L. Fire Department needs to comment on the acceptability of the street names. The names of Lakeway Court and Lakeway Circle should be transposed. The final plat has denoted said revision.

M. 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.)

- N. 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.
- O. 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.
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- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
✓ *The representatives from Southwestern Bell and KGE have requested additional easements.* The easements have been denoted on the final plat.
- T. 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.
- U. ✓ "Section 24" should be corrected to read "section 3" in the surveyor's certification.
- V. Unified maintenance of the adjoining lake in Reserve F of the Horseshoe Lake Addition should occur; consisting of homeowners in both Additions.
- W. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

S/D 98-4 -- Final Plat of HORSESHOE LAKE 2ND ADDITION
March 12, 1998- Page 5

- X. 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 Community Unit Plan DP-75 Amendment #1.