EVERGREEN

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, JAMES P.MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS 13th DAY OF August, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS, AND RESERVES THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING N1°24'27"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1315.92 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE BEARING N89°47'16"W ALONG SAID NORTH LINE, A DISTANCE OF 2639.87 FEET TO THE WEST LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE BEARING S1°22'32"W ALONG SAID WEST LINE, A DISTANCE OF 357.95 FEET TO THE NORTH LINE OF THE SOUTH 300 FEET OF THE NORTH HALF OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE BEARING S89°50'56"E ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET; THENCE BEARING S1°22'32"W A DISTANCE OF 300.00 FEET; THENCE BEARING N89°50'56"W A DISTANCE OF 300.00 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE BEARING S1°22'32"W ALONG SAID WEST LINE, A DISTANCE OF 658.72 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE BEARING S1°19'20"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1569.03 FEET; THENCE BEARING S89°49'07"E A DISTANCE OF 1318.64 FEET; THENCE BEARING N1°20'39"E A DISTANCE OF 1332.49 FEET; THENCE BEARING S89°48'16"E A DISTANCE OF 1319.77 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE BEARING N1°22'49"E ALONG SAID EAST LINE A DISTANCE OF 236.23 FEET TO THE POINT OF BEGINNING EXCEPT THE EAST 40 FEET OF SAID SECTION 6, FOR EXISTING MAIZE ROAD RIGHT-OF-WAY, AND EXCEPT THE EAST 50 FEET OF THE NORTH HALF OF THE SOUTH HALF OF SAID NORTHEAST QUARTER FOR ROAD RIGHT OF WAY.

James P. Moore

JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

JAMES P. MOORE — REGISTERED — LS-829 — 8-13-98 — KANSAS — LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE "A" IS HEREBY PLATTED FOR LAKES, LANDSCAPING, DRAINAGE, WALKWAYS, RECREATIONAL FACILITIES AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "B" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) AS FOLLOWS:
LOTS 1 THROUGH 28, BLOCK 7, = 1656 CITY DATUM = 1353.0 M.S.L.

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM MAIZE ROAD OVER AND ACROSS THE EAST LINES OF LOT 28, BLOCK 7 AND LOT 21, BLOCK 9 ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT EACH OF ABOVE MENTIONED LOTS SHALL HAVE ACCESS TO MAIZE ROAD AT TWO LOCATIONS AS SHOWN. SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: SOCORA VILLAGE COMPANY

BY: Larry A. Chambers
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 12th DAY OF August, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME LARRY A. CHAMBERS, PRESIDENT, SOCORA VILLAGE COMPANY, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 1-15-2001

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

WE, FIDELITY BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF EVERGREEN, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: T. Stevenmattingly
T. STEVEN MATTINGLY, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 12th DAY OF August, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME T. STEVEN MATTINGLY, SENIOR VICE PRESIDENT, FIDELITY BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 1-15-2001

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____.M., ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

final tracing
received 8-13-98

EVERGREEN

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Found 1/2" I.P. 0.18' West of Corner

N.W. Corner, S.E. 1/4 Sec. 6, T27S, R1W of the 6th P.M. Found 3/4" Iron Pipe

N.W. Corner, S. 1/2, N.E. 1/4 Sec. 6, T27S, R1W of the 6th P.M. Found #6 Rebar

GREENSPOINT

RUTGERS

STERLING

RUTGERS COURT

PARKDALE COURT

CENTRAL PARK COURT

CENTRAL PARK

RYAN CIRCLE

PARKDALE

STONEY POINT COURT

STONEY POINT

RESERVE "A"

20' Utility Easement N1°20'38"E 1332.49'

N.W. Corner Newmarket Square Add. Found 3/4" I.P.

20' Utility Easement N1°24'27"E 605.74'

SCALE: 1"=100'

● = IRON SET

B.M.: CITY OF WICHITA STD. BENCH MARK DISC 64' EAST AND 99' SOUTH OF THE INTERSECTION OF THE CENTERLINES MAIZE ROAD AND 21ST STREET NORTH.
ELEV.=1643 CITY DATUM
ELEV.=1351.7 M.S.L.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) AS FOLLOWS:
LOTS 1 THROUGH 28, BLOCK 7, = 1658 CITY DATUM = 1353.0 M.S.L.

C:\1997\97837\FINAL.SHZ 08-13-1998 09:04:19 am

EVERGREEN

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'

● = IRON SET

B.M.: CITY OF WICHITA STD. BENCH MARK DISC 64' EAST AND 99' SOUTH OF THE INTERSECTION OF THE CENTERLINES MAIZE ROAD AND 21ST STREET NORTH.
ELEV.=1644.3 CITY DATUM
ELEV.=1351.7 M.S.L.

ESTABLISHED MINIMUM PAD (LOWEST OPENING) AS FOLLOWS:
LOTS 1 THROUGH 26, BLOCK 7, = 1651.6 CITY DATUM = 1353.0 M.S.L.

20' Utility Easement
N1°20'39"E 1332.49'
N.W. Corner Newmarket Square Add. Found 3/4" I.P.
119.39'
20' Utility Easement
N1°24'27"E 605.74'
10' Utility Easement
S89°48'16"E 1319.77'
S89°48'16"E 1150.37'
RESERVE "A"
25' B.S.L.
240.80'
N80°35'33"W
158.99'
64'
366.78'
403'R
Δ=45°00'00"
467'R.
316.32'
25' B.S.L.
64'
CENTRAL PARK
35' B.S.L.
317.02'
S54°24'27"W
317.02'
Δ=37°00'00"
258'R.
166.01'
Δ=37°00'00"
151.12'R.
281.32'
N80°35'33"W
238.06'
RESERVE "B"
10'x140'
160.36'
35'
10'
90°
60'
60'
50'
100'
100.50'
N7°07'05"E
570.66'
25' Bldg. Stbk. Line
N1°24'27"E 1315.92'
Complete Access Control 150'
Access Control except 2-openings
50'
N.E. Corner, S. 1/2, N.E. 1/4 Sec. 6, T27S, R1W of the 6th P.M. Set Pk Nail
N.E. Corner, S.E. 1/4 Sec. 6, T27S, R1W of the 6th P.M. Found 1/2" Iron Pipe Point of Beginning
N.E. Corner Newmarket Square Add. Found 3/4" I.P.
S.E. Corner Sec. 6, T27S, R1W of the 6th P.M. Found 1/2" Bar in Thimble
℄ 21ST STREET NORTH
2399.49'
N1°22'49"E 236.23'
10'
50'
237.28'
P.I.
654.23'
35' Bldg. Stbk. Line
℄ MAIZE ROAD = SECTION LINE
Complete Access Control 250'
Access Control except 2-openings
50'
1150.25'
20' Utility Easement
N85°47'16"W 2638.87'
185.22'
133.77'
S0°10'35"W
8
134.12'
73'
191.07'
120'R.
Δ=91°13'52"
41.20'
50'R.
39.73'
N43°20'37"E
210.37'
9
38.54'
40'
178'R.
70.86'
N1°24'27"E
58'
STONEY POINT
83.92'
76'
77
18
17
16
15
120.18'
25' B.S.L.
30
15' B.S.L. & Util. Esm't.
130.01'
85.10'
81.59'
29
15' B.S.L.
120.18'
75'
64'
52.26'
53.48'
Drainage Easement
20'
58'
70.35'
69'
20
19
18
17
16
15
14
13
12
11
10
121.18'
15' B.S.L.
87.21'
25' Bldg. Stbk. Line
20' Utility Easement
10' Utility Esm't.
20' Utility Esm't.
133.92'
23.05'
131.80'
173.93'
S1°24'27"W 882.14'
21
9
26
7

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

April 17, 1998

Professional Engineering Consultants
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 9787 -- Final Plat of EVERGREEN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 10, 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 five (5) 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 Deparment 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\lfb

cc: Socora Village Company, 104 S. Broadway, Suite 200, Wichita, KS 67202
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 10, 1998

Professional Engineering Consultants
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 9787 -- Final Plat of EVERGREEN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

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

A sanitary sewer layout is requested from the applicant.

B. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks. The sidewalk ordinance requires sidewalks on both sides of Central Park from Maize Road to Reserve A. Sidewalks shall also be provided along one side of each looped or through-type street (i.e. Central Park, Parkdale, Greenspoint, Rutgers, Sterling, Stoney Point and Ryan).

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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 and if this plat has any minimum building pad requirements as a result of drainage areas (Reserves for lakes) being platted.

Minimum pad building elevations will need to be platted for the lots adjacent to the pond. Lot 19 will need a drainage easement to be platted.

The drainage plan is approved.

F. Traffic Engineering needs to comment on the acceptability of the four access openings platted along Maize Road. On the final plat tracing, since the site is to be within the City limits of Wichita, the plattor's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer.

G. A street stub should be denoted to the south for increased mobility and potential connection with 21st Street North. *The applicant agreed to denote this stub on the final plat.*

The final plat has indicated the requested street stub.

H. The legal description in the plattor's text needs to be corrected to reference the bearing depicted on the face of the plat at the location of the southerly portion of the east line of the plat.

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. Traffic Engineering needs to comment on the need for any traffic improvements that should be provided by this development. *A northbound left-turn lane along the length of Maize Road for the office park portion of the site and also for Central Park Street will be required. The applicant is also constructing southbound decel lanes to Central Park.*

150 feet of complete access control is required north of Central Park and 250 feet of complete access control is required south of Central Park.

K. 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.

L. 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.

M. Before submitting the final plat, the applicant shall contact the Planning department's Land Use staff (Ray Ontiveros) to discuss issues involving dedication of Park sites and/or other

public use facilities.

N. The representative from the City's Fire Department needs to comment on the plat's proposed street names. *The street names are approved. A second point of access will be needed.*

The Subdivision Committee agreed the plat would have a second point of access due to a proposed subdivision (Aberdeen 3rd) to the west of the site. Fire Department will meet with Applicant to discuss a possible temporary gravel road before a permanent street connection is made to adjoining areas.

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

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

Q. For the lot zoned GO, General Office, building setbacks should either not be platted with zoning being allowed to determine the setback; but if platted, the Subdivision regulations require a 35-foot building setback.

The final plat includes the requested 35-foot setback.

R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

V. 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. ***The representative from KGE requested additional easements as denoted on the attached plat.***

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.

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 plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 16, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure
cc: Socora Village Company, 104 S. Broadway, Suite 200, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (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. 2-3

April 16, 1998

STAFF REPORT

(Final Plat-Approved 4/9/98, Preliminary Plat-Approved 11/20/97)

CASE NUMBER: S/D 97-87 - EVERGREEN ADDITION

OWNER/APPLICANT: Socora Village Co., 104 S. Broadway, Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 21st Street North, West side of Maize Road

SITE SIZE: 130.7 Acres

NUMBER OF LOTS

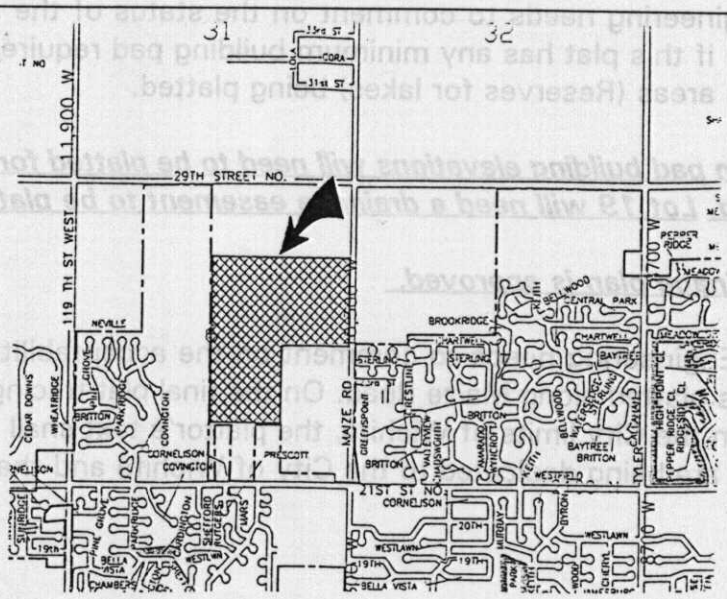
Residential:	234
Office:	1
Commercial:	
Industrial:	
Total:	**235**

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: "SF-6" Single-Family, "MF-18" Multi-Family and "GO" General Office

VICINITY MAP



Note: This site is located in an area designated as "New Growth" and "Suburban" by the Wichita-Sedgwick County Comprehensive Plan. This site was annexed on November 21, 1997. The eastern portion of this plat has been approved for a zone change (SCZ-0749) from SF-20, Single-Family Residential to GO, General Office and MF-18, Multi-Family residential along with a protective Overlay District. The western portion of this plat, currently zoned SF-20 Residential, was converted to SF-6, upon annexation. The final plat denotes 26 additional lots within the same street layout as the preliminary plat.

STAFF COMMENTS:

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

A sanitary sewer layout is requested from the applicant.

B. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks. The sidewalk ordinance requires sidewalks on both sides of Central Park from Maize Road to Reserve A. Sidewalks shall also be provided along one side of each looped or through-type street (i.e. Central Park, Parkdale, Greenspoint, Rutgers, Sterling, Stoney Point and Ryan).

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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 and if this plat has any minimum building pad requirements as a result of drainage areas (Reserves for lakes) being platted.

Minimum pad building elevations will need to be platted for the lots adjacent to the pond. Lot 19 will need a drainage easement to be platted.

The drainage plan is approved.

F. Traffic Engineering needs to comment on the acceptability of the four access openings platted along Maize Road. On the final plat tracing, since the site is to be within the City limits of Wichita, the plattor's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the

openings are subject to the approval of the City Engineer.

G. A street stub should be denoted to the south for increased mobility and potential connection with 21st Street North. ***The applicant agreed to denote this stub on the final plat.***

The final plat has indicated the requested street stub.

H. The legal description in the plattor's text needs to be corrected to reference the bearing depicted on the face of the plat at the location of the southerly portion of the east line of the plat.

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. Traffic Engineering needs to comment on the need for any traffic improvements that should be provided by this development. ***A northbound left-turn lane along the length of Maize Road for the office park portion of the site and also for Central Park Street will be required. The applicant is also constructing southbound decel lanes to Central Park.***

150 feet of complete access control is required north of Central Park and 250 feet of complete access control is required south of Central Park.

K. 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.

L. 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.

M. Before submitting the final plat, the applicant shall contact the Planning

department's Land Use staff (Ray Ontiveros) to discuss issues involving dedication of Park sites and/or other public use facilities.

N. The representative from the City's Fire Department needs to comment on the plat's proposed street names. ***The street names are approved. A second point of access will be needed.***

The Subdivision Committee agreed the plat would have a second point of access due to a proposed subdivision (Aberdeen 3rd) to the west of the site. Fire Department will meet with Applicant to discuss a possible temporary gravel road before a permanent street connection is made to adjoining areas.

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

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

Q. For the lot zoned GO, General Office, building setbacks should either not be platted with zoning being allowed to determine the setback; but if platted, the Subdivision regulations require a 35-foot building setback.

The final plat includes the requested 35-foot setback.

R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

V. 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. ***The representative from KGE requested additional easements as denoted on the attached plat.***

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.