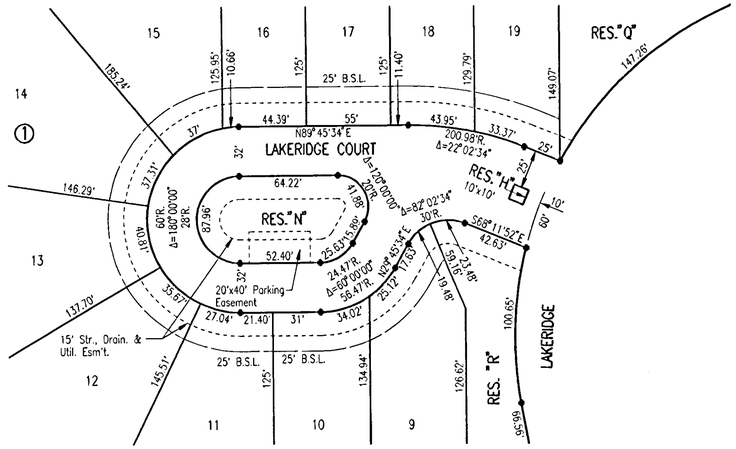
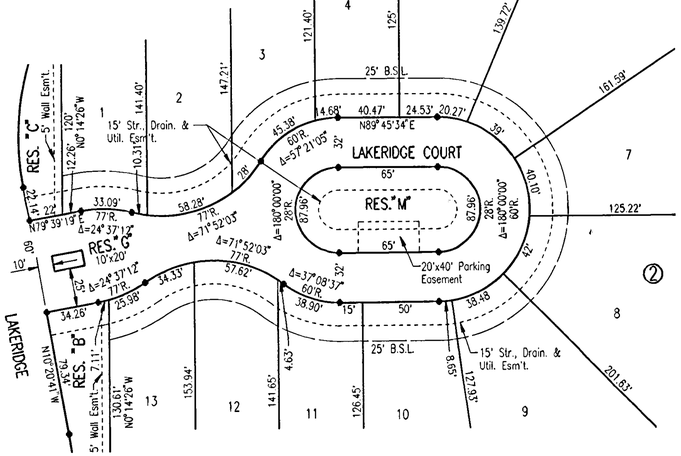
FOREST LAKES WEST

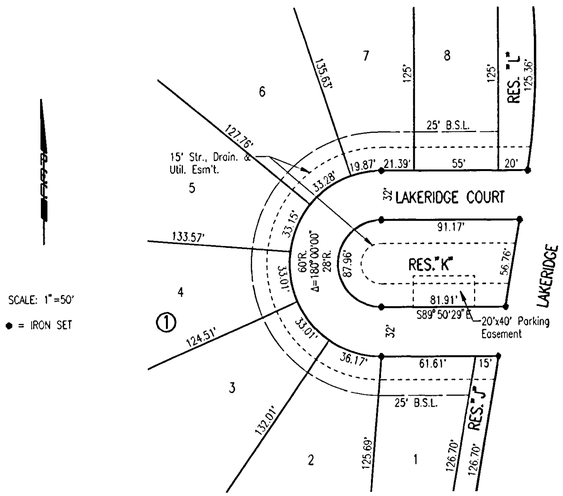
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

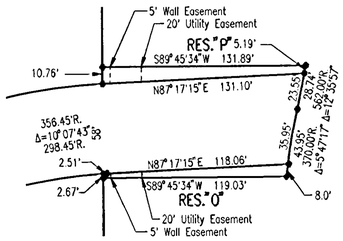
OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-10-97 SUBJECT TO CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-11-97









STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1997, I HAVE CAUSED TO BE SURVEYED AND PLATTED FOREST LAKES WEST AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES THE SAME BEING DESCRIBED AS:

A TRACT OF LAND IN THE SW 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS: BEGINNING AT THE N.E. CORNER OF SAID S.W. 1/4 THENCE BEARING S0°14'26"E ALONG THE EAST LINE OF SAID S.W. 1/4 A DISTANCE OF 1718.88 FEET TO THE N.E. CORNER OF BLOCK 1, OAK RIDGE ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°24'17"W ALONG THE NORTH LINE OF SAID ADDITION A DISTANCE OF 400.00 FEET TO THE N.W. CORNER OF SAID BLOCK 1, THENCE BEARING S0°14'26"E ALONG THE WEST LINE OF SAID BLOCK 1, EXTENDED SOUTH A DISTANCE OF 885.00 FEET THENCE BEARING S89°24'17"W PARALLEL TO AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID S.W. 1/4 A DISTANCE OF 182.99 FEET; THENCE BEARING N0°35'43"W ALONG THE EAST LINE OF NORTHWEST SUBSTATION ADDITION, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 365.00 FEET TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE BEARING S89°24'17"W ALONG THE NORTH LINE OF SAID ADDITION A DISTANCE OF 173.62 FEET TO THE CENTERLINE OF A 150-FOOT KGE EASEMENT AS PER MISC. BOOK 445, PAGE 467; THENCE BEARING N14°18'52"W ALONG SAID CENTERLINE A DISTANCE OF 621.51 FEET; THENCE BEARING S89°57'30"W A DISTANCE OF 530.37 FEET; THENCE BEARING S0°31'19"E A DISTANCE OF 75.00 FEET; THENCE BEARING S89°57'30"W A DISTANCE OF 178.01 FEET; THENCE BEARING N0°31'19"W ALONG THE EAST LINE OF THE WEST 62 RODS OF SAID S.W. 1/4 A DISTANCE OF 1706.76 FEET TO A POINT IN THE NORTH LINE OF SAID S.W. 1/4; THENCE BEARING N89°31'47"E A DISTANCE OF 1626.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LOT 30, BLOCK 4 FOREST LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL OF LOT 30, BLOCK 4, FOREST LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (b) AMENDED.

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

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 FOREST LAKES WEST AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT AS SHOWN IN BLOCK 2, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 29TH STREET NORTH OVER AND ACROSS THE SOUTH LINE OF RESERVES "A" AND "B" AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVES "A", AND "D" ARE HEREBY PLATTED FOR ENTRY MONUMENTS IRRIGATION SYSTEMS, LANDSCAPING, LAKES, (RETENTION-DETENTION) DRAINAGE STRUCTURES, PEDESTRIAN IMPROVEMENTS, RELATED RECREATIONAL FACILITIES AND UTILITIES CONFINED TO EASEMENTS. RESERVES "B", "C" AND "E" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING, DRAINAGE, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "F", "G", "H", "I", "J", "L", "O", "P", "Q", "R", "S" AND "T" ARE HEREBY PLATTED FOR LANDSCAPING AND ENTRY MONUMENTS, IRRIGATION SYSTEMS AND UTILITIES CONFINED TO EASEMENT. RESERVES "K", "M" AND "N" ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, PARKING EASEMENTS AS SHOWN, AND UTILITIES CONFINED TO EASEMENTS.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1	ELEVATION (CITY DATUM)	ELEVATION (M.S.L.)
LOTS 1 THROUGH 14	157.0	1344.4
LOTS 25 THROUGH 41	157.0	1344.4
LOTS 47 AND 48	157.0	1344.4
LOTS 54 THROUGH 56	157.0	1344.4
BLOCK 3		
LOTS 13 THROUGH 25	142.2	1329.6
LOTS 27 AND 28	142.2	1329.6

OWNER: FOREST LAKES WEST, INC.

BY: _____
MARVIN SICHELLENBERG, PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, PRESIDENT, FOREST LAKES WEST, INC. 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 AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES _____

WE,EMPRISE BANK, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FOREST LAKES WEST AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____
RANDY S. BREHM, SENIOR VICE PRESIDENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1997, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RANDY S. BREHM, SENIOR VICE PRESIDENT, EMPRISE BANK, IN WICHITA, KANSAS, 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 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.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN ARE PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1997.

_____, CHAIRMAN
JOHN C. FRYE

_____, 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 _____, 1997

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1997.

_____, 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 _____, 1997.

_____, REGISTER OF DEEDS
LARRY L. CONSOLVER

_____, DEPUTY
MICHAEL D. HURTT

O:\1997\97204\FINAL.TXT 06-13-1997 9:47:49 am

FOREST LAKES WEST

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-10-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-11-97

SCALE: 1"=100'

● = IRON SET

B.S.L. = BUILDING SETBACK LINE

B.M. - CHISELED "O" ON N.E. CORNER OF EAST HEADWALL OF RCB UNDER RIDGE ROAD AT 200'± NORTH OF EAST 1/4 CORNER, SEC. 4, T27S, R1W. ELEV.=138.46 CITY DATUM ELEV.=1325.64 M.S.L.

N.W. Corner S.W. 1/4 Sec. 33, T26S, R1W of the 6th P.M. Found Limestone w/ 40d Nail in Center

N.E. Corner S.W. 1/4 Sec. 33, T26S, R1W of the 6th P.M. Found 1/2 " Bar

1023.00'

℄ TYLER ROAD = SECTION LINE
N0° 31'19"W 2639.61'

PEPPER RIDGE

FOREST PARK

FOREST PARK COURT

FOREST RIDGE

LAKERIDGE COURT

LAKERIDGE

WEST LAKES

PEPPER RIDGE COURT

RESERVE "A"

RESERVE "B"

RESERVE "D"

RES. "C" 10'x10'

RES. "E"

RES. "F" 10'x30'

RES. "G" For Dimensions & Esm'ts. See Sh. 1

RES. "H" For Dimensions & Esm'ts. See Sh. 1

RES. "I" For Dimensions & Esm'ts. See Sh. 1

RES. "J" For Dimensions & Esm'ts. See Sh. 1

RES. "K" For Dimensions & Esm'ts. See Sh. 1

RES. "L" 10'x10'

RES. "M" For Dimensions & Esm'ts. See Sh. 1

RES. "N" For Dimensions & Esm'ts. See Sh. 1

RES. "O" 10'x10'

RES. "P"

RES. "Q" 10'x10'

RES. "R" 10'x10'

RES. "S" 10'x10'

N89° 31'47"E 1626.39'

S89° 45'34"W 2636.46'

S89° 24'17"W 2636.46'

1976.46'

℄ 29TH STREET NORTH = SECTION LINE

660.00'

1718.88'

1298.16'

915.00'

885.00'

995.61'

621.51'

206.67'

77.39'

S0° 14'26"E

S89° 24'17"W 400.00'

S89° 24'17"W 173.62'

S89° 57'30"W 530.37'

S89° 57'30"W

℄ 20' Util. Esm't.

℄ 30' San. Sew. Esm't.

℄ 1501 KGE Easement Misc. Book 345, Page 465

N.E. Corner Lot 30, Block 4 Forest Lakes

Lot 30, Block 4, Forest Lakes For Dimension See Sh. 1

N.W. Corner, Block 1 Oak Ridge Addition

N.E. Corner, Block 1 Oak Ridge Addition

N.E. Corner Northwest Substation Addition

S.W. Corner S.W. 1/4 Sec. 33, T26S, R1W of the 6th P.M. Found 1" Iron Pipe

S.E. Corner S.W. 1/4 Sec. 33 T26S, R1W of the 6th P.M. Found Thimble

= street lights

= ℄ for 10' easement unless otherwise noted

10' easement

DATE/TIME PLOTTED: 06-13-1997 9:53:12 am
Q:\1997\97204\FINAL

WICHITA — SEDGWICK COUNTY

W-SC

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

FILE COPY

July 21, 1997

Rob Hartman
c/o P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-3 -- Final Plat of FOREST LAKES WEST ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1997, 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 July 11, 1997.

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 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.

Please call if you have any questions.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG:lfb

cc: Forest Lakes, Inc. (Contract Purchaser), 7926 West 21st St. N.,Wichita, KS 67205
Boothe & Schellenberg, Development Co., Inc., 7926 W. 21st St. N.,Wichita, KS 67205
Gail Woodard Revocable Trust,4320 N. Maize Road, Maize, KS 67101
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE

FILE COPY

July 11, 1997

ATTN: Rob Hartman
Professional Engineering Consultants
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-3 - FINAL PLAT OF FOREST LAKES WEST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to the City of Wichita. This annexation will then allow for the lot sizes being platted. This site has been annexed by the City of Wichita. Annexation to Wichita has been completed.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall provide for any needed off-site extensions, other improvements, and easements. **City Engineering** indicates sanitary sewer services can be extended to the site.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for any needed off-site extensions, other improvements, and easements. **City Engineering** indicates water service can be extended to serve this site.

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along at least one-side of all non-cul-de-sac streets.

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

F. The applicant shall guarantee construction of the storm sewers required by this plat.

G. This Addition shall participate in the paving of 29th Street North from the present terminus of paving, westward to "Lakeridge."

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall

be submitted to the Planning Department for recording.

I. Depending when this and the adjacent plat are actually recorded, but also as to when development actually occurs, a temporary turn around could be needed for Pepper Ridge at this plat's southern line. That is, if this site develops before Oakridge 2nd, a temporary turn around will need to be provided. City Engineering needs to indicate if an on-site or off-site turn around would be involved and what type of improvement should be included in the above paving guarantee. No temporary turnaround is needed. The applicant should meet with Traffic Engineering about reserves being platted in the middle of the street.

J. The platting of off-street parking areas, such as is proposed for Reserves K, M and N needs to adhere to "policy statement 13" of the MAPC. While in general, this policy involves the designation of such parking areas through the CUP process, when no CUP is involved as in this plat, the conditions and standards of policy statement 13 is still used as the guidelines to be followed.

In particular, such areas are to be shown as parking "easements" and need to be referenced in the platter's text. For Reserves M and N, the parking areas shall be changed to such easements and not depicted as street right-of-way. For all three reserves, these easements need to be at least 20-feet deep, but no wider (frontage) than 50-feet. For Reserve J, the parking area needs to be designed so as not to interfere with the 15-foot street-drainage-utility easement requirements for 32-foot streets.

The final plat appears to comply with policy 13 standards.

K. On the final plat, complete access control shall be shown to 29th Street North from Reserves A and B.

L. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

M. 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 lot/homeowners association to maintain the "parking strip" located between this site's southern property line and the driving surface for 29th Street North.

N. 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.

O. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

P. 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 or 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.

Q. The Fire Department representative needs to comment on the acceptability of this plat's street names. In particular Lakeridge, on plats to the south, has been spelled as two separate parts, i.e. Lake Ridge.

R. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Attached are KG&E's requested easements.

W. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate any minimum building pad elevation requirements for this plat. City Engineering has approved the drainage plan.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG:lfb
Enclosure

cc: FOREST LAKES INC (CONTRACT PUCHASER), 7926 W 21ST ST N, WICHITA KS 67205
Mike Lindebak, City Engineer

AGENDA ITEM NO: 2-9

METROPOLITAN AREA PLANNING COMMISSION

July 17, 1997

STAFF REPORT

(Final Plat Approved 7/10/97, Preliminary Plat-Approved 3/6/97)

CASE NUMBER: S/D 97-3 - FOREST LAKES WEST ADDITION

OWNER/APPLICANT: Forest Lakes, Inc. (Contract Purchaser), 7926 West 21st Street North, Wichita, KS 67205

SURVEYOR/ENGINEER: Rob Hartman, c/o P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 29th street North and east of Tyler Road

SITE SIZE: 70.5 ± Acres

NUMBER OF LOTS

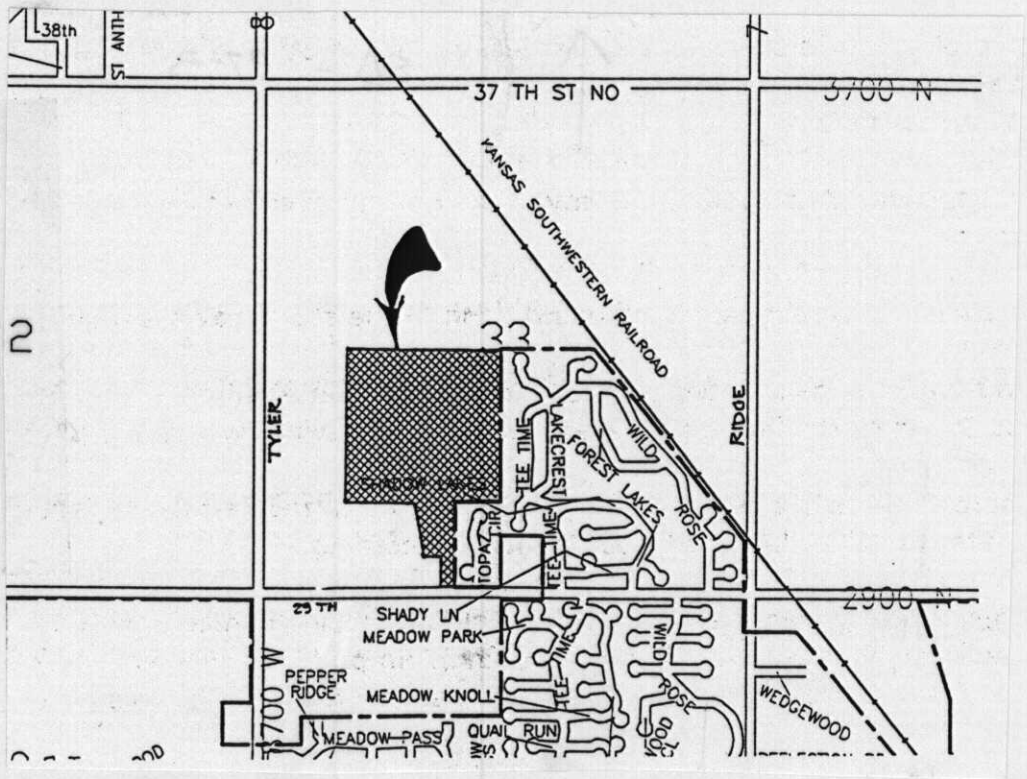
Residential:	133
Office:	
Commercial:	
Industrial:	
Total:	133

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" (Upon annexation)

VICINITY MAP:



NOTE: The site has been annexed by the City of Wichita since the preliminary plat was filed and was annexed April 4, 1997. Approximately the western half of 29th Street West is unpaved. Although under a separate ownership, the site south of this plat and adjacent to 29th Street North, out to Tyler Road, is also being platted at this time (Oak Ridge 2nd). Current paving policy requires this plat to provide paving between the entrance of Forest Lakes West and the first paving encountered eastward (either Tee Time or Forest Lakes). The road way system in the final plat is different from that shown in the preliminary.

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to the City of Wichita. This annexation will then allow for the lot sizes being platted. This site has been annexed by the City of Wichita. Annexation to Wichita has been completed.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall provide for any needed off-site extensions, other improvements, and easements. **City Engineering** indicates sanitary sewer services can be extended to the site.

C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for any needed off-site extensions, other improvements, and easements. **City Engineering** indicates water service can be extended to serve this site.

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along at least one-side of all non-cul-de-sac streets.

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

F. The applicant shall guarantee construction of the storm sewers required by this plat.

G. This Addition shall participate in the paving of 29th Street North from the present terminus of paving, westward to "Lakeridge."

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

I. Depending when this and the adjacent plat are actually recorded, but also as to when development actually occurs, a temporary turn around could be needed for Pepper Ridge at this plat's southern line. That is, if this site develops before Oakridge 2nd, a temporary turn around will need to be provided. **City Engineering** needs to indicate if an on-site or off-site turn around would be involved and what type of improvement should be included in the above paving guarantee. No temporary turnaround is needed. The applicant should meet with Traffic Engineering about reserves being platted in the middle of the street.

J. The platting of off-street parking areas, such as is proposed for Reserves K, M and N needs to adhere to "policy statement 13" of the MAPC. While in general, this policy involves the designation of such parking areas through the CUP process, when no CUP is involved as in this

plat, the conditions and standards of policy statement 13 is still used as the guidelines to be followed.

In particular, such areas are to be shown as parking "easements" and need to be referenced in the platter's text. For Reserves M and N, the parking areas shall be changed to such easements and not depicted as street right-of-way. For all three reserves, these easements need to be at least 20-feet deep, but no wider (frontage) than 50-feet. For Reserve J, the parking area needs to be designed so as not to interfere with the 15-foot street-drainage-utility easement requirements for 32-foot streets.

The final plat appears to comply with policy 13 standards.

K. On the final plat, complete access control shall be shown to 29th Street North from Reserves A and B.

L. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

M. 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 lot/homeowners association to maintain the "parking strip" located between this site's southern property line and the driving surface for 29th Street North.

N. 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.

O. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

P. 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 or 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.

Q. The **Fire Department representative** needs to comment on the acceptability of this plat's street names. In particular Lakeridge, on plats to the south, has been spelled as two separate parts, i.e. Lake Ridge.

R. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Attached are KG&E's requested easements.

W. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate any minimum building pad elevation requirements for this plat.