

N.E. Corner N.W. 1/4
Sec. 4, T27S, R1W
of the 6th p.m.
Fd. 1/2" I.P.

○ = IRON SET

BSL = BUILDING SETBACK LINE
CAC = COMPLETE ACCESS CONTROL

B.M. - CITY OF WICHITA BENCH MARK DISC, 38 FEET WEST AND 90 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINES OF TYLER ROAD AND 21ST STREET NORTH.

ELEV. 1357.349 M.S.L. = 169.949 CITY DATUM

B.M. - RAILROAD SPIKE IN SOUTHWEST SIDE OF POWER POLE LOCATED 75' NORTH AND 58' EAST OF THE INTERSECTION OF THE CENTERLINES OF RIDGE ROAD AND 21ST STREET NORTH.

ELEV. 1330.70 M.S.L. = 143.30 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 3

LOTS 20 THROUGH 27 ELEV. = 1349.5 M.S.L. = 162.1 CITY DATUM
LOTS 33, 34, 39, AND 40 ELEV. = 1350.5 M.S.L. = 163.1 CITY DATUM
LOTS 35 THROUGH 38 ELEV. = 1344.6 M.S.L. = 157.2 CITY DATUM

BLOCK 4

LOTS 1 THROUGH 9	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 19 THROUGH 25	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 44 THROUGH 48	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 50 THROUGH 53	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM

BLOCK 5

LOTS 17 THROUGH 25 ELEV. = 1338.4 M.S.L. = 151.0 CITY DATUM

N.W. Corner Reserve "I"
Reflection Ridge 7th Addition

Most Northerly Point
Lot 1, Block 5, Reflection
Ridge 7th Addition

Most Easterly Point
Lot 1, Block 5, Reflection
Ridge 7th Addition

Most Southerly Corner
Lot 1, Block 5, Reflection
Ridge 7th Addition

96°00'00"

33.50'

RES. "K"

15.81'

Son. Sw. 1/4 Esm't

N63° 46' 46" E 188.48'

N63° 23' 35" E 135.95'

2.87'

35.50'

RES. "M"

11' x 100'

N63° 23' 35" E

S 44° 40' 51" W 110.00'

N63° 23' 35" E 103.51'

N63° 06' 55" E 111.95'

16.42'

0-4-28.5'

MEADOW PASS

N89° 24' 02" W 135.00'

N70° 19' 40" E 107.00'

35.51'

RESERVE "F"

50° 33' 38" W 27.81'

60'

145.90'

N66° 19' 03" E

Copied from Tracing 7/11/95

Center
Sec. 4, T27S, R1W
of the 6th p.m.
Fd. 3/4" I.P.

N.W. Corner Reserve "T" —
Reflection Ridge 7th Addition

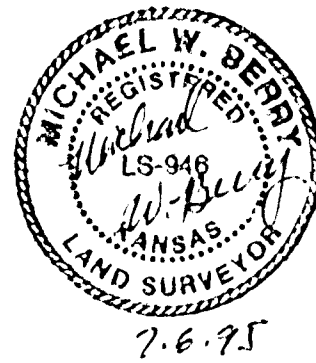
NORTHBRIDGE LAKES

AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 24th DAY OF July, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED NORTHBRIDGE LAKES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES. THE SAME BEING DESCRIBED AS:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S0°21'33"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1566 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN FILM 597, PAGE 726 AS FILED IN THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS; THENCE N89°23'56"E ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 425.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N00°21'33"E ALONG THE EAST LINE OF SAID TRACT AND ITS EXTENSION A DISTANCE OF 268.94 FEET; THENCE N89°29'48"E A DISTANCE OF 2205.46 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S0°35'58"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1327.08 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S89°36'01"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2625.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N0°21'33"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1052.56 FEET TO THE POINT OF BEGINNING. EXCEPT EXISTING RIGHT-OF-WAY. TOGETHER WITH LOT 1, BLOCK 5, REFLECTION RIDGE 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND A PORTION OF RESERVE "F" IN SAID ADDITION DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF RESERVE "F"; THENCE BEARING S0°35'58"W ALONG THE WEST LINE OF SAID RESERVE "F" A DISTANCE OF 60.00 FEET; THENCE N66°19'03"E A DISTANCE OF 145.90 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 5, IN SAID ADDITION; THENCE N53°06'55"E A DISTANCE OF 111.85 FEET TO A POINT IN THE NORTHERLY LINE OF SAID RESERVE "F"; THENCE ALONG SAID LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CHORD OF 16.42 FEET BEARING N47°33'35"W THROUGH A CENTRAL ANGLE OF 4°28'51" AN ARC DISTANCE OF 16.42 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 5, IN SAID REFLECTION RIDGE 7TH ADDITION; THENCE S44°40'51"W ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 110.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1. THENCE N89°24'02"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 948
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 NORTHBRIDGE LAKES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED.

THE TEMPORARY CUL-DE-SAC SHALL EXPIRE AT THE TIME PEPPER RIDGE IS EXTENDED NORTH.

THE FIVE-FOOT WALL EASEMENT ALONG THE WEST LINE OF BLOCKS 1 AND 2, THE NORTH LINE OF LOTS 12, 13, AND 14, BLOCK 1, THE WEST LINE OF RESERVES "A", "C", AND "D", AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL UTILITIES MAY CROSS THE WALL EASEMENTS.

RESERVES "A", "C", AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, WALLS, ENTRY MONUMENTS, WALKS, AND UTILITIES CONFINED TO EASEMENTS.

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

RESERVE "E" AND "L" ARE HEREBY PLATTED FOR CONSTRUCTION AND MAINTENANCE OF GOLF COURSE, LANDSCAPING, CART PATHS, TEES, AND GOLF COURSE RELATED FACILITIES. RESERVE "E" IS ALSO HEREBY PLATTED FOR UTILITY EASEMENT. RESERVE "E" AND "L" SHALL BE OWNED AND MAINTAINED BY REFLECTION RIDGE GOLF CORP., INC. A KANSAS CORPORATION, ITS SUCCESSORS OR ASSIGNS.

RESERVES "F" THROUGH "K" ARE HEREBY PLATTED FOR LANDSCAPING, WALKS, LAKES, DRAINAGE STRUCTURES, DRAINAGE, RECREATIONAL FACILITIES AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "D" AND "F" THROUGH "K" AND "M" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN NORTHBRIDGE LAKES.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM TYLER ROAD OVER AND ACROSS THE WEST LINE OF LOTS 6 THROUGH 12, BLOCK 1, WEST LINE OF LOT 1, BLOCK 2 AND WEST LINE OF RESERVE "A" AND RESERVE "C", AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 3

LOTS 20 THROUGH 27	ELEV. = 1349.5 M.S.L. = 162.1 CITY DATUM
LOTS 33, 34, 39, AND 40	ELEV. = 1350.5 M.S.L. = 163.1 CITY DATUM
LOTS 35 THROUGH 38	ELEV. = 1344.6 M.S.L. = 157.2 CITY DATUM

BLOCK 4

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LOTS 44 THROUGH 48	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM
LOTS 50 THROUGH 53	ELEV. = 1357.0 M.S.L. = 169.6 CITY DATUM

BLOCK 5

LOTS 17 THROUGH 25	ELEV. = 1338.4 M.S.L. = 151.0 CITY DATUM
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OWNER:

NORTHBRIDGE LAKES, INC.

BY: Marvin Schellenberg
MARVIN SCHELLENBERG, PRESIDENT

OWNERS:

E. LEO KASTENS AND BURCHIE L. KASTENS (HUSBAND AND WIFE)

E. Leo Kastens Burchie L. Kastens
E. LEO KASTENS BURCHIE L. KASTENS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 24th DAY OF July, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, PRESIDENT, NORTHBRIDGE LAKES, 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.

Gary L. Wiley
GARY L. WILEY, NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 15, 1997



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 24th DAY OF July, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME E. LEO KASTENS AND BURCHIE L. KASTENS, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, 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 COMMISSION EXPIRES Jan 15, 1997



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 25th DAY OF May, 1995.

JOHN W. MCKAY, JR., CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

BOB KNIGHT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 1995.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

Copied from Tracing
7/11/95

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 25, 1995

P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-6 NORTHRIDGE LAKES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1995, 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 May 18, 1995.

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 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,

Don Losew
Senior Planner

DL:rh

cc: Northridge Lakes, Inc., 7926 W. 21st Street, Wichita, KS 67205
E. Leo and Burchie Kastens, 773 Westridge, Wichita, Ks 67203
Army Corps of Engineers, c/o David Hibbs, Kanopolis Project Office, Rt. 1 - Box 30,
Marquette, KS 67464
Mike Lindebak, City Engineer

RECORDED

SEDGWICK COUNTY



May 18, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
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P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-6 NORTHRIDGE LAKES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This site will be annexed to the City of Wichita on 5/12/95. Upon annexation, the site will be zoned "AA" which allows for the lot sizes being indicated.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. *Tyler also?*
The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line improvements along Tyler Road.
- D. *a paving*
The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of Meadow Pass and Meadow Grove/Lake Ridge. A temporary turnaround shall be provided for Pepper Ridge adjacent to Lot 1, Block 5.
- G. *Tyler adj. land? to south*
A guarantee to participate in the paving of Tyler Road adjacent to this plat shall be provided. In regard to an unpaved segment of Tyler Road immediately south of this site, the Planning Commission recommends that if this plat is approved by the City Council, that it not be released by Planning for recording unless or until the paving of this gap and the applicant's responsibilities for such paving are resolved by the City Council.

- ~~H.~~ As indicated by Traffic Engineering, guarantees shall be provided for an accel/decel lane and left turn lane in Tyler Road to serve this site's entrance from Tyler Road.
- ~~I.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~J.~~ The court adjacent to Lots 16, 17 & 18 Block 5 shall be named Meadow Pass Court rather than Lake Ridge Circle.
- ~~K.~~ Provisions shall be made for the ownership and maintenance of the proposed reserves. The applicant shall either form a home 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 homeowner's association to maintain the "parking strip" area adjacent to the plat's west line, that is, the right-of-way area between this plat and the driving surface for Tyler Road.
- ~~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.~~ The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- ~~N.~~ 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.
- ~~O.~~ The applicant shall submit a copy of the instrument which establishes the Arkla Energy Resources Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- ~~P.~~ Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- ~~Q.~~ *S.W. 1st 11*
In regard to Reserve "E" proof shall be provided that access to this area, for maintenance, can be provided from the adjoining property. As shown as a part of this plat, this Reserve is landlocked.
- ~~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

FILE COPY

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 316-946-4527) 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, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.
- ✓ Y. The final plat tracing shall indicate the utility easements requested by KG&E; i.e., between Lots 38 and 39, Block 4, southwest corner Lot 25, Block 4 and northwest corner of Lot 17, Block 5.
- ✓ W. As requested by the applicant, the final plat tracing may provide a Reserve area in Meadow Pass, at the eastern end of this street.
- ✓ X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ✓ Y. Recording of the plat within 30 days after approval by the City Council.

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.

S/D 95 -6 Final Plat of Northridge Lakes Addition
May 18, 1995 - Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Northridge Lakes, Inc., 7926 W. 21st Street, Wichita, KS 67205
E. Leo and Burchie Kastens, 773 Westridge, Wichita, Ks 67203
Army Corps of Engineers, c/o David Hibbs, Kanopolis Project Office, Rt. 1 - Box 30,
Marquette, KS 67464
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 25, 1995

STAFF REPORT

(Final Plat Approved 5/18/95, Preliminary Plat approved 4/6/95)

CASE NUMBER: S/D 95-6 NORTHRIDGE LAKES ADDITION

OWNER/APPLICANT: Northridge Lakes, Inc., 7926 W. 21st Street, Wichita, KS 67205

OWNER: E. Leo and Burchie Kastens, 773 Westridge, Wichita, KS 67203

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

LOCATION: East of Tyler and south of 29th Street North

SITE SIZE: 76.5 Acres

NUMBER OF LOTS

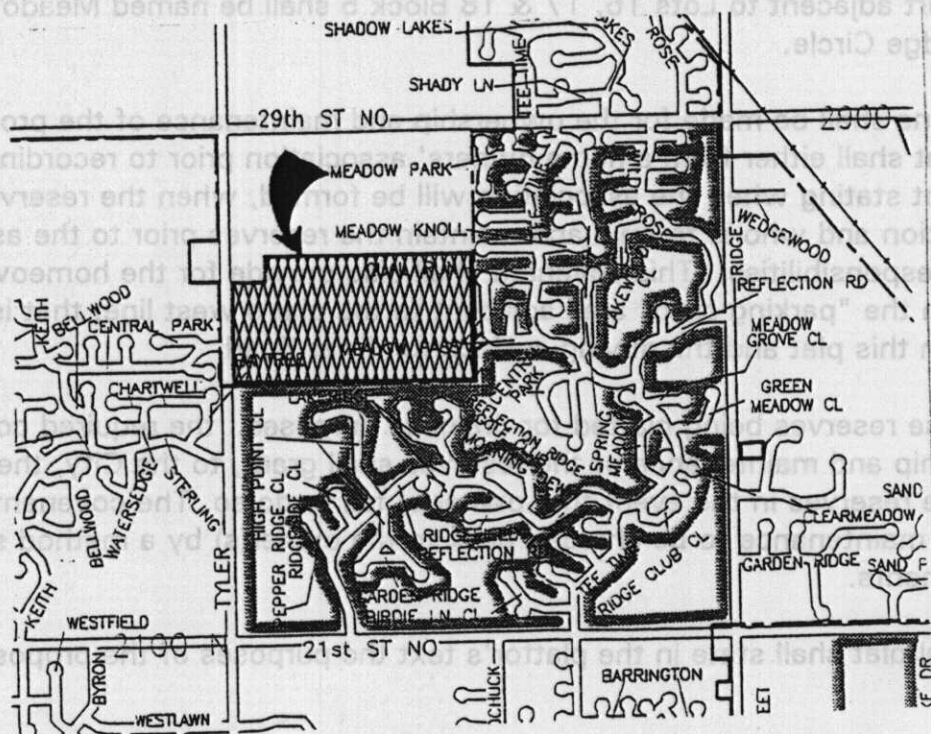
Residential:	140
Office:	
Commercial:	
Industrial:	
Total:	140

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: "AA" (Upon annexation) (This site will be annexed to the City of Wichita on 5/12/95)

VICINITY MAP:



STAFF COMMENTS:

- A. This site will be annexed to the City of Wichita on 5/12/95. Upon annexation, the site will be zoned "AA" which allows for the lot sizes being indicated.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line improvements along Tyler Road.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along one side of Meadow Pass and Meadow Grove/Lake Ridge. A temporary turnaround shall be provided for Pepper Ridge adjacent to Lot 1, Block 5.
- G. A guarantee to participate in the paving of Tyler Road adjacent to this plat shall be provided. In regard to an unpaved segment of Tyler Road immediately south of this site, the Planning Commission recommends that if this plat is approved by the City Council, that it not be released by Planning for recording unless or until the paving of this gap and the applicant's responsibilities for such paving are resolved by the City Council.
- H. As indicated by Traffic Engineering, guarantees shall be provided for an accel/decel lane and left turn lane in Tyler Road to serve this site's entrance from Tyler Road.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The court adjacent to Lots 16, 17 & 18 Block 5 shall be named Meadow Pass Court rather than Lake Ridge Circle.
- K. Provisions shall be made for the ownership and maintenance of the proposed reserves. The applicant shall either form a home 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 homeowner's association to maintain the "parking strip" area adjacent to the plat's west line, that is, the right-of-way area between this plat and the driving surface for Tyler Road.
- 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. The final plat shall state in the plat's text the purposes of the proposed reserves as well as

who is to own and maintain the reserves.

- N. 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.
- O. The applicant shall submit a copy of the instrument which establishes the Arkla Energy Resources Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- P. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- Q. In regard to Reserve "E" proof shall be provided that access to this area, for maintenance, can be provided from the adjoining property. As shown as a part of this plat, this Reserve is landlocked.
- 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 316-946-4527) 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, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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 final plat tracing shall indicate the utility easements requested by KG&E; i.e., between Lots 38 and 39, Block 4, southwest corner Lot 25, Block 4 and northwest corner of Lot 17, Block 5.
- W. As requested by the applicant, the final plat tracing may provide a Reserve area in Meadow Pass, at the eastern end of this street.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within 30 days after approval by the City Council.

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