

# FOREST LAKES

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

ENGINEERS COPY

FINAL PLAT

REVISED COPY

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED FOREST LAKES AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, STREETS AND RESERVES. THE SAME BEING THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 WEST, EXCEPT THAT PART LAYING NORTH AND EAST OF THE SOUTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY AND EXCEPT THE SOUTH 545.86 FEET OF THE WEST 399 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 33; THENCE BEARING S89°28'16"W ALONG THE SOUTH LINE OF SAID S.E. 1/4 A DISTANCE OF 2241.76 FEET; THENCE BEARING N0°14'26"W A DISTANCE OF 545.86 FEET; THENCE BEARING S89°28'16"W A DISTANCE OF 399.00 FEET TO A POINT IN THE WEST LINE OF SAID S.E. 1/4; THENCE ALONG SAID WEST LINE BEARING N0°14'26"W A DISTANCE OF 2087.91 FEET TO THE N.W. CORNER OF SAID S.E. 1/4; THENCE ALONG THE NORTH LINE OF SAID S.E. 1/4 BEARING N89°31'48"E A DISTANCE OF 1004.91 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY BEARING S39°27'29"E A DISTANCE OF 2593.62 FEET TO A POINT IN THE EAST LINE OF SAID S.E. 1/4 THENCE ALONG SAID EAST LINE BEARING S0°08'04"W A DISTANCE OF 615.11 FEET TO THE POINT OF BEGINNING.

MICHAEL W. BERRY, R.L.S. NO. 946  
 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, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

THE FIVE-FOOT WALL EASEMENT AROUND THE PERIMETER OF THIS PLAT AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

RESERVES "A", "B", "C", "H", AND "I" ARE HEREBY PLATTED FOR LANDSCAPING ENTRY MONUMENTS, IRRIGATION SYSTEMS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "D" AND "E" ARE HEREBY PLATTED FOR IRRIGATION SYSTEMS, LANDSCAPING, LAKES (RETENTION-DETENTION), DRAINAGE STRUCTURES, WALKS, DOCKS, AND UTILITIES CONFINED TO EASEMENTS, RESERVE "D" SHALL ALSO PERMIT A CLUBHOUSE, A POOL, PARKING, AND ALL RELATED RECREATIONAL FACILITIES.

RESERVES "C" AND "F" ARE HEREBY PLATTED FOR LANDSCAPING, IRRIGATION SYSTEMS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "I" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN FOREST LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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

BLOCK	LOTS	CITY DATUM	M.S.L.
4	47 THROUGH 60	144.84	1332.0
3	1 THROUGH 14	138.84	1336.0
3	54 THROUGH 74	138.84	1326.0
3	15 THROUGH 53	141.84	1329.0

ALL ABUTTERS' RIGHTS OR ACCESS TO AND FROM 29TH STREET NORTH AND RIDGE ROAD OVER AND ACROSS THE SOUTH AND EAST LINES OF THIS PLAT, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: FOREST LAKES, INC.

WARVIN SCHELLENBERG, VICE PRESIDENT

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN SCHELLENBERG, VICE PRESIDENT, FOREST LAKES, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME AS THEIR OWN ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

WE THE GAIL L. WOODARD REVOCABLE TRUST HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FOREST LAKES, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_, TRUSTEE  
 GAIL WOODARD

STATE OF KANSAS )  
 ) SS  
 COUNTY OF SEDGWICK )

BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GAIL WOODARD, TRUSTEE OF THE GAIL L. WOODARD REVOCABLE TRUST 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 TRUST. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993.

\_\_\_\_\_, CHAIRMAN  
 L. O. BRECKENRIDGE, JR.

\_\_\_\_\_, 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 \_\_\_\_\_, 1993.

\_\_\_\_\_, MAYOR  
 FRANK M. OJILE

\_\_\_\_\_, DEPUTY CITY CLERK  
 PAT BURNETT

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993.

\_\_\_\_\_, COUNTY CLERK  
 SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993.

\_\_\_\_\_, REGISTER OF DEEDS  
 PAT KETTLER

\_\_\_\_\_, DEPUTY  
 ED RESA

OFFICE COPY  
DO NOT REMOVE

# FOREST LAKES

AN ADDITION TO WICHITA, TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 2-18-92 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 2-19-93

FINAL PLAT  
REVISED COPY

SCALE: 1"=100'  
O = 3/4" IRON SET

B.M. - CHISELED "D" ON THE N.E. CORNER OF S-7°23' RCBB  
175' NORTH OF THE S.E. CORNER N.E. 1/4 OF  
SEC. 4, 1275, R1W. ELEV. 1326.44 M.S.L.  
ELEV. 138.46 CITY DATUM

ALL BUILDING SETBACK LINES ARE  
25' UNLESS OTHERWISE LABELED.

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

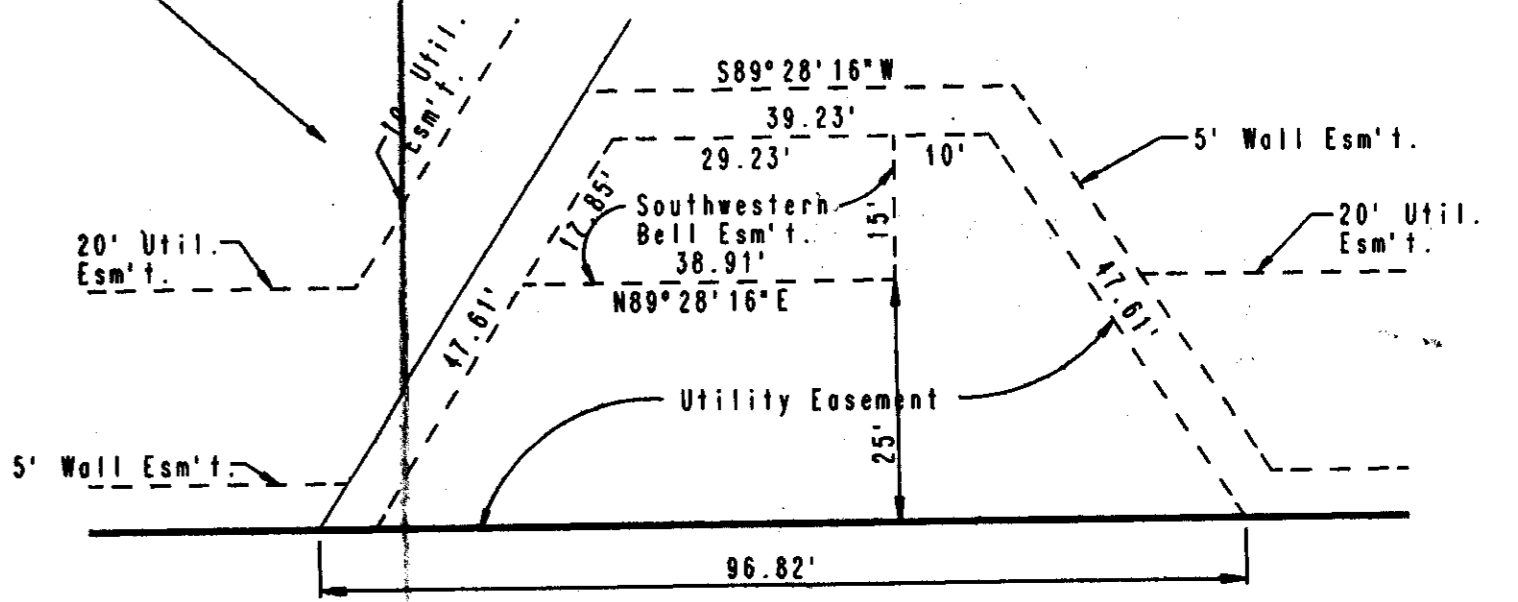
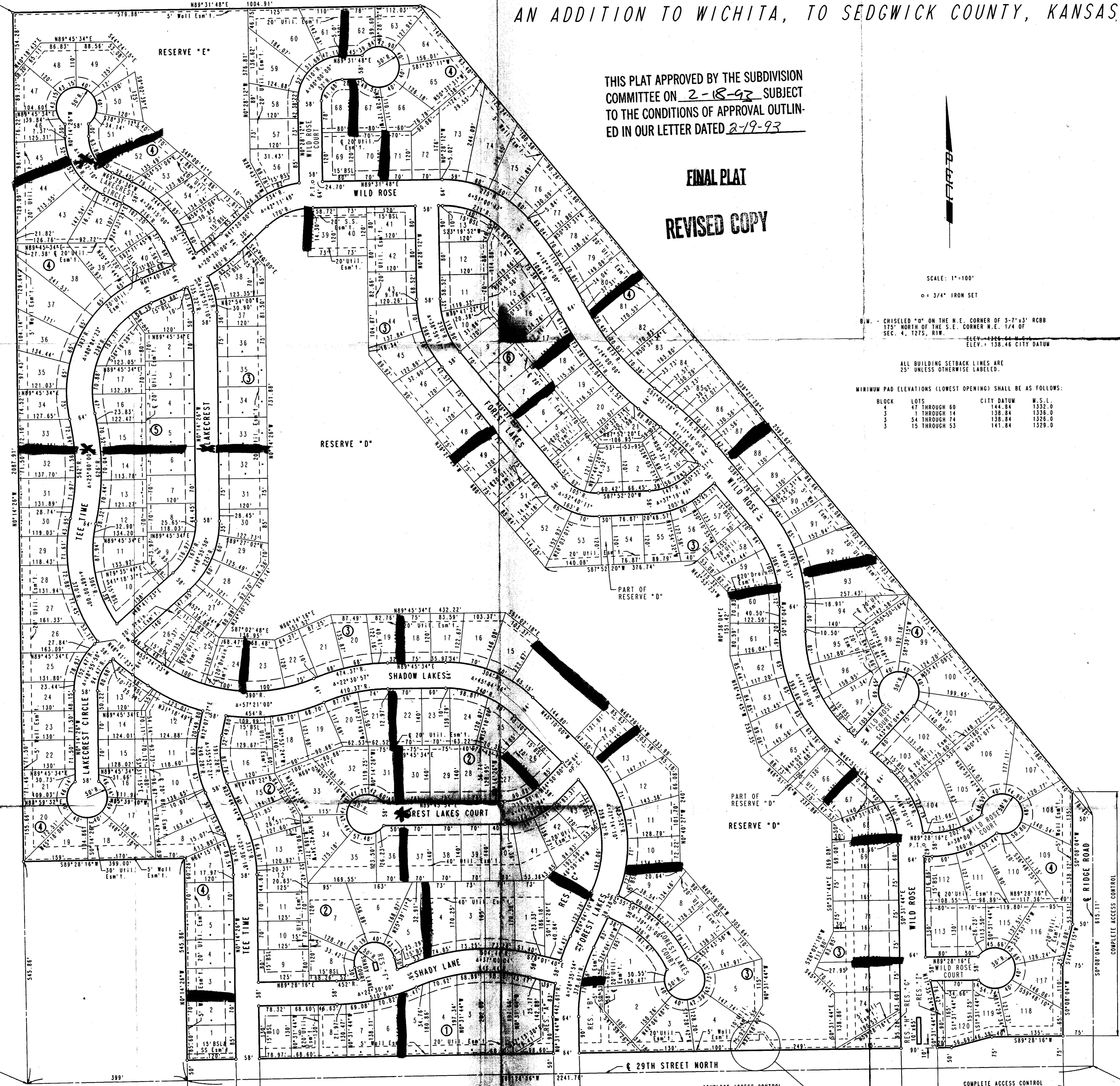
BLOCK	LOTS	CITY DATUM	M.S.L.
4	47 THROUGH 60	144.84	1332.0
3	1 THROUGH 14	138.84	1338.0
5	54 THROUGH 74	138.84	1326.0
3	15 THROUGH 53	141.84	1329.0

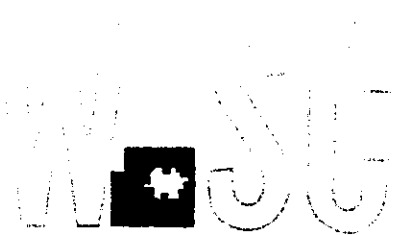
10' Utility Easements  
Requested by KGE

N.E. CORNER, S.E. 1/4  
SEC. 33, 1265, R1W  
OF THE 6TH P.M.

S.W. CORNER, S.E. 1/4  
SEC. 33, 1265, R1W  
OF THE 6TH P.M.

S.E. CORNER, S.E. 1/4  
SEC. 33, 1265, R1W  
OF THE 6TH P.M.





METROPOLITAN AREA PLANNING DEPARTMENT

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

February 25, 1993

Professional Engineering Consultants  
303 South Topeka  
Wichita, KS 67211

Re: S/D 92-30 Forest Lakes Addition (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 25, 1993, 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 February 19, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

FILE COPY

DL:rh

cc: Reggie Booth, Attn: Marvin Shellenberg, 7926 West 21st Street  
North, Wichita, KS 67212  
Bill Yung Design, 4912 East 29th Street North, Wichita, KS  
67220  
Mike Lindebak, City Engineer

icky  
4/12/93 - OK lines  
DWP = acceptable  
D.L.

utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.

February 25, 1993

STAFF REPORT

(Revised Final Plat Approved 2/18/93)

(Final Plat Approved 11/12/92, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-30 FOREST LAKES ADDITION

OWNER/APPLICANT: Reggie Boothe, 7926 West 21st, Wichita, Ks 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants (PEC), 303 South Topeka, Wichita, KS 67220

LOCATION: North of 29th Street North and west of Ridge Road

SITE SIZE: 111.5

NUMBER OF LOTS

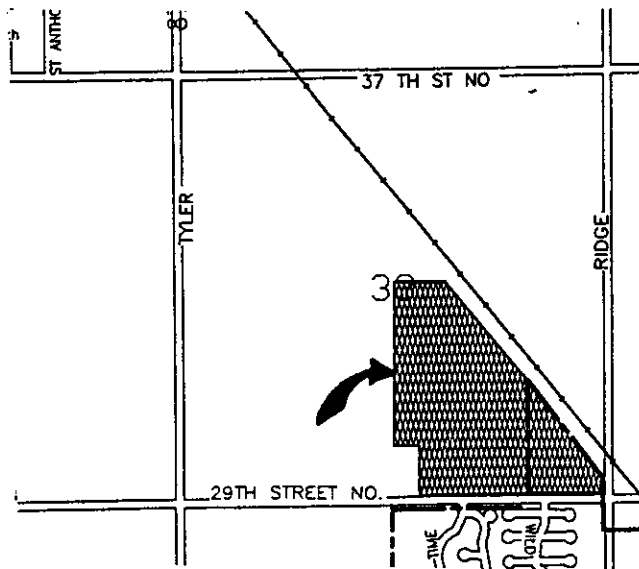
Residential:	286
Office:	
Commercial:	
Industrial:	
Total:	286

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "AA" One-family dwelling (Z-3071)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant is advised of the following comment submitted for this site by the Sedgwick County Conservation District.

There are soils in this unit which have been designated as "Wetlands". This means they are protected under federal law from land disturbing activities. Before you proceed with your plan, you must contact the following agency for a 404 Permit Application and to discuss your plan for the land under consideration.

Please contact: Bob McDowell  
Corps of Engineers  
700 Federal Building  
Attn: OD-P  
601 East 12th Street  
Kansas City, Missouri 64106-2896  
(816) 426-5643

- B. Prior to this plat being scheduled for City Council review, both an annexation and zone change were to be completed. Both the annexation and zone change have been approved.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. The applicant shall guarantee the paving of the proposed interior streets. As a looped street, providing access to an arterial, sidewalk shall be included with the paving guarantee for the Forest Lakes, Shadow Lakes, Tee Time, and Wild Rose street loop. This sidewalk needs to be provided along at least one side of this street system and because of anticipated traffic volumes and high speeds on this street loop, no alternative system can be allowed.
- H. As requested by County and Traffic Engineering, guarantees shall be provided for left-turn improvements in Ridge Road to 29th Street North. This guarantee needs to be submitted to the County prior to approval of the plat by the City.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the

Planning Department for recording.

- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. 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.
- M. The applicant shall also provide by covenant that this addition's homeowners association will be responsible for maintaining the landscape areas along Ridge Road and 29th Street, lying between the street curb and the platted wall easements of the adjacent lots.
- N. Since Reserve D is being proposed for a swimming pool, clubhouse and related uses, the applicant shall provide for the ownership and maintenance of these facilities in the covenant submitted for reserves. In addition, a site plan as specified in the Subdivision Regulations must be submitted for review and approval.
- O. Since Reserve D is indicated as allowing various structures, a 25-foot building setback shall be indicated within this Reserve at any location where the Reserve is adjacent to a street (Wild Rose, Shadow Lakes).
- P. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- Q. Prior to this plat being released for recording, proof that all due property taxes have been paid, shall be provided.
- R. The platting binder contains an error in the legal description for the property being platted; a revised legal description shall be submitted with the final plat tracing.
- S. The applicant shall install or guarantee the installation of all