

S/D No. 82-30 Name Forest Hills Office Park Fourth Addition  
Date Application Rec'd. 6-11-82 Preliminary Approval  
Scheduled S/D Meeting 6-24-82

DESCRIPTION

General Location West of Webb Road in an area south of Central

Owner Kathryn B. Gould  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |  |                              |  |
|---|--|------------------------------|--|
| 1. Gross Acreage of Plat                    | 2.7 acres  | 7. Lineal Feet of New Street |  |
| 2. Number of Lots :                         |  | a. _____ R/W _____ ft.       |  |
| Residential                                 | _____  | b. _____ R/W _____ ft.       |  |
| Commercial                                  | 3  | c. _____ R/W _____ ft.       |  |
| Industrial                                  | _____  | d. _____ R/W _____ ft.       |  |
| Other                                       | _____  | e. _____ R/W _____ ft.       |  |
| Total Number of Lots                        | 3  | TOTAL                        | None _____ ft.                             |
| 3. Minimum Lot Frontage                     | 15   | 8. Sidewalk adjacent to all  |  |
| 4. Minimum Lot Area                         | 35,805.7 sq. ft.   | streets                      | yes <input checked="" type="checkbox"/> no |
| 5. Existing Zoning                          | LC   |                              |  |
| 6. Proposed Zoning                          | LC   |                              |  |
| 9. Is public water available                | <input checked="" type="checkbox"/> Yes _____ No, Name City of Wichita       |                              |  |
| 10. Is sanitary sewer available             | <input checked="" type="checkbox"/> Yes _____ No, Name City of Wichita       |                              |  |
| 11. Has Health Dept. approval been obtained | (where applicable) Yes _____ No  |                              |  |
| 12. City of Wichita                         | <input checked="" type="checkbox"/> 3-Mile Area _____ Outside of 3-Mile Area |                              |  |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the applicant's drainage plan and state what drainage guarantees are required as part of the replatting of this property.
- B. Since the combined frontage of Lots 1 and 2 is only 35 feet on Webb Road, and further, since "access control except one opening" is being platted, the final plat tracing shall indicate a 35-foot joint egress and ingress easement from Webb Road west a distance of 317.33 feet. The plat's text shall make proper reference to the access easement. A separate instrument shall be submitted which calls out the beneficiaries of the joint access easement as well as the construction and maintenance responsibilities of each party.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Closure computations shall be submitted with the final plat tracing.
- E. When Forest Hills Office Park 3rd Addition was platted, a requirement of the drainage plan was a covenant establishing the private drainage easement adjacent to the north line of this plat. Because of this replat, a revised covenant is required. Said covenant shall outline the maintenance responsibilities of the lot owners and shall give the City the right to maintain the private drainage easement and bill the maintenance costs to the owners, in the event they fail to adequately maintain the easement.
- F. Since several easements granted by the Third Addition are being vacated by this replat, appropriate reference shall be made to K.S.A. 12-512(b) in the surveyor's text.
- G. If any of the easements shown on this plat have previously been granted by separate instrument and recorded, the recording data shall be shown on the final plat tracing.
- H. Recording of the final plat within 30 days after approval by the Board of City Commissioners.