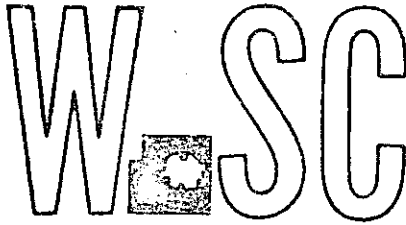


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 21, 1987



Professional Engineering Consultants, P.A.

Attention: Gary Wiley

1440 E. English

Wichita, KS 67211

Re: Sketch plat of Savanna at Castle Rock Ranch (S/D 87-40),
located on the north side of 13th Street North, in areas east
and west of 143rd Street East.

Dear Mr. Wiley:

We have completed our "sketch plat review" of the above-captioned subdivision proposal. We note from the sketch plat print that your client intends to provide municipal water and sanitary sewer to serve all the lots. The subdivision application indicates that 152 lots, containing a minimum of 22,000 square feet of lot area, are proposed and that existing "R-1" (suburban residential) and "BB" (office) zoning is to be retained. We note, from both the print and the application, that access within the proposed suburban-scale subdivision is to be by way of a private roadway system.

The major issue to be addressed with this replat is the acceptability of platting lots with access by way of a private/unpaved roadway system. We are unable to find a recent plat, within the last 10 years, that was located in the unincorporated portion of the County and was proposed to be served by a private street system. The platting of private street systems has been fairly common on properties located within the City Limits of Wichita. In these instances, the property was subject to an approved Community Unit Plan which provided for the platting of the private street system. For the Savanna plat, the acceptability of the

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private street system is complicated by the fact that the property is not within the City of Wichita and therefor is not permitted to pursue approval of a Community Unit Plan which would allow the governing body to approve, in advance of platting, the concept of a private street system.

We have noted, from the supplemental drawing submitted with the sketch plat, that only a part of the overall sketch is planned for first phase development. As we understand your client's development proposal, it is this first phase of development that your client wants to develop, in the near future, with private suburban streets that can also be used in conjunction with horse riding trails.

Considering your client's desire to develop a plat around the theme of horse riding trails, and further, given the fact that your first phase of development only involves 25 lots, staff will support the private/suburban street proposal subject to the following:

1. The preliminary plat shall indicate the platting of a reserve to provide for the private streets.
2. The reserve shall be a minimum of 70 feet in width to provide adequate room for the private suburban street.
3. The applicant will need to guarantee the construction of the private streets to the suburban street standard.
4. The applicant will need to file a restrictive covenant which provides for the perpetual ownership, continuance and maintenance of the private streets. This covenant will also need to grant to the appropriate governing body the right to enter onto the private streets and maintain them in the event the homeowner's association fails to do so. The covenant shall specify that such maintenance by the public shall be assessed back to the lots, which benefit from the private streets, by a method similar to special assessments.

5. In order to alert all future owners of lots being accessed by the private streets, a restrictive covenant shall also be filed with this plat, which states that the private streets will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street. The wording of this covenant will need to be worked out with the County Counselor's Office.

Regarding the existing "BB" (office) zoning that exists on a portion of the sketch plat that is currently platted as Terra Vue Addition, we note that the configuration of the proposed office lot does not match the existing "BB" zoning. It appears that the existing office zoning overlaps into the reserve and a residential lot to the east of the office lot. For the preliminary plat, lot lines should be adjusted to match the boundaries of the existing office zoning or a downzoning case from "BB" to "R-1" zoning should be filed.

Regarding that part of the sketch plat which is for property on the west side of 143rd Street East, we note that four lots are proposed to have direct access to either 143rd Street or 13th Street North. Normally, we oppose the platting of residential lots with direct access to an arterial street, however, we understand that the proposed lotting arrangement will provide for the lots to benefit from amenities associated with backing onto the planned open space reserve to the north and west of the subject lots. We note that only one access point is proposed to the arterial streets from each of the four lots.

Prior to filing a preliminary plat, it is necessary for a drainage concept to be submitted to the County Engineer's Office. We anticipate that the drainage characteristics of the area, depicted in the northeast corner of the sketch plat, will require the platting of minimum building pad elevations. The establishment of pad elevations, on other lots depicted on the sketch plat, may be needed depending on the information contained in the required drainage concept.

Given the fact that this subdivision will connect to the Four-Mile Creek Sanitary Sewer System, we believe a proposed sanitary sewer layout plan should be submitted to the County Engineer's Office when the preliminary plat is submitted. This will allow the identification of needed easements for the sanitary sewer network. Prior to filing a preliminary plat, you should contact the County Engineer's Office regarding when sanitary sewer mains and laterals are to be extended to serve this property.

With the above comments in mind, you are authorized to proceed with a preliminary plat for the property depicted on your supplemental sketch plat drawing (25 lots). The issue of platting additional lots in this area, on an private/suburban street system, will be addressed at a later date should your client choose to pursue it. Frankly, we find the proposal of creating 152 lots, accessed by way of an unpaved street system, very questionable and cannot support platting more than your client's first phase of development. We believe this to be the case, because the property is located within an expected urbanizing area. Should you have any questions about our sketch plat comments, please call me.

Sincerely,

FLN

7/15/87

Forrest L. Nagley
Senior Planner

FLN:le

cc: Larry G. Stephenson, 14010 E. 13th Street North,
Wichita, KS 67230

Jim Weber, Bureau of Public Services

~~X~~ Mike Lindebak, City Engineer

OCTOBER 22, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH

OWNER/APPLICANT: Larry G. Stephenson

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 13th Street, on both sides of 143rd Street East.

SITE SIZE: 78.8 Acres

NUMBER OF LOTS:

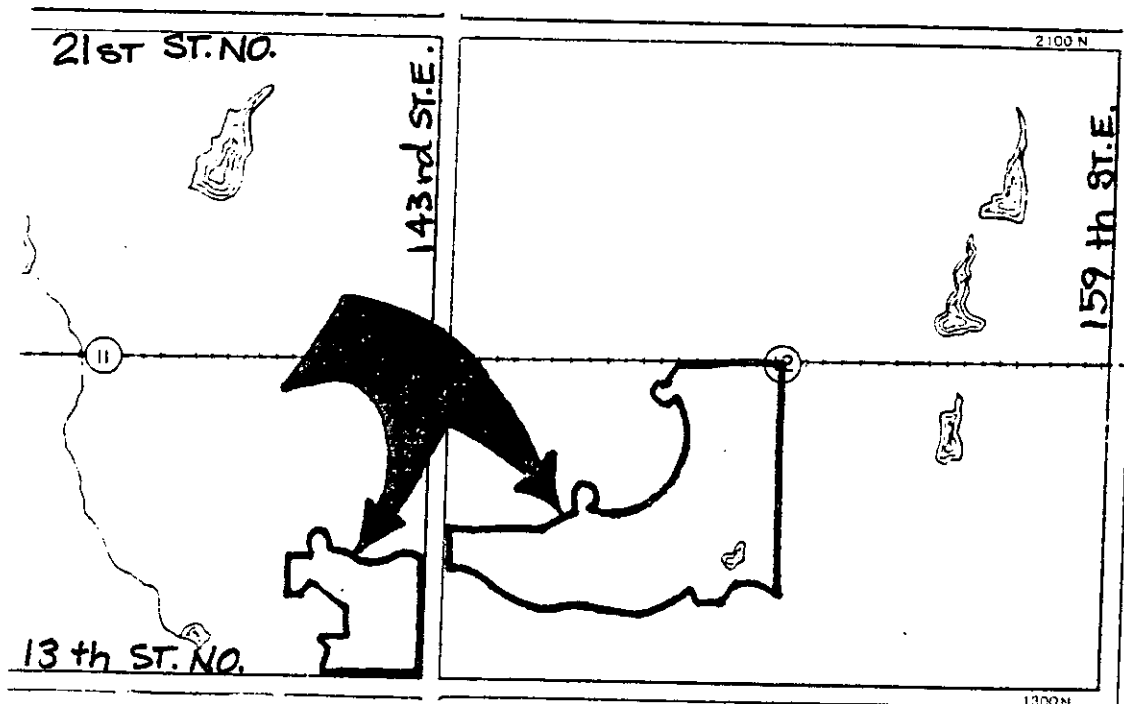
Residential:	45
Office:	1
Commercial:	
Industrial:	
Total:	46

MINIMUM LOT AREA: 22,000 Sq. Ft.

CURRENT ZONING: "R-1" and "BB"

PROPOSED ZONING: "R-1" and "BB"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was reviewed by staff in sketch plat form. In a letter dated May 21, 1987, staff authorized the preliminary platting of a portion of the applicant's overall sketch plat.

This plat proposes the platting of suburban-sized lots to be accessed by way of private streets improved to the standards of a suburban street. The applicant is attempting to develop a plat around the theme of horse riding trails and extensive open spaces.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the private streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the construction of a roadway within the 40-foot wide, off-site emergency access easement to the south of this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- H. The applicant shall obtain, by separate instrument, the 40-foot emergency access easement needed to provide a second means of access to Blocks 2 and 3. The instrument establishing the emergency access easement shall be submitted for recording with the plat. The text of the access easement shall specify that the homeowner's association, to be created to own and maintain the reserves being platted, will also be responsible for maintenance of an all weather roadway surface within the easement. The text of the easement shall also grant to the governing body the right to maintain the emergency access easement's roadway in the event the homeowner's association fails to do so. The easement shall specify that the cost of such maintenance will be charged back to the homeowner's association by a method similar to special assessments.
- I. 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.

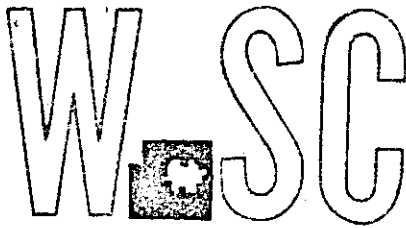
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who 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. For the reserves being platted for private street purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the governing body, the authority to maintain the private street 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. In order to alert all future owners of lots being accessed by the private streets, a restrictive covenant shall be submitted for recording, which states that the private streets will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street.
- N. Preliminary plat approval is limited to the portion of the plat west of 143rd Street and to Lots 1 through 11, Block 2 and Lots 1 through 6, Block 3. These are the areas that staff's sketch plat response authorized for the filing of a preliminary plat. Staff finds the proposal of creating more than 26 lots, accessed by way of an unpaved street system in this urbanizing area of the County, questionable. After these 26 lots are developed, the applicant may apply for preliminary plat approval of the rest of the land depicted on the subject plat. By reviewing the development and operation of the original 26 lots, staff and the Planning Commission will be in a better position to assess the merits of expanding further, the private roadway system and addressing the problems created by the excessively long cul-de-sacs indicated on this preliminary plat.
- O. On the final plat, a cul-de-sac shall be indicated at the intersection of Triple Crown and Winner Circle. This cul-de-sac was indicated on the applicant's supplemental sketch plat.

SAVANNA AT CASTLE ROCK RANCH

Page 4

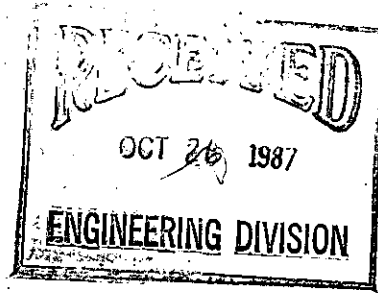
- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



October 22, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the private streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the construction of a roadway within the 40-foot wide, off-site emergency access easement to the south of this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

WICHITA—SEDGWICK COUNTY

Preliminary Plat S/D 87-40 --SAVANNA AT CASTLE ROCK RANCH

Page 2

- H. The applicant shall obtain, by separate instrument, the 40-foot emergency access easement needed to provide a second means of access to Blocks 2 and 3. The instrument establishing the emergency access easement shall be submitted for recording with the plat. The text of the access easement shall specify that the homeowner's association, to be created to own and maintain the reserves being platted, will also be responsible for maintenance of an all weather roadway surface within the easement. The text of the easement shall also grant to the governing body the right to maintain the emergency access easement's roadway in the event the homeowner's association fails to do so. The easement shall specify that the cost of such maintenance will be charged back to the homeowner's association by a method similar to special assessments.
- I. 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.
- 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 County, 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. For the reserves being platted for private street purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the governing body, the authority to maintain the private street 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. In order to alert all future owners of lots being accessed by the private streets, a restrictive covenant shall be submitted for recording, which states that the private streets will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street.
- N. Preliminary plat approval is limited to the portion of the plat west of 143rd Street and to Lots 1 through 11, Block 2 and Lots 1 through 6, Block 3. These are the areas that staff's sketch plat response authorized for the filing of a preliminary plat. Staff finds the

WICHITA — SEDGWICK COUNTY

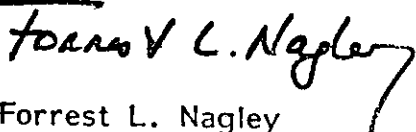
Preliminary Plat S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH
Page 3

proposal of creating more than 26 lots, accessed by way of an unpaved street system in this urbanizing area of the County, questionable. After these 26 lots are developed, the applicant may apply for preliminary plat approval of the rest of the land depicted on the subject plat. By reviewing the development and operation of the original 26 lots, staff and the Planning Commission will be in a better position to assess the merits of expanding further, the private roadway system and addressing the problems created by the excessively long cul-de-sacs indicated on this preliminary plat.

- O. On the final plat, a cul-de-sac shall be indicated at the intersection of Triple Crown and Winner Circle. This cul-de-sac was indicated on the applicant's supplemental sketch plat.
- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- Q. The final plat shall indicate the side lot line easements required by K.G.&E. that are marked on the surveyor's copy of the plat.
- R. 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.
- S. 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.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Larry G. Stephenson, 14010 E. 13th, Wichita, KS 67230
Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH

OWNER/APPLICANT: Larry G. Stephenson

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 13th Street, on both sides of 143rd Street East.

SITE SIZE: 18.74 Acres

NUMBER OF LOTS:

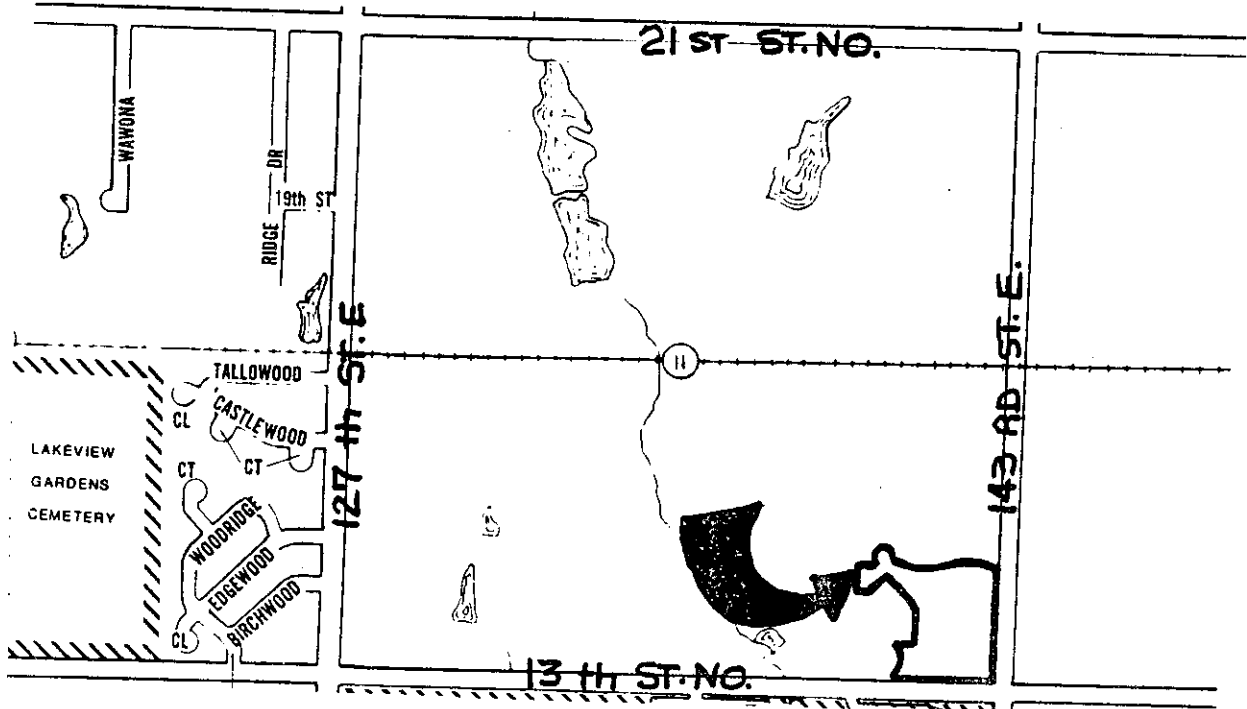
- Residential: 9
- Office:
- Commercial:
- Industrial:
- Total: 9

MINIMUM LOT AREA: 38,950 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

NOTE: An overall preliminary plat for this site was reviewed by the Subdivision Committee on October 9, 1987. The preliminary plat involved the platting of 78.5 acres into 45 residential lots and one (1) office lot. However, only a portion of this overall plat was approved for final platting.

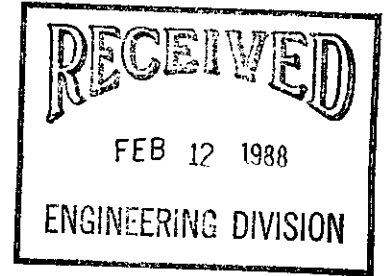
This plat involves a segment of the portion approved for platting. Suburban-sized lots, accessed by way of private streets in some cases and improved to the standards of a suburban street, are being platted. The applicant is attempting to develop a plat around the theme of horse riding trails and extensive open spaces.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the private streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. 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.
- I. For the reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the County, the authority to maintain the drainage reserve 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.
- J. For the reserve being platted for private street purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the governing body, the authority to maintain the private street reserve 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.

- K. In order to alert all future owners of lots being accessed by the private streets, a restrictive covenant shall be submitted for recording, which states that the private streets will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street.
- L. As requested by K.G.&E., the final plat tracing shall indicate a 10-foot utility easement centered on the common property line of Lots 6 and 7.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. 1342.1 - 154.6
- N. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR -
435 NORTH MAIN STREET
WICHITA, KANSAS 67202 620-
10151 088-4561



February 11, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 11, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the construction of the private streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. 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.

- I. For the reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the County, the authority to maintain the drainage reserve 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.
- J. For the reserve being platted for private street purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the governing body, the authority to maintain the private street reserve 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.
- K. In order to alert all future owners of lots being accessed by the private streets, a restrictive covenant shall be submitted for recording, which states that the private streets will not be accepted by a governing body as a public street dedication unless a guarantee for paving the streets, to a public standard, is also provided. The covenant shall also alert future owners that the further division of their lots, by lot split or replat, will not be approved unless the street, accessing their property, is paved to the standards of a public street.
- L. As requested by K.G.&E., the final plat tracing shall indicate a 10-foot utility easement centered on the common property line of Lots 4, 5, 6 and 7.
- M. The final plat tracing shall reference the required minimum building pad elevation 1342 Mean Sea Level or 154.6 City Datum.
- N. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
 1. Tom Scott - Chairman
 2. Mark F. Schroeder - Pro-tem Chairman
 3. David Bayouth - Commissioner
 4. Bernard A. Hentzen - Commissioner
 5. Billy Q. McCray - Commissioner
- O. 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.
- P. 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.
- Q. 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.

SEDBWICK COUNTY

Final Plat S/D 87-40 - SAVANNA AT CASTLE ROCK RANCH
Page 3

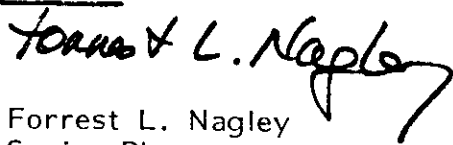
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, February 19, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Larry G. Stephenson, 14010 East 13th, Wichita, KS 67230
✓ Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services