

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-6 Name Penstemon
 Date Application Rec'd. 1-21-82 Preliminary Approval
 Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location South of 29th St. North in an area east of Rock Road

Owner Tallgrass Company
 Surveyor/Engineer Bill G. Yung Design
 Address 8225 E. 35th St. North, Wichita Zip Code 67226 Phone 683-5567

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>31.7</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>64'</u> R/W <u>3500</u> ft. |
| Residential <u>95</u> | b. <u>58'</u> R/W <u>1970</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>95</u> | TOTAL <u>5470</u> ft. |
| 3. Minimum Lot Frontage <u>70</u> | 8. Sidewalk adjacent to all streets <u>N/A</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>7000 sq. ft.</u> | |
| 5. Existing Zoning <u>AA/w/CUP (DP-96)</u> | |
| 6. Proposed Zoning <u>AA/w/CUP (DP-96)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No _____ | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: This property coincides with Parcel 7 of the Tallgrass residential C.U.P. which has been approved for up to 96 single family units, 120 zero lot line units, or 144 duplex units. Ninety-five single family lots are being platted. This plat supersedes Moss Rock Addition which was approved in preliminary form in 1979.

- A. The C.U.P. states that minimum lot sizes for single family lots shall be 7,200 square feet. However, the plat shows a number of 7,000 square foot lots. The size of the platted lots will need to be increased or an adjustment to the C.U.P. will be required.
- B. The east and south boundaries of the plat are indicated as being 10-feet outside the lot lines. The purpose of this was to be able to designate a 20-foot wide utility easement with only half of it being on the lots and the other half being on the golf course property. This will require the designation of the outside half of the easement as a "reserve." In lieu of this, the outside half of the easement may be dedicated by separate instrument or the entire 20 feet can be platted on the lots.
- C. The final plat shall state the purpose of all reserves and how they are to be owned and maintained.
- D. It is noted that only one permanent access point to a public street is being provided on this plat although the approved C.U.P. showed two. The Subdivision Committee members shall be prepared to comment on this matter.
- E. If the plat is approved with no permanent public access to 29th Street, the applicant shall guarantee that the emergency access easement to 29th will be constructed to fire lane standards prior to development of any lot north of Jasmine.
- F. The applicant shall guarantee the construction of the emergency access within Reserve H to firelane standards prior to development of Parcel 9 of the C.U.P.

- G. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with this plat.
- H. The applicant shall guarantee extension of sanitary sewer and water to serve each lot.
- I. The applicant shall guarantee the paving of all interior streets.
- J. A restrictive covenant shall be submitted which requires each lot located on a 58-foot street to provide 4 off-street parking spaces per dwelling unit.
- K. The following street name changes are recommended:
 - a. Penstemon Ct. adjacent to Lots 61-67 to Greenbriar Ct.
 - b. Penstemon north of Jasmine and the northernmost Penstemon Ct. to Penstemon Circle.
 - c. Greenbriar shall continue to the southwesterly line of Lot 18, in Block 2.
- L. A homeowners' association agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review and for recording with the plat.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 82-6 Name Penstemon
Date Application Rec'd. 1-21-82 Preliminary Approval 2-4-82
Scheduled S/D Meeting 7-22-82

DESCRIPTION

General Location South of 29th St. North in an area east of Rock Road

Owner Tallgrass Company
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.
Address 260 N. Rock Rd., Suite 245 Zip Code 67206 Phone 682-6562

- | | | | |
|--|--|-------------------------------------|---|
| 1. Gross Acreage of Plat | <u>9.54</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>64'</u> R/W <u>1832</u> ft. | |
| Residential | <u>23</u> | b. <u>58'</u> R/W <u>211</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>23</u> | TOTAL | <u>2043</u> ft. |
| 3. Minimum Lot Frontage | <u>40.85</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area | <u>7380 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA/w/CUP (DP-96)</u> | | |
| 6. Proposed Zoning | <u>AA/w/CUP (DP-96)</u> | | |
| 9. Is public water available | <input checked="" type="checkbox"/> Yes _____ No | Name | <u>City of Wichita</u> |
| 10. Is sanitary sewer available | <input checked="" type="checkbox"/> Yes _____ No | Name | <u>City of Wichita</u> |
| 11. Has Health Dept. approval been obtained (where applicable) | <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| 12. City of Wichita | <input checked="" type="checkbox"/> <u>3-Mile Area</u> _____ | | <u>Outside of 3-Mile Area</u> |

STAFF COMMENTS:

Note: A final plat of the entire area included in the preliminary plat was rescheduled for review at the May 27th Subdivision Committee meeting, but was deferred indefinitely at the applicant's request. This revised plat is only a portion of the overall area. The south boundary line has been revised.

- A. The applicant shall guarantee extension of City water to serve all lots being platted.
- B. The applicant shall guarantee extension of municipal sanitary sewer service to each lot.
- C. The applicant shall guarantee the paving of all interior streets, including storm sewers.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- E. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state whether any drainage easements or drainage improvements are required.
- F. The community unit plan calls for a 20-foot wide emergency access easement through Reserve C and the adjacent golf course for the benefit of a proposed apartment development south of the golf course. This emergency access easement shall be shown on the face of the plat within Reserve C and referenced in the plat's text.
- G. A homeowners' association agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review and for recording with the plat. The use of the reserves shall be specified in the agreement, with mention being made of the emergency access easement within Reserve C. Since this emergency access easement is for the benefit of property outside the boundary of the Penstemon plat and the Penstemon Homeowners' Association, the applicant shall be prepared to tell the Subdivision Committee when and by whom the firelane

within this easement will be constructed. Reference to this shall be included in the homeowners' association agreement.

- H. It is assumed that no gatehouse is proposed for Reserve A since the plat's text does not reference this as a potential use.
- I. A restrictive covenant shall be submitted which states that Lots 1 thru 5 and 9 thru 15 in Block 1 shall be required to provide 4 off-street parking spaces per dwelling unit.
- J. Since a 20-foot utility easement is not being shown on the rear of the perimeter lots, a 10-foot easement shall be granted by separate instrument on the adjacent golf course property. This document shall be submitted to the Planning Department for recording with the plat.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final plat,

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-6 Name Penstemon
Date Application Rec'd. 1-21-82 Preliminary Approval 2-4-82
Scheduled S/D Meeting 5-27-82

DESCRIPTION

General Location South of 29th St. North in an area east of Rock Road

Owner Tallgrass Company
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd., Suite 250, Zip Code 67206 Phone 686-7303
Wichita

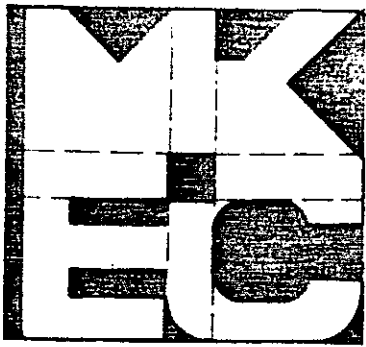
- | | | | |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>31.7</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>64'</u> R/W <u>3500</u> ft. | |
| Residential | <u>95</u> | b. <u>58'</u> R/W <u>1970</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>95</u> | TOTAL <u>5470</u> ft. | |
| 3. Minimum Lot Frontage | <u>70</u> | 8. Sidewalk adjacent to all streets | <u>N/A</u> yes _____ no _____ |
| 4. Minimum Lot Area | <u>7000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA/w/CUP (DP-96)</u> | | |
| 6. Proposed Zoning | <u>AA/w/CUP (DP-96)</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of City Water to serve all lots being platted.
- B. The applicant shall guarantee extension of municipal sanitary sewer service to each lot.
- C. The applicant shall guarantee the paving of all interior streets, including storm sewers.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- E. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan. It is noted that several drainage easements shown on the preliminary plat have been deleted from the final plat.
- F. A homeowners' association agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review and for recording with the plat. The use of the reserves shall be specified in the agreement, with mention being made of the emergency access easements within Reserves B and H. Since the emergency access easement within Reserve H is for the benefit of property outside the boundary of the Penstemon plat and the Penstemon Homeowners' Association, the applicant shall be prepared to tell the Subdivision Committee when and by whom the firelane within this easement will be constructed. Reference to this shall be included in the homeowners' association agreement.
- G. A restrictive covenant shall be submitted which requires each dwelling unit located on a 58-foot street to provide 4 off-street parking spaces.
- H. A restrictive covenant shall be submitted which states that no development shall occur on Lots 1 thru 27 in Block 1 until the emergency access to 29th Street within Reserve B has been constructed to fire lane standards.

(Over)

- I. Since a 20-foot utility easement is not being shown on the rear of the perimeter lots, a 10-foot easement shall be granted by separate instrument on the adjacent golf course property. This document shall be submitted to the Planning Department for recording with the plat.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.



PROJECT Penstemon - Paving

MEMO

Petition DATE 10-20-82

PROJECT NO. _____

TO Mike Lindebak

Engineering Dept. - 7th Floor

455 North Main

Wichita, Kansas 67202

MID-KANSAS ENGINEERING CONSULTANTS
260 NORTH ROCK ROAD SUITE 245
WICHITA, KANSAS 67206

PHASE I:

1. Greenbriar - Penstemon
2. Greenbriar Court serving Lots 4-10, Block 1
3. Greenbriar Court serving Lots 14 - 18, Block 1

1. 64' R/W, 35' back to back (3.333 S.Y./L.F.)
 Lt. - 1358.49 L.F. + 460.87 L.F. = 1819.36 L.F.
 Rt. - 1289.7 L.F. + 449.48 L.F. = 1739.18 L.F.
 Ave. = 1779.27 L.F. x 3.333 S.Y./L.F. x \$31.00/S.Y. = \$183,840
2. 92 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. + 521 S.Y.
 x \$34.00 S.Y. = \$ 26,020
3. 86.88 L.F. x 2.667 S.Y./L.F. x \$34.00/S.Y. +
 450 S.Y. x \$34.00 S.Y. = \$ 23,180

Subtotal	\$233,040
Incidental Storm Drainage	23,000
Total	\$256,040

A tract of land in the northwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., described as:

Beginning at the southwest corner of Reserve C, Penstemon, an addition to Wichita, Sedgwick County, Kansas; thence along the southerly boundary of said addition bearing N 89° 07' 23" E, 181.28 feet; thence S 86° 09' 53" E, 140.24 feet; thence S 87° 38' 11" E, 133.87 feet; thence N 44° 06' 30" E, 127.99 feet; thence S 71° 10' 04" E, 258.79 feet; thence N 44° 06' 30" E, 153.14 feet; thence N 0° 53' 30" W, 192.16 feet; thence S 89° 06' 30" W, 10.00 feet; thence N 0° 53' 30" W, 110.00 feet; thence S 89° 06' 30" W, 83.41 feet; thence N 45° 53' 30" W, 166.18 feet; thence N 44° 06' 30" E, 15.00 feet; thence N 45° 53' 30" W, 166.99 feet to the north corner of Penstemon, an addition to Wichita, Sedgwick County, Kansas; thence along the northwest line of said Penstemon extended N 44° 06' 30" E. 15.00 feet; thence S 45° 53' 30" E. 320.74 feet; thence N 89° 06' 30" E.



MID-KANSAS ENGINEERING CONSULTANTS
260 NORTH ROCK ROAD SUITE 245
WICHITA, KANSAS 67206

PROJECT Penstemon

MEMO

Sanitary Sewer Petition DATE 10-20-82

PROJECT NO. _____

TO Mike Lindebak

Engineering Dept. - 7th Floor

455 North Main

Wichita, Kansas 67202

SANITARY SEWER PETITION

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Extension</u>
1. 8" ABS, VCP or PVC	2792	L.F.	\$20.00	\$55,833.40
2. Type "A" Manhole	14	Each	\$2000.00	\$28,000.00
				<hr/>
			SUBTOTAL	\$83,833.40
			+ 20% Engineering & Contingencies	16,766.68
				<hr/>
			TOTAL	\$100,600.08

Penstemon Add

EASEMENT

THIS EASEMENT made this 25th day of October, 19 82

by and between Tallgrass Company

of the first part and City of Wichita

of the second part.

WITNESSETH: that the said first party , in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing their utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A tract of land in the northwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M., described as:

Beginning at the southwest corner of Reserve C, Penstemon, an addition to Wichita, Sedgwick County, Kansas; thence along the southerly boundary of said addition bearing N 89° 07' 23" E, 181.28 feet; thence S 86° 09' 53" E, 140.24 feet; thence S 87° 38' 11" E, 133.87 feet; thence N 44° 06' 30" E, 127.99 feet; thence S 71° 10' 04" E, 258.79 feet; thence N 44° 06' 30" E, 153.14 feet; thence N 0° 53' 30" W, 192.16 feet; thence S 89° 06' 30" W, 10.00 feet; thence N 0° 53' 30" W, 110.00 feet; thence S 89° 06' 30" W, 83.41 feet; thence N 45° 53' 30" W, 166.18 feet; thence N 44° 06' 30" E, 15.00 feet; thence N 45° 53' 30" W, 166.99 feet to the north corner of Penstemon, an addition to Wichita, Sedgwick County, Kansas; thence along the northwest line of said Penstemon extended N 44° 06' 30" E, 15.00 feet; thence S 45° 53' 30" E, 320.74 feet; thence N 89° 06' 30" E, 100.98 feet; thence S 0° 53' 30" E, 507.69 feet; thence N 71° 10' 04" W, 387.51 feet; thence S 44° 06' 30" W, 119.63 feet; thence N 88° 28' 16" W, 476.63 feet; thence N 0° 52' 37" W, 20.00 feet to the point of beginning; containing 1.17 acres, more or less.

And said second party are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their utilities, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

William F. Binter
William J. Binter

STATE OF KANSAS
SEDGWICK COUNTY ss:

Personally appeared before me, a notary public in and for the County and State aforesaid William J. Binter to me personally known to be the same person who executed the foregoing instrument

EASEMENT

THIS EASEMENT made this 26th day of October, 19 82

by and between Tallgrass Company

of the first part and City of Wichita

of the second part.

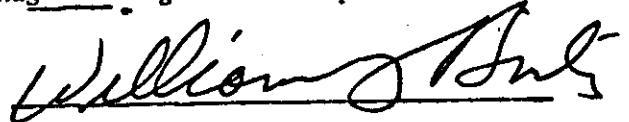
WITNESSETH: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing their storm sewer, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The centerline of a 20 foot drainage easement described as follows:

A tract of land in the northwest quarter of Section 5, Township 27 south, Range 2 east of the 6th P.M. described as beginning at the ^{southernmost} southeast corner of Lot 2, Block 1, Penstemon, an addition to Wichita, Sedgwick County, Kansas; thence bearing S 20° 05' 47" W, 105.00 feet.

And said second party are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their storm sewer, including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

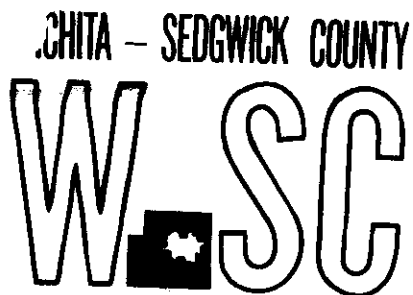


William F. Binter

STATE OF KANSAS ss:
SEDGWICK COUNTY

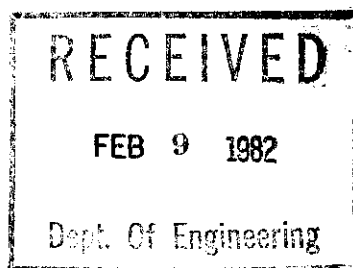
Personally appeared before me a notary public in and for the County and State aforesaid William F. Binter to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Tallgrass this 26th day of October, 1982



METROPOLITAN AREA PLANNING
COMMISSION

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



February 5, 1982

Mr. Yung Design
3. 35th North
Wichita, Ks. 67226

Re: S/D 82-6 - Preliminary plat of Penstemon

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 4, 1982, 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. A final drainage plan shall be submitted to City Engineering prior to or at the time of submitting a final plat.
- B. The C.U.P. states that minimum lot sizes for single family lots shall be 7,200 square feet. However, the plat shows a number of 7,000 square foot lots. The size of the platted lots will need to be increased or an adjustment to the C.U.P. will be required.
- C. The east and south boundaries of the plat are indicated as being 10-foot outside the lot lines. The purpose of this was to be able to designate a 20-foot wide utility easement with only half of it being on the lots and the other half being on the golf course property. This will require the designation of the outside half of the easement as a "reserve." In lieu of this, the outside half of the easement may be dedicated by separate instrument or the entire 20 feet can be platted on the lots.
- D. The final plat shall state the purpose of all reserves and how they are to be owned and maintained.
- E. If the plat is approved with no permanent public access to 29th Street, the applicant shall guarantee that the emergency access easement to 29th will be constructed to fire lane standards prior to development of any lot north of Jasmine.

Bill G. Yung Design
1-5-82
Page 2

- F. The applicant shall guarantee the construction of the emergency access within Reserve H to firelane standards prior to development of Parcel 9 of the C.U.P.
- G. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with this plat.
- H. The applicant shall guarantee extension of sanitary sewer and water to serve each lot.
- I. The applicant shall guarantee the paving of all interior streets.
- J. A restrictive covenant shall be submitted which requires each lot located on a 58-foot street to provide 4 off-street parking spaces per dwelling unit.
- K. The following street name changes are recommended:
 - a. Penstemon Ct. adjacent to Lots 61-67 to Greenbriar Ct.
 - b. Penstemon north of Jasmine and the northernmost Penstemon Ct. to Penstemon Circle.
 - c. Greenbriar shall continue to the southwesterly line of Lot 18, in Block 2.
 - d. Jasmine to Tallgrass.
- L. A homeowners' association agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review and for recording with the plat.
- M. The final plat shall indicate the easements requested by K.G. and E. which are shown on the enclosed "marked" copy of the plat.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

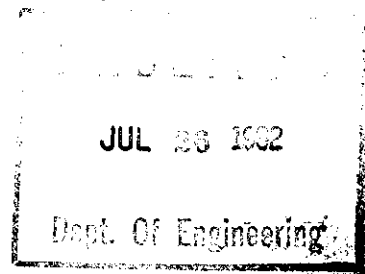
Forrest L. Nagley
Forrest L. Nagley
Junior Planner

cc: Tallgrass Co., Box 4048, 67204
+Mike Lindebak, City Engineering

FLN:bb



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



July 23, 1982

Mid-Kansas Engineering Consultants
Attention: Ken Bengtson
Suite 245, 260 N. Rock Rd.
Wichita, Kansas 67206

Re: S/D 82-6 - Final plat of Penstemon

Dear Mr. Bengtson:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1982, 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 extension of City water to serve all lots being platted.
- B. The applicant shall guarantee extension of municipal sanitary sewer service to each lot.
- C. The applicant shall guarantee the paving of all interior streets, including storm sewers.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- E. The applicant's drainage plan has been approved subject to the applicant obtaining by separate instrument several off-site drainage easements and guaranteeing those drainage improvements required by the platting of this property.
- F. The community unit plan calls for a 20-foot wide emergency access easement through Reserve C and the adjacent golf course for the benefit of a proposed apartment development south of the golf course. This emergency access easement shall be shown on the face of the plat within Reserve C and referenced in the plattor's text.
- G. A homeowners' association agreement which provides for the ownership and maintenance of the reserves shall be submitted to the Planning Department for review and for recording

with the plat. The use of the reserves shall be specified in the agreement, with mention being made of the emergency access easement within Reserve C. Since the emergency access easement is for the benefit of property outside the boundary of the Penstemon plat and the Penstemon Homeowners' Association, the Homeowner's Association Agreement shall reference when and for whom the firelane within this easement will be constructed.

- H. It is assumed that no gatehouse is proposed for Reserve A since the plat's text does not reference this as a potential use.
- I. A restrictive covenant shall be submitted which states that Lots 1 thru 5 and 9 thru 15 in Block 1 shall be required to provide 4 off-street parking spaces per dwelling unit.
- J. Since a 20-foot utility easement is not being shown on the rear of the perimeter lots, a 10-foot easement shall be granted by separate instrument on the adjacent golf course property. This document shall be submitted to the Planning Department for recording with the plat.
- K. The final plat shall indicate a 20-foot drainage easement centered on the common lot line between Lots 17 & 18, Block 1.
- L. The final plat tracing shall label proposed Block 1.
- M. The plat's text, on the final plat tracing, shall omit reference to the platting of "access controls" to 29th Street North.
- N. The final plat tracing shall indicate the 10-foot utility easements requested by K.G.&E. and which are shown on the enclosed "marked" plat.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

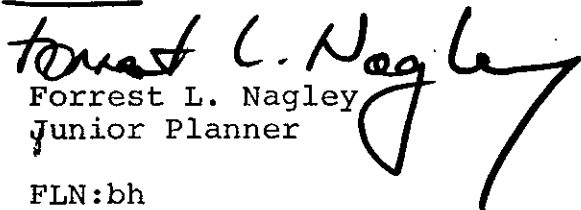
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

Mid-Kansas Engineering Consultants - Attention: Ken Bengtson
July 23, 1982 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 29, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tallgrass Company, Box 4048, 67204
XMike Lindebak, City Engineering

