THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/8/96 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2-8-96

OFFICE COPY
DO NOT REMOVE

REVISED COPY FINAL PLAT

FINAL PLAT OF
WOODLAND LAKES ESTATES
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Caused by increasing # of lots from 80 to 96

N.W. CORNER S. 1/2 OF N.E. 1/4 SECTION 27, T27S R2E

N.E. CORNER S. 1/2 OF N.E. 1/4 SECTION 27, T27S R2E

N89°02'10"E 1620.32'

SCALE: 1" = 100'

LEGEND
• = IRON
S.D., U.& S.W. E. = STREET DRAINAGE, UTILITY & SIDEWALK EASEMENT

CENTER SECTION 27, T27S R2E

EAST 1/4 CORNER SECTION 27, T27S R2E

127TH STREET EAST

RESERVE "G" & "H" DETAIL
SCALE : 1" = 50'

RES. "A" RES. "B" RES. "C" RES. "D" RES. "E" RES. "F" RES. "G" RES. "H" RES. "I"

LINCOLN CT. LAGUNA CT. LINCOLN

S88°58'56"W 691.69'

S89°00'05"W 552.05'

N86°46'24"W

S89°20'21"W 161.73'

S00°39'39"E 212.46'

N45°39'50"W 756.23'

N0°45'37"W 170.97'

N0°49'49"W 201.98'

S51°57'50"E 326.03'

N46°16'49"W 389.99'

S45°00'00"W 536.69'

S00°44'11"E 1084.62'

Esmt. & Sidewalk - used since Blocks 1 & 2 all of Plat D.

10' Esm't SWB

20' Esm't

Lot 5 Extended

Will add this doc. continues on Page 2

Curvas All - Acceptable but not Final — Grades = above

FINAL PLAT OF

WOODLAND LAKE ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "WOODLAND LAKES ESTATES", an addition to Wichita, Sedgwick County, Kansas, into lots, a blocks, streets and reserves the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of the the South Half of the Northeast Quater and the Southeast Quarter, Section 27, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the North line and 30 feet West of the East line of said South Half; thence S 00° 44' 11" E, 1084.62 feet parallel with said East line to a point on the North line of the South 4 acres of the East 722 feet of said South Half; thence S 88° 58' 56" W, 691.69 feet as measured, to the Northwest corner of said South 4 acres; thence S 00° 39' 39" E, 212.46 feet along the West line of said South 4 acres; thence S 89° 20' 21" W, 161.73 feet; thence S 45° 00' 00" W, 203.51 feet; thence S 59° 09' 35" W, 539.55 feet; thence N 86° 46' 24" W, 548.59 feet; thence S 89° 00' 05" W, 230.00 feet; thence N 46° 16' 49" W, 389.99 feet to a point on a curve to the left; thence along said curve 101.04 feet, said curve having a central angle of 29° 16' 44", a radius of 197.71 feet, and a long chord of 99.94 feet, bearing N 76° 14' 47" W, said point lying on the West line of said Southeast Quarter; thence N 00° 49' 49" W, 40.00 feet along said West line to the Northwest corner of said Southeast Quarter; thence N 00° 49' 49" W, 60.00 feet along the West line of said South Half to a point on a curve to the right; thence along said curve 110.19 feet, said curve having a central angle of 38° 56' 52", a radius of 162.10 feet, and a long chord of 108.08 feet, bearing S 71° 26' 16" E; thence S 51° 57' 50" E, 326.03 feet to a point on a curve to the left; thence along said curve 188.49 feet, said curve having a central angle of 54° 00' 00", a radius of 200.00 feet, and a long chord of 181.60 feet, bearing S 78° 57' 50" E; thence N 74° 02' 10" E, 150.00 feet to a point on a curve to the right; thence along said curve 160.75 feet, said curve having a central angle of 26° 18' 55", a radius of 350.00 feet, and a long chord of 159.34 feet, bearing N 87° 11' 37" E; thence N 00° 46' 46" W, 201.98 feet; thence N 45° 39' 50" W, 91.97 feet; thence N 02° 43' 33" W, 756.23 feet; thence N 21° 15' 46" W, 193.42 feet to a point on a curve to the right; thence along said curve 25.02 feet, said curve having a central angle of 06° 22' 18", a radius of 225.00 feet, and a long chord of 25.01 feet, bearing N 65° 33' 05" E; thence N 00° 45' 37" W, 167.66 feet to a point on a curve to the left, said point lying on the South line of line of the Kansas Turnpike Authority right of way as dedicated in Condemnation Case A-54126; thence along said curve and said right of way 320.96 feet to a point on the North line of said South Half, said curve having a central angle of 06° 05' 59", a radius of 3014.79 feet, and a long chord of 320.81 feet, bearing N 66° 59' 49" E; thence N 89° 02' 10" E, 1620.32 feet along said North line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1996.

_____
Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves the same to be known as "WOODLAND LAKES ESTATES", an addition to Wichita, Sedgwick County, Kansas. The streets are dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the city. The wall easement is platted for the construction and maintenance of a private wall, utilities may cross the wall easement. Reserves A, B, C, D, and E are platted for construction and maintanence of recreational equipment, gazebos, clubhouse, walks, lighting, landscaping, and irrigation. Reserves F, G, H, and I are platted for lighting, landscaping, irrigation, streets, walks, and entry monuments and walls. Reserves B, C, and E are also platted for public drainage and lakes. The Reserves shall be owned and maintained by the homeowners association. All abutters right of access to or from 127th Street East over and across the East lines of WOODLAND LAKES ADDITION, are hereby granted to the City of Wichita.

KANCEL, L.C.

_____
Joe H. Lee, President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Joe H. Lee, President of KANCEL, L.C., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My appointment expires: _____

BEEDEE CLAY COMPANY, a general partnership

_____
Philip F. Farha

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Philip F. Farha for Beedee Clay Company, a general partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My appointment expires: _____

This plat of "WOODLAND LAKES ESTATES", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Susan Osbone-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk
Susan E. Crockett-Spoon

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1996.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Phyllis Hernandez

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

February 15, 1996

Mid-Kansas Engineering Consultants, P.A.
411 North Webb Road,
Wichita, KS 67206

Re: S/D 95-59 - WOODLAND LAKES ADDITION (Revised Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 15, 1996, 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 8, 1996.

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: Leewood Homes, Inc., 3500 N. Rock Road - #204, Wichita, KS 67226
Yung Design Group, 4912 E 29th Street Wichita KS 67220
Mike Lindebak, City Engineer
Larry Osterhout/Debra Shauers, City of Wichita Fire Department,

SEDGWICK CO' 'TY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

February 8, 1996

Mid-Kansas Engineering Consultants, P.A.
411 North Webb Road,
Wichita, KS 67206

Re: S/D 95-59 - WOODLAND LAKES ADDITION (Revised Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since this plat proposes the platting of street right-of-way with adjacent "15-foot sidewalk, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

Will set a sept. cov.

B. Prior to this plat being submitted to the City Council for approval, annexation of this site shall have been completed. Upon annexation, the lot sizes being platted will be allowed under Wichita's "AA" zoning.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. (This guarantee will apparently be for use of the County's 4-Mile Creek system.)

E. The applicant shall guarantee any drainage improvements required by the platting of this property. As necessary, the applicant shall obtain any needed off-site drainage easements.

Orig A. indicated wall needed — Ck Vicky - believe this is an area to switch

Ck Vicky — The applicant shall submit a plan to City Engineering detailing the cross-section of the proposed roadway and where curb-and-gutter versus open ditch road segments will be used. City Engineering is requesting drainage calculations for the lake, and minimum pad elevations for lots adjacent to the lake.

Vicky - have seen street cross sections by Matt? in Drainage Rules

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 requested by the applicant and indicated on the preliminary plat, certain streets in this subdivision are being platted with a 70-foot right-of-way with the request to allow a suburban paving standard rather than the urban standard for these streets. As noted by City Engineering, the applicant still needs to verify that such streets can be designed to properly function for this site. If supported by City Engineering, both the Planning Commission and City Council will need to indicate their approval to also waive the street standards as specified by the Subdivision Regulations. Appropriate guarantees for paving to this standard shall be provided.

CK with Vicky

Vicky - yes is OK w/ the std. 15' sf.-1 - sidewalk 1 side

H. The applicant shall submit a guarantee to pave the equivalent of one (1) lane of 127th Street East adjacent to this Addition.

In regard to Lincoln, the applicant shall obtain any needed off-site right-of-way to provide 70-feet of right-of-way from this Addition, westward to Greenwich. An appropriate paving guarantee shall also be provided. If necessary, the applicant shall contact County Engineering to request the County to carry out condemnation of any right-of-way for Lincoln not obtained by the applicant. The applicant may be responsible for any costs associated with such condemnation. If acceptable to the County Engineer, such costs may be included in any required guarantees.

I. The above indicated paving guarantees for the interior streets shall also include the installation of sidewalks. As allowed for by the Subdivision Regulations, the applicant has submitted an alternative sidewalk plan. Based upon Planning Department review of the Plan, it is recommended that the Subdivision Committee and Planning Commission approve the plan as submitted.

J. Need - dim'g & bonds.

If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be submitted.

K 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. In addition, this covenant shall provide for the homeowners' association to also maintain the "parking strip' area located adjacent to this plat and the driving surface for 127th Street East. This covenant shall also note that any open ditch street sections will have the homeowners association or abutting property owners responsible for maintaining such ditch areas.

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. In order to allow for the indicated swimming pool and related uses planned for Reserve areas, the applicant shall submit as required by the Subdivision Regulations a site development plan to review and approve.

N. For any Reserve indicating structures [A, B, C, D, (to 127th Street East)], a 25-foot building setback shall be indicated on the final plat tracing, from the adjacent streets.

O. 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.

P. On the final plat tracing, the platting of "access easements" shall be noted and explained in the plattor's text. That is, the plattor's text needs to indicate their granting, who is intended to benefit, that no obstructions (fences, etc.) should be allowed and who or how they are to be maintained. As appropriate, certain conditions such as installation of walks, maintenance, etc. could be included in the covenant(s) concerning the Reserves.

Q. On the final plat tracing, the area between Lots 22 and 23, Block 1 appears to be an extension of Reserve E and if so, should be more clearly indicated as such.

R. The applicant shall provide a 20' access easement from Lot 7, Block 5 to Reserve D.

S. City Engineering is requesting minimum pad elevations for lots adjacent to the lake; the final plat tracing shall properly depict such elevations and associated information (benchmarks, etc.)

T. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the recording information for the easement agreement.

U. The applicant shall submit a copy of the instrument which establishes the pipeline 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.

V. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.

W. Prior to this plat being scheduled for City Council review, the applicant shall submit an updated platting binder. The present binder in the plat file is dated May 1995. As part of this submittal, as indicated, the applicant needs to provide documents concerning the various pipelines shown as impacting this site. The applicant shall also submit a letter for the plat file explaining the status of these easements and/or verifying that the Williams

Pipeline easement as shown on this final plat is the only such easement now impacting the site. This plat will also be subject to any other relevant conditions found during review of the updated binder (payment of taxes, signatures by mortgage holders, etc.).

X. On the final plat tracing, except the for the MAPC approval date, the year 1996 would appear to be the appropriate date to use for the various signature blocks.

Y. Although the County has apparently designated a number of individuals as "Deputy" Register of Deeds, Ed Resa shall still be used for purposes of the Register's signature block.

(Z) The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

AA. 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.)

BB. 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.

CC. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

DD. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.

EE. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

FF. Recording of the plat within 30 days after approval by the City Council.

GG. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
DL:rh Leewood Homes, Inc., 3500 N. Rock Road - #204, Wichita, KS 67226
Yung Design Group, 4912 E 29th Street Wichita KS 67220
Mike Lindebak, City Engineer
Larry Osterhout/Debra Shauers, City of Wichita Fire Department,

AGENDA ITEM NO. 2-1

METROPOLITAN AREA PLANNING COMMISSION

February 15, 1996

STAFF REPORT

(Revised Final Plat Approved 2/8/96)

(Final Plat Approved 12/7/95, Preliminary Plat Approved 11/9/95)

CASE NUMBER: S/D 95-59 WOODLAND LAKES ESTATES

OWNER/APPLICANT: Leewood Homes, Inc., 3500 N. Rock Road - #204, WICHITA, KS 67226

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street, WICHITA, KS 67220
Mid Kansas Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

LOCATION: West of 127th Street East and south of Kellogg

SITE SIZE: 60 ± Acres

NUMBER OF LOTS

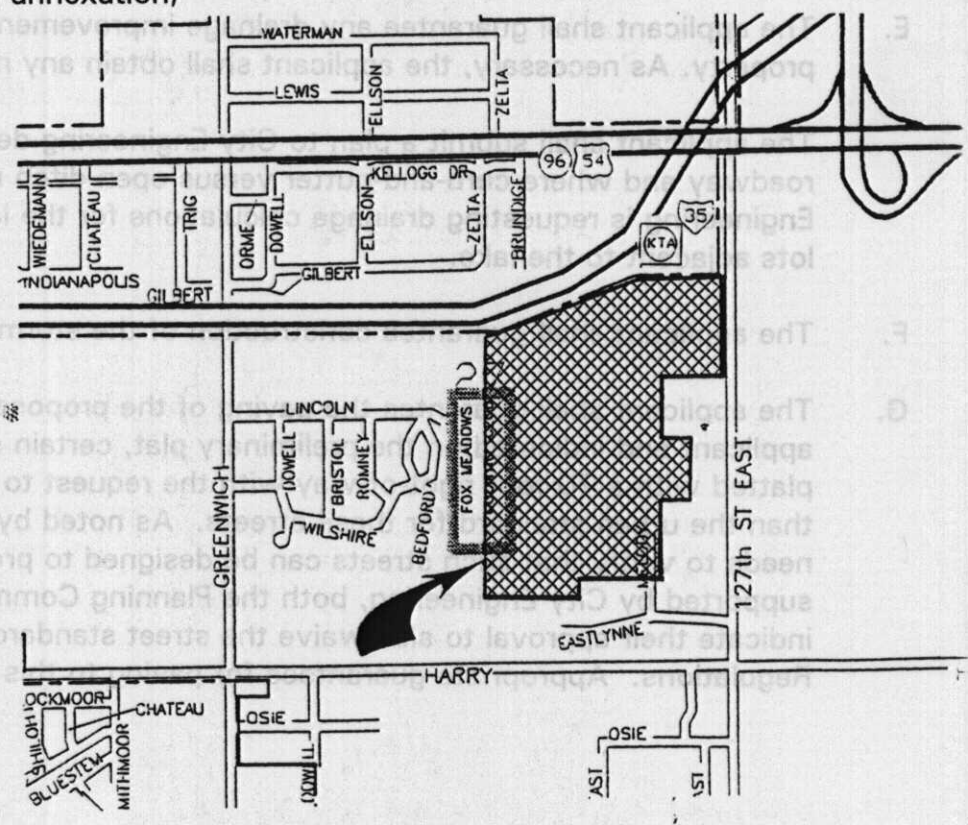
Residential:	92
Office:	
Commercial:	
Industrial:	
Total:	92

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (Upon annexation)

VICINITY MAP:



FILE COPY

NOTE: The applicant is requesting approval of a revised final plat for the Woodland Lakes Estates Addition. A final plat for this site was first approved by the Subdivision Committee on December 7, 1995 and subsequently by the MAPC on December 14, 1995. This revised plat involves basically three (3) physical changes. First, the entrance to the Addition from 127th Street East, at Lincoln, is being widened, with the addition also of two island type Reserves. Next, several lots have been added to the area being platted as Block 5 (going from 17 to 21 lots) and while the same general area is involved, some expansion of Block 5 into Reserve C has been done in order to accommodate the addition of lots. Finally, 15-foot street drainage, utility, and sidewalk easements are being platted along sections of Lincoln to allow for this street's unique design.

STAFF COMMENTS:

A. Since this plat proposes the platting of street right-of-way with adjacent "15-foot sidewalk, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

B. Prior to this plat being submitted to the City Council for approval, annexation of this site shall have been completed. Upon annexation, the lot sizes being platted will be allowed under Wichita's "AA" zoning.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. (This guarantee will apparently be for use of the County's 4-Mile Creek system.)

E. The applicant shall guarantee any drainage improvements required by the platting of this property. As necessary, the applicant shall obtain any needed off-site drainage easements.

The applicant shall submit a plan to City Engineering detailing the cross-section of the proposed roadway and where curb-and-gutter versus open ditch road segments will be used. City Engineering is requesting drainage calculations for the lake, and minimum pad elevations for lots adjacent to the lake.

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 requested by the applicant and indicated on the preliminary plat, certain streets in this subdivision are being platted with a 70-foot right-of-way with the request to allow a suburban paving standard rather than the urban standard for these streets. As noted by City Engineering, the applicant still needs to verify that such streets can be designed to properly function for this site. If supported by City Engineering, both the Planning Commission and City Council will need to indicate their approval to also waive the street standards as specified by the Subdivision Regulations. Appropriate guarantees for paving to this standard shall be provided.

H. The applicant shall submit a guarantee to pave the equivalent of one (1) lane of 127th Street East adjacent to this Addition.

In regard to Lincoln, the applicant shall obtain any needed off-site right-of-way to provide 70-feet of right-of-way from this Addition, westward to Greenwich. An appropriate paving guarantee shall also be provided. If necessary, the applicant shall contact County Engineering to request the County to carry out condemnation of any right-of-way for Lincoln not obtained by the applicant. The applicant may be responsible for any costs associated with such condemnation. If acceptable to the County Engineer, such costs may be included in an required guarantees.

I. The above indicated paving guarantees for the interior streets shall also include the installation of sidewalks. As allowed for by the Subdivision Regulations, the applicant has submitted an alternative sidewalk plan. Based upon Planning Department review of the Plan, it is recommended that the Subdivision Committee and Planning Commission approve the plan as submitted.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be submitted.

K. 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. In addition, this covenant shall provide for the homeowners' association to also maintain the "parking strip' area located adjacent to this plat and the driving surface for 127th Street East. This covenant shall also note that any open ditch street sections will have the homeowners association or abutting property owners responsible for maintaining such ditch areas.

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. In order to allow for the indicated swimming pool and related uses planned for Reserve areas, the applicant shall submit as required by the Subdivision Regulations a site development plan to review and approve.

N. For any Reserve indicating structures [A, B, C, D, (to 127th Street East)], a 25-foot building setback shall be indicated on the final plat tracing, from the adjacent streets.

O. 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.

P. On the final plat tracing, the platting of "access easements" shall be noted and explained in the plattor's text. That is, the plattor's text needs to indicate their granting, who is intended to benefit, that no obstructions (fences, etc.) should be allowed and who or how they are to be maintained. As appropriate, certain conditions such as installation of walks, maintenance, etc. could be included in the covenant(s) concerning the Reserves.

Q. On the final plat tracing, the area between Lots 22 and 23, Block 1 appears to be an extension of Reserve E and if so, should be more clearly indicated as such.

R. The applicant shall provide a 20' access easement from Lot 7, Block 5 to Reserve D.

S. City Engineering is requesting minimum pad elevations for lots adjacent to the lake; the final plat tracing shall properly depict such elevations and associated information (benchmarks, etc.)

T. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the recording information for the easement agreement.

U. The applicant shall submit a copy of the instrument which establishes the pipeline 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.

V. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.

W. Prior to this plat being scheduled for City Council review, the applicant shall submit an updated platting binder. The present binder in the plat file is dated May 1995. As part of this submittal, as indicated, the applicant needs to provide documents concerning the various pipelines shown as impacting this site. The applicant shall also submit a letter for the plat file explaining the status of these easements and/or verifying that the Williams Pipeline easement as shown on this final plat is the only such easement now impacting the site. This plat will also be subject to any other relevant conditions found during review of the updated binder (payment of taxes, signatures by mortgage holders, etc.).

X. On the final plat tracing, except the for the MAPC approval date, the year 1996 would appear to be the appropriate date to use for the various signature blocks.

Y. Although the County has apparently designated a number of individuals as "Deputy" Register of Deeds, Ed Resa shall still be used for purposes of the Register's signature block.

Z. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

AA. 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.)

BB. 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.

CC. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

DD. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.

EE. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

FF. Recording of the plat within 30 days after approval by the City Council.

GG. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.