

HIGHLAND SPRINGS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "HIGHLAND SPRINGS 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Prairie State Bank

Carmen Campbell, VP
CARMEN CAMPBELL (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 23rd day of August, 1999, by Carmen Campbell, Vice Pres. of the Prairie State Bank, on behalf of the bank.

REBECCA J. MANTHEY
Notary Public - State of Kansas
My App'l. Expires 10-02-01

Rebecca J. Manthey, Notary Public
REBECCA J. MANTHEY
My App'l. Exp. 10-02-01

Final tracing covered 8-25-99

LEGEND:

- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ▲ = STONE W/ #4 REBAR ON S. SIDE (FOUND)
- △ = 1/2" IRON OVER @ STONE (FOUND)
- ⊗ = 3/4" IRON (FOUND)
- ⊙ = #4 REBAR W/ "T.L.S.I." CAP (FOUND)
- = STONE W/ #5 REBAR ON W. SIDE (FOUND)

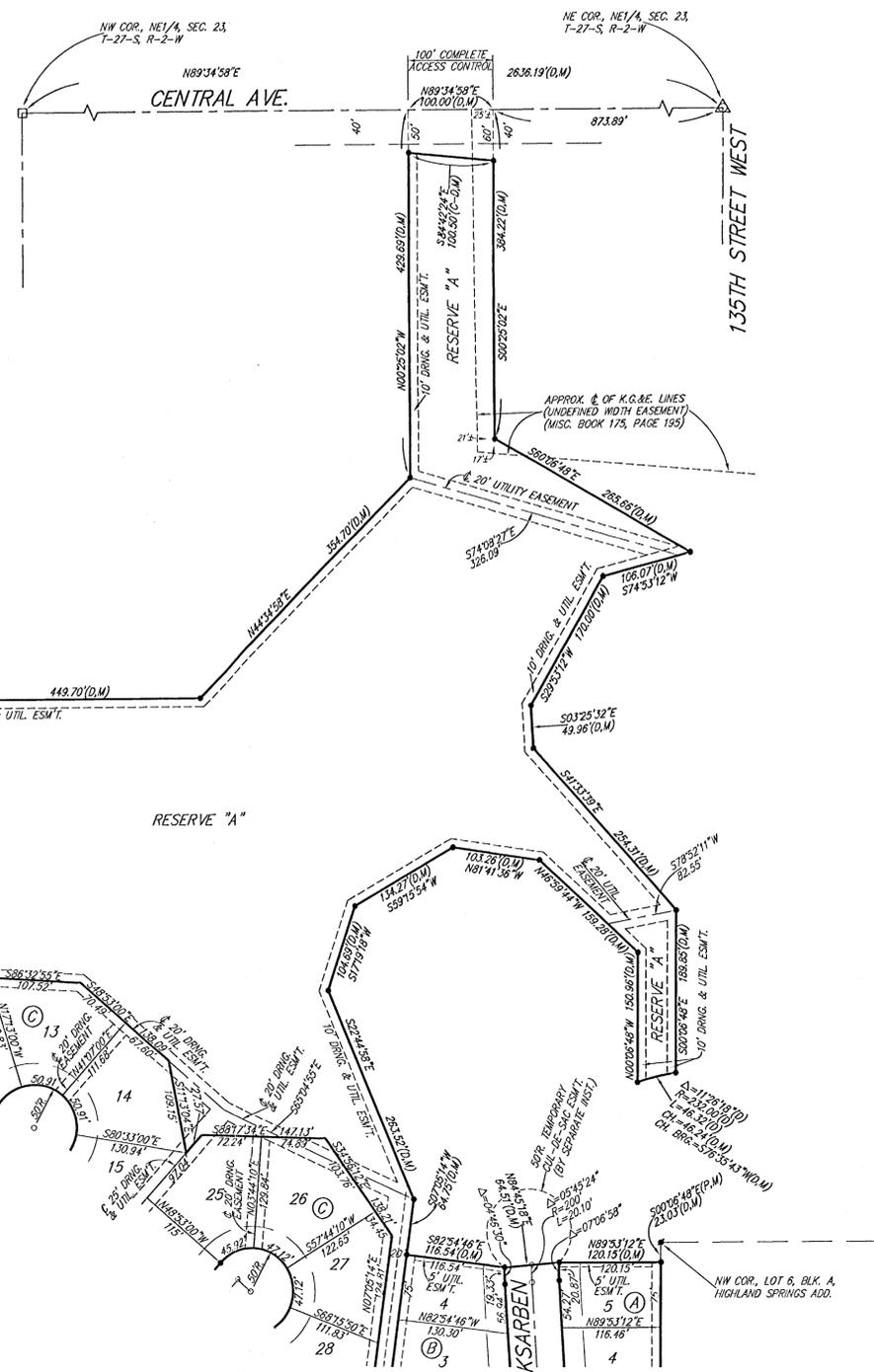
- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C-P) = CALCULATED PER PLATTED INFO.



BLOCK	LOT(S)	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
B	1,2,3,4	165.0	1352.4
C	2,3,4,12,13,14,15,25,26,27,28,29,30,31	165.0	1352.4
F	6,7,8	162.0	1349.4

BENCHMARK:
135TH ST. W. & CENTRAL
CITY OF WICHITA BENCHMARK DISC - NE COR. INTERSECTION,
32.6' N. & 24.5' E. OF & 60TH, 39.5' NE OF IRON AT SEC. COR.
ELEV = 159.50 CITY DATUM
(1346.30 M.S.L.)

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



State of Kansas) SS Sedgwick County) SS
We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "HIGHLAND SPRINGS 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the NE1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, further described as follows: Commencing at the NE corner of Lot 21, Block A, Highland Springs Addition, Wichita, Sedgwick County, Kansas; thence S89°43'32"W along the north line of said Block A, 625.00 feet to the NW corner of Lot 6 in said Block A; thence S00°06'48"E along the west line of said Block A, 23.03 feet for a point of beginning; thence continuing S00°06'48"E along the west line of said Block A, 480.05 feet to the SW corner of Lot 1 in said Block A; thence northwesterly along the northeasterly line of Highland Springs as dedicated in said Highland Springs Addition, said northeasterly line being a curve to the right, having a central angle of 07°17'40" and a radius of 592.00 feet, an arc distance of 75.37 feet, (having a chord length of 75.32 feet bearing N56°07'49"W); thence S34°42'33"W, 66.07 feet to the most easterly corner of Lot 9, Block B, in said Highland Springs Addition; thence northwesterly along the north line of said Block B, said north line being a curve to the right, having a central angle of 06°17'50" and a radius of 658.00 feet, an arc distance of 72.32 feet, (having a chord length of 72.28 feet bearing N49°36'58"W); thence northwesterly along the westerly line of said curve, having a central angle of 43°46'12" and a radius of 217.00 feet, an arc distance of 165.77 feet, (having a chord length of 161.77 feet bearing N68°21'09"W), to the P.T. of said curve; thence S89°45'45"W along the north line of said Block B, 117.79 feet to the deflection corner in the rear line of Lot 7 in said Block B; thence S30°38'28"W along the west line of said Block B, 146.14 feet to the deflection corner in the rear line of Lot 6 in said Block B, said deflection corner being the P.C. of a curve to the right; thence southerly and southwesterly along said curve, having a central angle of 41°49'57" and a radius of 240.79 feet, an arc distance of 175.80 feet, (having a chord length of 171.93 feet bearing S20°40'44"W), to the P.T. of said curve; thence S41°35'42"W along a line of Reserve "A" in said Highland Springs Addition, 3.02 feet to the most westerly corner of said Reserve "A"; thence S48°53'00"E along a line of said Reserve "A", 466.63 feet to a deflection corner in said line; thence S48°44'18"E along a line of said Reserve "A", 296.52 feet to a deflection corner in said line; thence S41°35'42"W along a line of said Reserve "A", 160.34 feet to a corner of said Reserve "A", said corner being on the south line of said NE1/4; thence S89°52'09"W along the south line of said NE1/4, 1857.71 feet to the SW corner of said NE1/4; thence N00°18'55"W along the west line of said NE1/4, 860.00 feet; thence N89°41'05"E, 192.02 feet; thence S00°18'55"E, 15.00 feet; thence N89°41'05"E, 243.05 feet; thence N41°35'42"E, 546.46 feet; thence N48°53'00"W, 14.69 feet to the P.C. of a curve to the right; thence northwesterly along said curve, having a central angle of 35°24'50" and a radius of 258.00 feet, an arc distance of 159.47 feet, (having a chord length of 156.94 feet bearing N31°10'35"W), to the P.C.C. of a curve to the right; thence northerly along said curve, having a central angle of 23°55'20" and a radius of 533.00 feet, an arc distance of 222.54 feet, (having a chord length of 220.93 feet bearing N01°30'30"W); thence S82°39'58"E, 66.11 feet to a point on a curve to the right; thence northeasterly along said curve, having a central angle of 33°41'18" and a radius of 467.00 feet, an arc distance of 274.58 feet, (having a chord length of 270.65 feet bearing N27°44'18"E), to the P.R.C. of a curve to the left; thence northeasterly along said curve, having a central angle of 25°21'17" and a radius of 283.00 feet, an arc distance of 125.23 feet, (having a chord length of 124.21 feet bearing N31°54'19"E); thence N89°34'58"E, 449.70 feet; thence N44°34'58"E, 354.70 feet; thence N00°25'02"W, 429.69 feet to a point on the north line of said NE1/4; thence N89°34'58"E along the north line of said NE1/4, 100.00 feet; thence S00°25'02"E, 384.22 feet; thence S60°06'48"E, 265.66 feet; thence S74°53'12"W, 106.07 feet; thence S29°53'12"W, 170.00 feet; thence S03°25'32"E, 49.96 feet; thence S41°33'39"E, 254.31 feet; thence S00°06'48"E, 189.85 feet to a point on a curve to the left; thence southwesterly along said curve, having a central angle of 11°26'18" and a radius of 232.00 feet, an arc distance of 46.32 feet, (having a chord length of 46.24 feet bearing S76°35'43"W); thence N00°06'48"W, 150.96 feet; thence N46°59'44"W, 159.28 feet; thence N81°41'36"W, 103.26 feet; thence S59°15'54"W, 134.27 feet; thence S17°19'18"W, 104.69 feet; thence S22°44'58"E, 263.52 feet; thence S07°05'14"W, 64.75 feet; thence S82°54'46"E, 116.54 feet; thence N84°45'18"E, 64.51 feet; thence N89°53'12"E, 120.15 feet to the point of beginning, all being subject to road rights-of-way of record.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "HIGHLAND SPRINGS 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, ponds, landscaping, berms, open space, recreational areas, swimming pools and related facilities, sidewalks, and utilities as confined to easements. Reserve "B" is hereby reserved for landscaping, entry monuments, berms, open space, signage, and utilities. Reserve "C" is hereby reserved for landscaping, entry monuments, berms, open space, utilities as confined to easements, and pipelines as confined to easement. Reserve "D" is hereby reserved for landscaping, entry monuments, streets, utilities, and signage. Reserves "A", "B", "C", and "D" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from Central Ave. over and across the north line of Reserve "A" are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Kelsey Development, Inc.
Paul E. Kelsey, President
Paul E. Kelsey

John E. Dugan Marilyn K. Dugan
John E. Dugan Marilyn K. Dugan

State of Kansas) SS Sedgwick County) SS
The foregoing instrument acknowledged before me, this 16th day of August, 1999, by Paul E. Kelsey, President of Kelsey Development, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App'l. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

State of Kansas) SS Sedgwick County) SS
The foregoing instrument acknowledged before me, this 16th day of August, 1999, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App'l. Expires 11-7-2001
Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

This plat of "HIGHLAND SPRINGS 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William C. Johnson
_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1999.
_____, County Clerk
James Alford

State of Kansas) SS Sedgwick County) SS
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1999, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire

Michael G. Conrey 13-9718
Michael G. Conrey Surveyor
REGISTERED LAND SURVEYOR

HIGHLAND SPRINGS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

NE COR., NE 1/4, SEC. 23,
T-27-S, R-2-W

NW COR., NE 1/4, SEC. 23,
T-27-S, R-2-W

CENTRAL AVE.

CENTRAL AVE.

RESERVE "A"

NE COR., LOT 21, BLK. A,
HIGHLAND SPRINGS ADD.

NW COR., LOT 6, BLK. A,
HIGHLAND SPRINGS ADD.

SW COR., LOT 1, BLK. A,
HIGHLAND SPRINGS ADD.

264.08'(M)

135TH STREET WEST

1322.04'(P.M)

4.89'±(P.M)

1322.04'(P.M)

1322.04'(P.M)

1322.04'(P.M)

1322.04'(P.M)



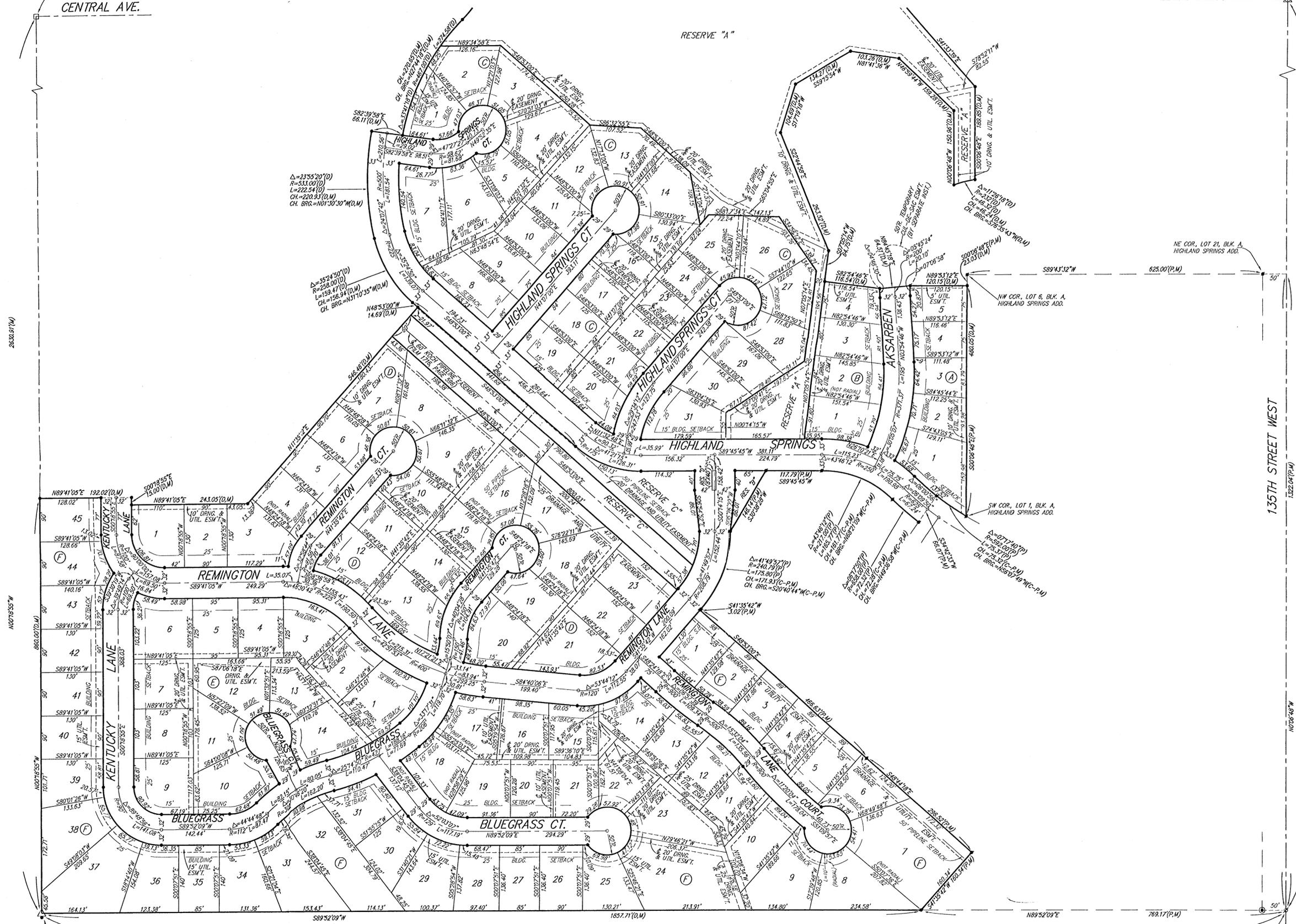
LEGEND:

- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ▲ = STONE W/ #4 REBAR ON S. SIDE (FOUND)
 - △ = 1/2" IRON OVER STONE (FOUND)
 - ⊙ = 3/4" IRON (FOUND)
 - ⊗ = #4 REBAR W/ "T.L.S.L." CAP (FOUND)
 - = STONE W/ #5 REBAR ON W. SIDE (FOUND)
- (M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURES			
BLOCK	LOT(S)	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
B	1,2,3,4	165.0	1352.4
C	2,3,4,12,13,14,15,25, 26,27,28,29,30,31	165.0	1352.4
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 32.6' N. & 24.5' E. OF C. BOTH, 39.5' NE OF IRON AT SEC. COR.
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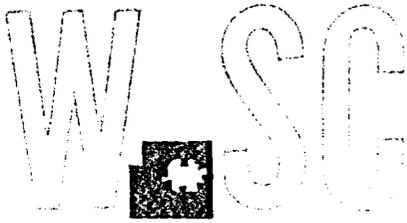
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SW COR., NE 1/4, SEC. 23,
T-27-S, R-2-W

SE COR., NE 1/4, SEC. 23,
T-27-S, R-2-W

WICHITA — 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

April 29, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

S/D 99-29 -- Final Plat of HIGHLAND SPRINGS SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 29, 1999, 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 April 23, 1999.

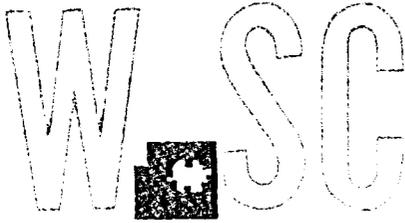
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 23, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

S/D 99-29 -- Final Plat of HIGHLAND SPRINGS SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. The site is located within the Northwest Wichita sewer growth limits. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee is required.**
- D. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status, and sidewalks shall be guaranteed along both sides of the street. Sidewalks shall be guaranteed on one side of the non-cul-de-sac streets - Remington Lane, Kentucky Lane and Rolling Hills. A temporary turnaround for Rolling Hills shall be established by separate instrument.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. 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.

- H. 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 the governing body.
- I. City Fire needs to comment on the acceptability of the street names. Several street names are not in compliance with the 12-character street name limitation. City Fire has requested that Rolling Hills be revised to Aksarben Street, Binter Circle be revised to Highland Springs Court, Remington Lane Court be revised to Remington Court. The east-west portion of Kentucky also needs to be revised to Bluegrass Street and Kentucky Lane Ct be revised to Bluegrass Court. Traffic Engineering has requested that Highland Springs be revised.
- J. For the swimming pool that the applicant intends for Reserve A, a site plan shall be submitted with the final tracing, for review and approval by the Director of Planning and the plattor's text needs to specify such a use for this reserve. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. The minimum building opening elevations shall be designated in National Geodatic Vertical Datum (NGVD) and City Datum.
- P. Complete access control shall be dedicated along Central and referenced in the plattor's text.
- Q. To obtain a second point of access for fire vehicles, an emergency access easement shall be platted along the north line of the plat. No obstructions will be allowed in the easement except for any gates as is approved by the City Fire Department. The applicant shall also be responsible for the installation of an acceptable driving surface or other improvements as is determined by the City Fire Department.

April 23, 1999

Page 3

- R. 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.)
- S. 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.
- T. 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.
- U. 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 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.
- V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 29, 1999, at 12:30 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

STAFF REPORT

(Final Plat Approved 4/22/99; Overall Preliminary Plat Approved 5/8/97)

CASE NUMBER: S/D 99-29 - HIGHLAND SPRINGS 2ND ADDITION

OWNER/APPLICANT: Kelsey Development, Inc., 716 N. 119th St. West, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of 135th St. West, South of Central

SITE SIZE: 63.28 acres

NUMBER OF LOTS

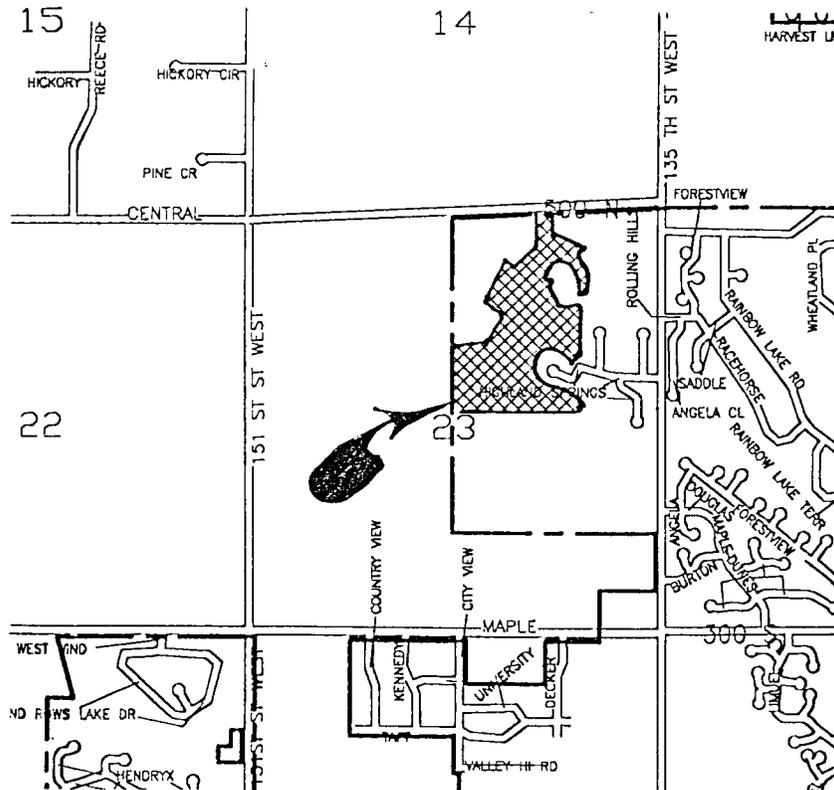
Residential:	122
Office:	
Commercial:	
Industrial:	
Total:	<u>122</u>

MINIMUM LOT AREA: 63.28 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: An overall preliminary plat - Highland Springs Addition - was approved for this site on May 8, 1997, which covered the entire quarter section. The final plat for the first phase, adjoining the east line of this plat (located in the southeast quarter of this quarter section) was approved by the MAPC on July 31, 1997. This second phase contains a similar street layout as for this portion in the preliminary plat, but with an additional loop street in the southwest portion of the plat. The lot layout is also similar, but with six fewer lots in this plat. Access will be obtained for this phase through Highland Springs from 135th St. West, which was platted in the first phase.

STAFF COMMENTS:

- A. The site is located within the Northwest Wichita sewer growth limits. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A guarantee is required.**
- D. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status, and sidewalks shall be guaranteed along both sides of the street. Sidewalks shall be guaranteed on one side of the non-cul-de-sac streets - Remington Lane, Kentucky Lane and Rolling Hills. A temporary turnaround for Rolling Hills shall be established by separate instrument.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. 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.
- H. 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 the governing body.
- I. **City Fire** needs to comment on the acceptability of the street names. Several street names are not in compliance with the 12-character street name limitation. **City Fire has requested that Rolling Hills be revised to Aksarben Street, Binter Circle be revised to Highland Springs Court.**

Remington Lane Court be revised to Remington Court. The east-west portion of Kentucky also needs to be revised to Bluegrass Street and Kentucky Lane Ct be revised to Bluegrass Court. Traffic Engineering has requested that Highland Springs be revised.

- J. **For the swimming pool that the applicant intends for Reserve A, a site plan shall be submitted with the final tracing, for review and approval by the Director of Planning and the platator's text needs to specify such a use for this reserve. This site plan shall provide the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.**
- K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. The minimum building opening elevations shall be designated in National Geodatic Vertical Datum (NGVD) and City Datum.
- P. **Complete access control shall be dedicated along Central and referenced in the platator's text.**
- Q. **To obtain a second point of access for fire vehicles, an emergency access easement shall be platted along the north line of the plat. No obstructions will be allowed in the easement except for any gates as is approved by the City Fire Department. The applicant shall also be responsible for the installation of an acceptable driving surface or other improvements as is determined by the City Fire Department.**
- R. 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.)

- S. 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.
- T. 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.
- U. 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 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.
- V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.