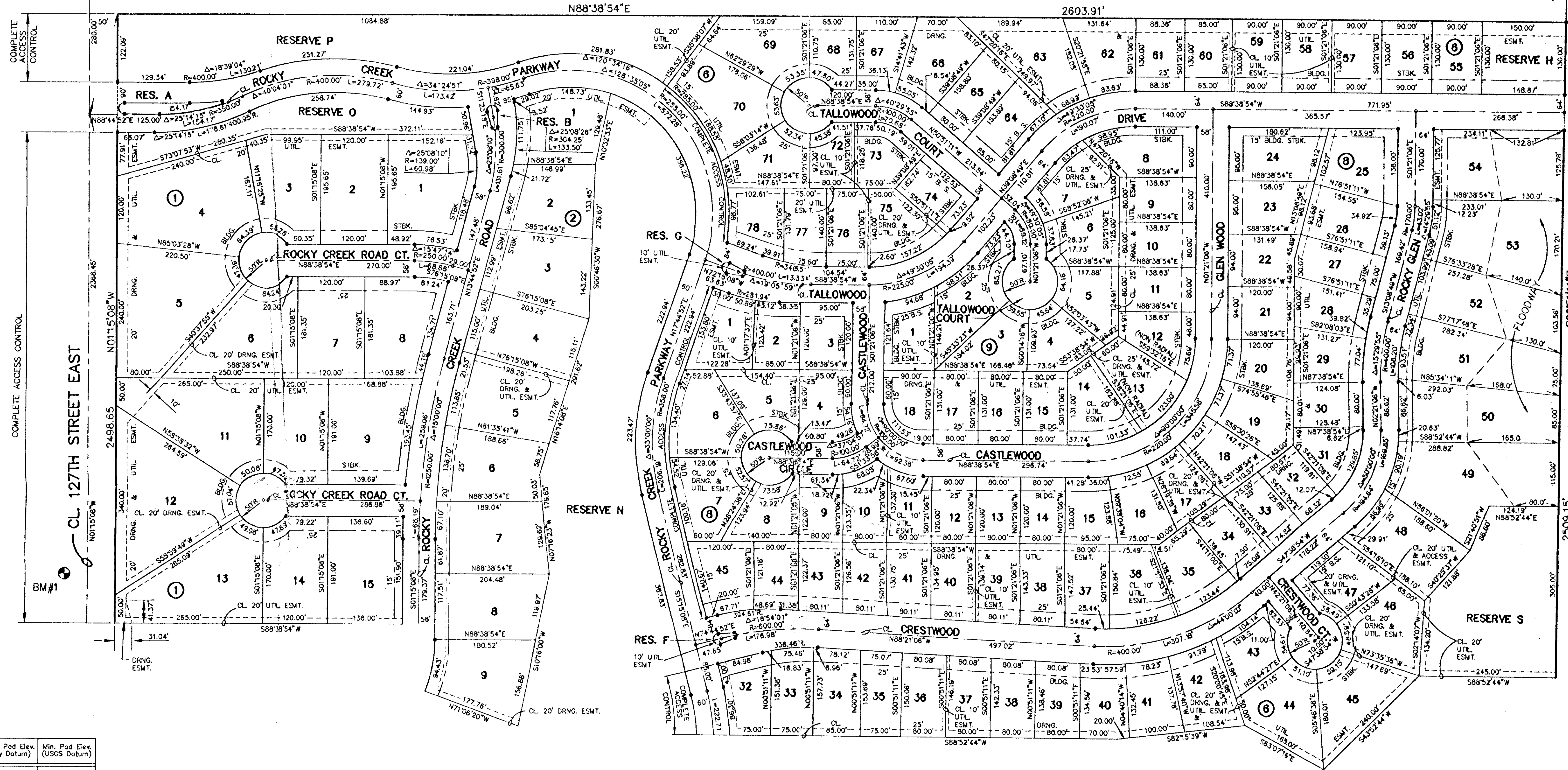


S.L. & S.F. R.R.

Franklin



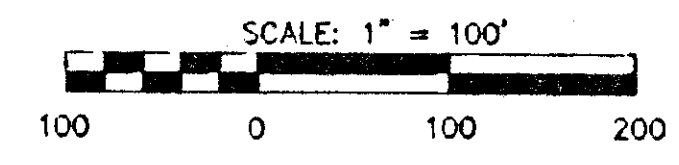
Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
49	6	151.6	1339.0
50	6	152.6	1340.0
51	6	153.6	1341.0
52	6	154.6	1342.0
53	6	155.1	1342.5
54	6	155.8	1343.0
55	6	156.6	1344.0
56	6	156.8	1344.0

BENCHMARKS

BM#1 "□" CUT N. END W. HANDRAIL OF BRIDGE NO. 837N1495 ELEV. = 1347.82

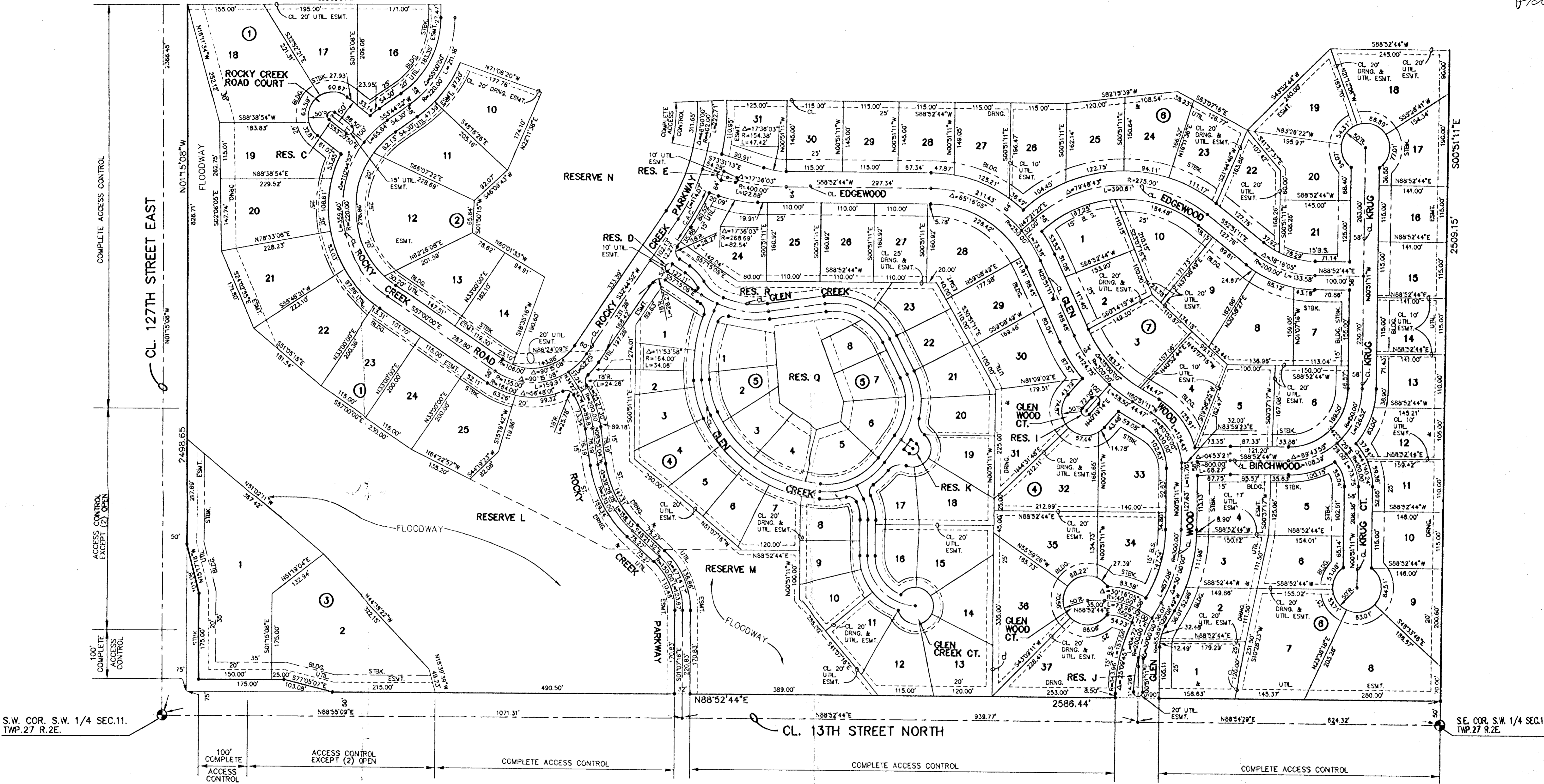
FINAL PLAT ROCKY CREEK ADDITION AN ADDITION TO SEDGWICK COUNTY, KANSAS

SEE SHEET 4/4 FOR RESERVE ISLAND DETAILS MINIMUM PAD ELEVATION = MINIMUM OPENING



LEGEND • = I.P. B.S. = BUILDING SETBACK

Final Plat



S.W. COR. S.W. 1/4 SEC.11.
TWP.27 R.2E.

S.E. COR. S.W. 1/4 SEC.11.
TWP.27 R.2E.

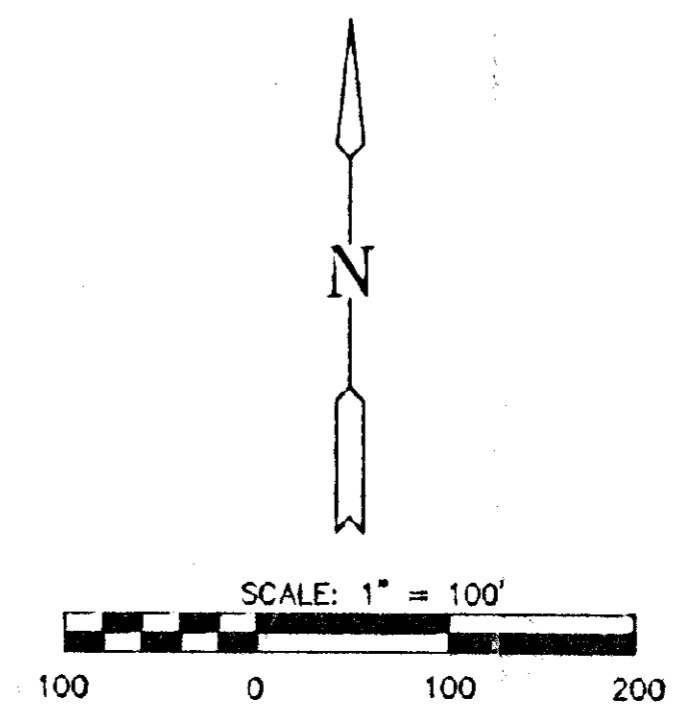
Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
18	1	159.6	1347.0
19	1	158.6	1346.0
20	1	157.6	1345.0
21	1	156.6	1344.0
22	1	155.6	1343.0
23	1	154.6	1342.0
24	1	154.6	1342.0
25	1	154.6	1342.0
1	3	154.6	1347.0
2	3	154.6	1347.0

Lot	Block	Min. Pad Elev. (City Datum)	Min. Pad Elev. (USGS Datum)
6	4	154.6	1342.0
7	4	154.6	1342.0
8	4	154.6	1342.0
9	4	154.6	1342.0
10	4	154.6	1342.0
11	4	154.6	1342.0
12	4	154.6	1342.0
13	4	154.6	1342.0
14	4	154.6	1342.0
15	4	154.6	1342.0
16	4	154.6	1342.0
35	4	154.6	1342.0
36	4	154.6	1342.0
37	4	154.6	1342.0

FINAL PLAT ROCKY CREEK ADDITION

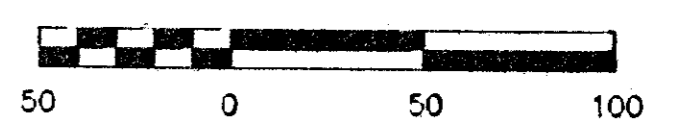
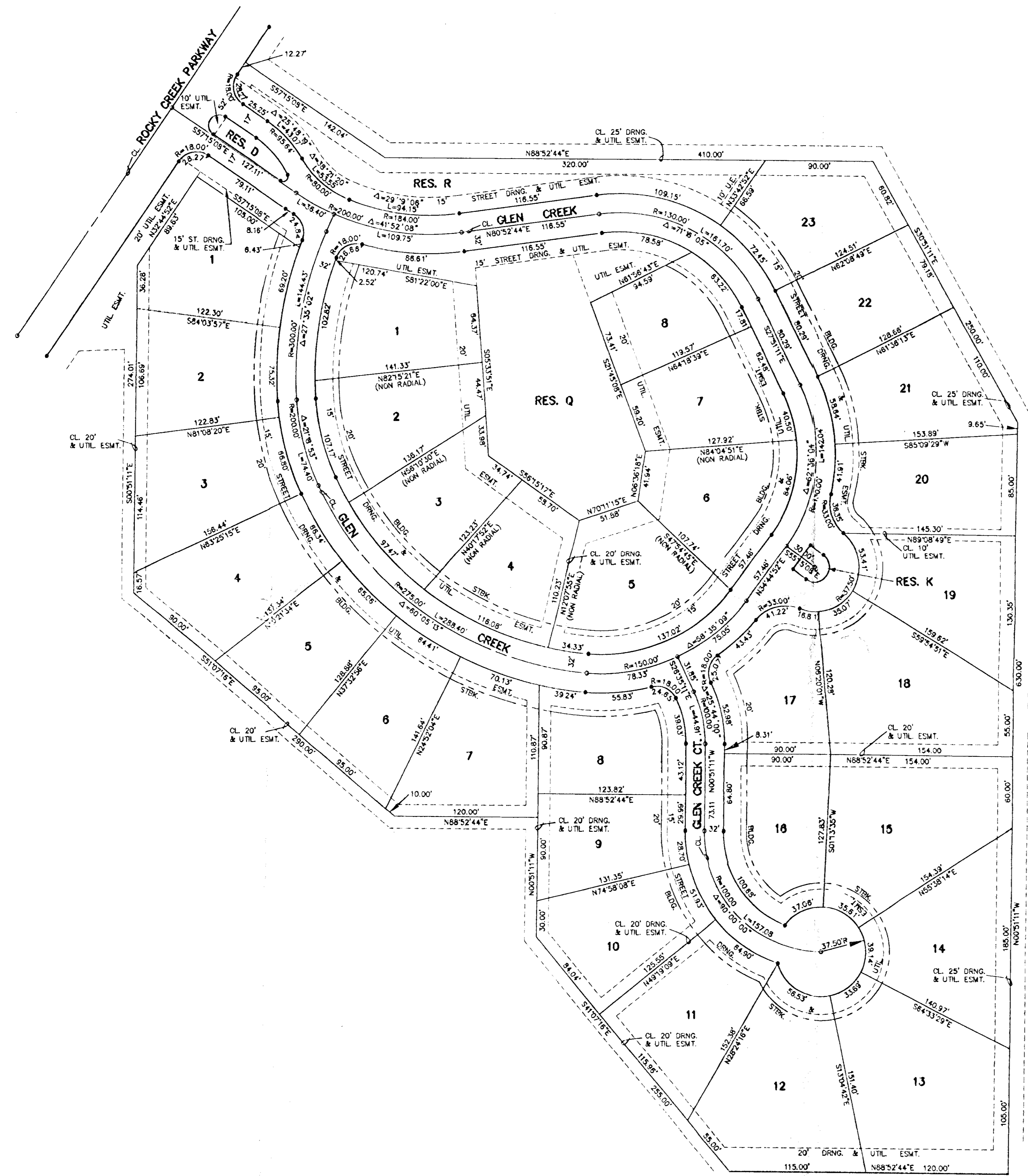
AN ADDITION TO SEDGWICK COUNTY, KANSAS

SEE SHEET 4/4 FOR RESERVE ISLAND DETAILS
MINIMUM PAD ELEVATION = MINIMUM OPENING



LEGEND
• = I.P.
B.S. = BUILDING SETBACK

Iron Tracing



LEGEND
• = I.P.
B.S. = BUILDING SETBACK

FINAL PLAT ROCKY CREEK ADDITION

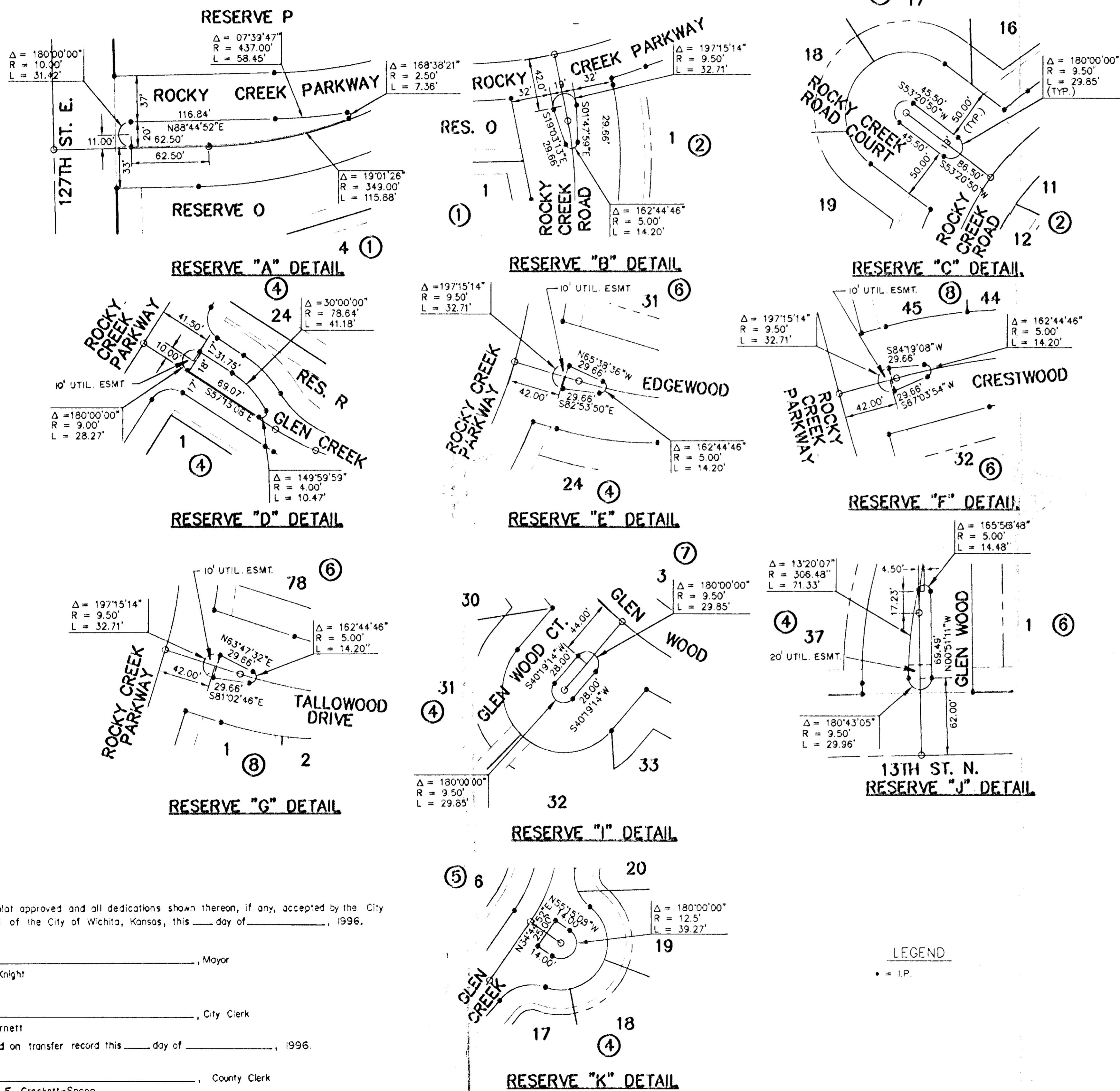
AN ADDITION TO SEDGWICK COUNTY, KANSAS

SEE SHEET 4/4 FOR RESERVE ISLAND DETAILS
MINIMUM PAD ELEVATION = MINIMUM OPENING

FINAL PLAT ROCKY CREEK ADDITION AN ADDITION TO SEDGWICK COUNTY, KANSAS

*Copied from tracing
12/6/96*

*Copied from tracing
12/6/96*

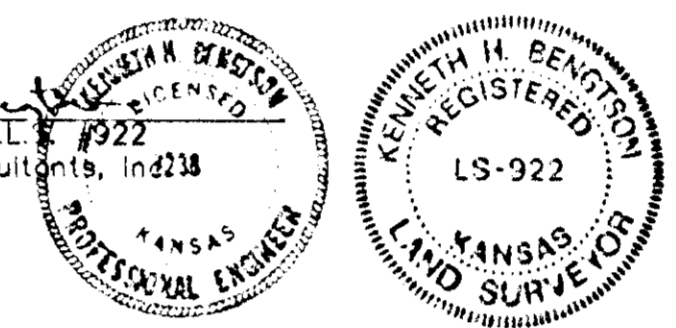


I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "ROCKY CREEK ADDITION", an addition to Sedgwick County, Kansas, into lots, blocks, streets, and reserves the same being accurately set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

The Southwest Quarter of Section 11, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except the Right-of-Way of the St. Louis and San Francisco Railroad and that portion dedicated as street Right-of-Way.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 11th day of October, 1996.

Kenneth H. Bengtson
Kenneth H. Bengtson, P.E., R.L.S. #222
Mid-Kansas Engineering Consultants, Inc. #228
411 North Webb Road
Wichita, KS 67206

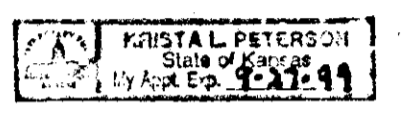


Ritchie Development Corporation, Contract Purchaser
Ritchie Associates, Inc., Contract Purchaser
Kevin M. Mullen
Kevin M. Mullen, President

BE IT REMEMBERED, that on this 22nd day of October, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President of Ritchie Development Corporation and Ritchie Associates, Inc. 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.

Krista L. Peterson
Krista L. Peterson
Notary Public



My appointment expires: 9-27-99

This plat of "ROCKY CREEK ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 15th day of August, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Susan Osborne-Howes
_____, Secretary
Marvin S. Krout



This plat approved and all dedications shown thereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

_____, Chairman
Thomas G. Winters
_____, Chair Pro Tem
Melody C. Miller
_____, Commissioner
Paul W. Hancock
_____, Commissioner
Betsy Gwin
_____, Commissioner
Mark F. Schroeder

Attest: _____, 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
Ed Resa

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 "ROCKY CREEK ADDITION", an addition to Sedgwick County, Kansas. The streets are dedicated to and for the use of public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the public. Reserves A through K inclusive, O, P, and R are platted for lighting, landscaping, berming, open space, irrigation, and entry monuments. Reserves L and M are platted for floodway purposes. Reserves N, Q, and S are platted for construction and maintenance of public drainage, landscape, open space, and irrigation. The Reserves shall be owned and maintained by the homeowners association. The floodways shall be the responsibility of the owners until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer. All abutters right of access to or from 127th Street over and across the West line of ROCKY CREEK ADDITION, are hereby granted to the appropriate governing body, provided however Lot 1, Block 3 shall have access to 127th Street East at two locations as determined by the appropriate Engineer. All abutters right of access to or from 13th Street North over and across the South line of ROCKY CREEK ADDITION, are hereby granted to the appropriate governing body, provide however Lots 1 & 2, Block 3 shall have access to 13th Street North at two locations (one each), as determined by the appropriate Engineer. All abutters right of access to or from Rocky Creek Parkway over and across the West line of lines of Lots 24, Block 4, Lots 31, 32, 70, 71, and 78, Block 6, and Lots 1, 6, 7, & 45, Block 8. Minimum pads are as indicated on the accompanying plat.

The access easement on Lots 46, 47 & 48 Block 6 is hereby granted to and for the use of the public, and shall not be obstructed.

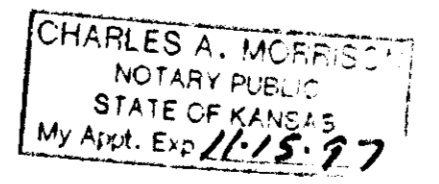
Arthor A. Krug, Marital Trust, as to undivided 0.2332977 Interest.
Arthor A. Krug, Reverse Q-Tip Trust, as to undivided 0.3027653 Interest.
Arthor A. Krug, Family Trust, as to undivided 0.463937 Interest.

Phyllis J. Krug, Trustee
Phyllis J. Krug, Trustee

BE IT REMEMBERED, that on this 29th day of October, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Phyllis J. Krug, Trustee for Arthor A. Krug Marital Trust, Arthor A. Krug Q-Tip Trust, and Arthor A. Krug, Family Trust 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.

Charles A. Morris
Charles A. Morris
Notary Public



My appointment expires: 11-15-97

LEGEND
• = I.P.

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
_____, City Clerk
Pat Burnett
Entered on transfer record this _____ day of _____, 1996.
_____, County Clerk
Susan E. Crockett-Spoon

SEDGWICK COUNTY



August 15, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 96-46, Final Plat of the ROCKY CREEK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 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 August 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: Ritchie Development Corporation, 8100 E. 22nd Street North - Bldg. 1000, Wichita, KS 67226
Brad T. Murphree, Blair and Murphree, 400 N. Woodlawn - Suite 1, Wichita, KS 67208
Randy Leiker, 1645 Woodridge, Wichita, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
316-268-4461
FAX 316-268-4390

August 8, 1996

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 96-46, Final Plat of the ROCKY CREEK ADDITION

Gentlemen:

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

When the preliminary plat was approved, the Subdivision Committee required that a street connection be provided from the northeast portion of this site, eastward into the adjacent unplatted property. Specifically, it was noted that lot sizes within the vicinity of Lot 55, Block 6 were of sufficient size that street right-of-way could be provided in this area with no loss of a lot.

The Subdivision Regulation Standards stated in Section 7-201(V) specifically notes that street stubs shall be platted to provided access to adjacent unplatted property as long as the sites are compatible. If residential zoned property were adjacent to industrial or commercial zoning, a valid concern as to compatibility would exist. However, both sites are zoned residential and cannot be considered incompatible.

The applicant has indicated that based upon conversations with the adjacent property owner, no street connection is desired by that owner (adjacent 80-Acre tract with one existing residence). However, the position of an adjacent property owner has never been the basis for consideration for this standard. At some point it should be expected that this 80-acre tract will develop into a typical subdivision and the requirement for street stubs is to assure that such subdivisions are interconnected. The likelihood of this tract being subdivided is reasonable when it is also noted that the area east of this site is also being developed into typical residential lot sizes as part of the Savanna at Castle Rock Ranch Additions.

If this 80-Acre tract is not developed, any street stubs as provided by this plat or the Savanna Additions would have no need to be installed and could likely be vacated. However, as noted above, it is more realistic to expect this tract to subdivide some time

SA
Stub
platted

August 8, 1996

in the future and it is the Planning Department and Commission's responsibility to assure that such previously platted street connections be utilized by subsequent subdivisions.

The final plat tracing shall provide a street stub in the northeast portion of this site, as required by the Subdivision Committee. A guarantee for at least 50% of the associated cost for installing a street in this area shall be provided, but the installation of this street may be deferred until such time as the adjoining property develops with a street connection to this stub.

~~B.~~ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, sewer service will be provided through the County's Four Mile Creek system. The applicant shall also meet with the County to determine if a pump station will be required for this site, and if required such improvements shall be included with the sewer improvement guarantees.

~~C.~~ The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any water line extensions needed along the arterials adjacent to this site. Since Wichita water will be used, an outside-the-City water agreement shall be provided.

~~D.~~ The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. Specifically, Rocky Creek Parkway from 13th to 127th Streets shall include sidewalks on both sides of this "collector" type street. Traffic volumes, speeds, etc. require, for safety, sidewalks immediately along this street. However, as shown on the applicant's sidewalk plan, a segment of sidewalk in the Reserve area just to the west of Rocky Creek Parkway is acceptable. Except for cul-de-saced streets, sidewalks shall also be guaranteed along one side of each looped or continuous type street. Sidewalk shall also be provided along any street stub connecting into an adjacent, undeveloped area.

~~E.~~ The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by County Engineering, to accommodate drainage and sanitary sewer line improvements, certain easements shall be widened to 30 feet. Prior to submitting the final plat tracing, the applicant shall meet with County Engineering to determine such easement widths.

~~F.~~ The applicant shall guarantee construction of the storm sewers required by this plat.

~~G.~~ Since 127th Street East only has a mat type surface, not intended to serve the increased level of traffic to be generated by this Subdivision, guarantees shall be provided for the paving of this street. As required by the Subdivision Committee, the applicant shall provide a guarantee to pay for at least 50% of the paving of 127th Street adjacent to this site. As noted by County Engineering, guarantees shall also be provided for turning lane improvements to 13th Street North.

~~H.~~ 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

*(E.)
Apply
to County
35'*

County Certificate of Petitions shall be provided.

- ~~I.~~ In order to allow for a 60-foot collector street (Rocky Creek Parkway originally shown on the preliminary plat with a 54' right-of-way) not only will no parking be required along the length of this street, but no lots should have access directly to such a street. Consequently, complete access control has been created (dedicated) from any rear or side property line abutting this street. As noted by the applicant, wider than standard paving for this street is being proposed.
- ~~J.~~ On the final plat tracing, the area of floodway at this site's southwest corner shall be platted within a Reserve rather than encumbering any of the adjacent lots.
- ~~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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" located between this plat's perimeter and the driving surfaces of 13th Street North and 127th Street East.
- ~~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 County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- ~~M.~~ 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- and 32-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.
- ~~N.~~ Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, 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 County prior to installation.
- ~~O.~~ If any of this site's drainage is to the railroad right-of-way along the north line of this site, a letter shall be provided from that railroad (SL&SF) indicating their willingness to accept such drainage.
- ~~P.~~ Prior to this plat being released for approval by the County Commission, proof shall be provided that the blanket pipeline easement noted in the platting binder has been removed, and that if confined to an easement, that such easement in no way impacts this site. If the easement or any associated setback is located on the site, the plat shall be subject to all standard requirements for showing the easement, providing documents to the Planning

*P. Attached
By 8/14/96
(14-12-96)
- 100 to 1*

PLAT

August 8, 1996

Department and noting that any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

~~Q.~~ This site is in the County and approval by the County Commission is required. The final plat tracing shall therefore provide the appropriate County Signature block.

~~R.~~ Blocks 4 and 5 and the associated street Glen Creek appear to involve print sizes and a crowding of information that makes microfilming of this plat questionable and likely illegible. If that print and data in this section of the plat cannot be improved within the existing area of the tracing, a fourth page shall be provided to cover the area of these two blocks, but at a more appropriate scale. That is, this page of the tracing should show these blocks and streets in outline form, noting that detailed platting information is shown on a separate sheet (e.g., see Sheet 4).

~~S.~~ On the final plat, Lot 2, Block 4 appears to be showing a "20' Utility Easement", pointing to an area also labeled as a 15' street-drainage-utility easement. Either the 20' easement is in error and should be deleted, or if a 20-foot easement is required at this site, it needs to be more clearly indicated as to where that easement is.

~~T.~~ On the final plat tracing, the "access easement" to Reserve S needs to be described. That is, it should be noted that no fences, or other obstructions shall be allowed, that the easement is for public use and maintenance of the Reserve and so forth.

~~U.~~ For Lot 6, Block 7 and Lot 16, Block 1 a continuous 25-foot building setback shall be platted. The curved frontage of these lots does not easily allow depiction of both a front and sideyard setback. The tapered setbacks shown are likely to cause problems in trying to properly locate homes in these sites and considering the sizes of these lots, a 25-foot setback will have no significant impact on locating homes on these lots.

~~V.~~ 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.

~~W.~~ On the final plat tracing, the following changes or corrections shall be made to the face of the plat and/or text of the plat.

← Building setback lines need to be indicated by a more discernible line pattern. In too many cases, it is not clear if a setback, lot line, or Reserve line is involved.

- The floodway boundary at the southwest corner of the site also needs to be shown in a pattern more distinct than is now being used. It is again unclear as to whether a line is a floodway boundary, some unspecified survey line, or a lot line.

- The plat's text needs to correctly state access controls noting; Lots 1 and 2, Block 3 have access to 13th Street and complete access control to Parkway is for Lot 24, Block 4, not Block 6.

- The word Deputy shall be deleted from the City Clerks' signature block.

August 8, 1996

- As requested by County Engineering, the plat's text shall be amended so as to reference the "appropriate" governing body and engineer rather than the County.

X. 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.

Y. 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.)

Z. 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.

AA. 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.

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

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

DD. As requested by an agent of the Crestview developments, the applicant is being requested to keep the residents of these developments informed of any drainage improvements, erosion controls, etc. that may impact their sites.

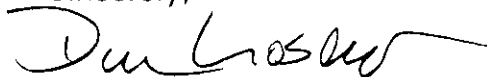
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, August 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

August 8, 1996

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Ritchie Development Corporation, 8100 E. 22nd Street North - Bldg. 1000, Wichita, KS
67226

Brad T. Murphree, Blair and Murphree, 400 N. Woodlawn - Suite 1, Wichita, KS 67208

Randy Leiker, 1645 Woodridge, Wichita, KS 67206

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

August 15, 1996

STAFF REPORT

(Final Plat Approved 8/8/96, Preliminary Plat Approved 7/3/96)

CASE NUMBER: S/D 96-46 - ROCKY CREEK ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, 8100 E. 22nd Street North - Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

OTHER: Brad T. Murphree, Blair and Murphree, 400 N. Woodlawn - Suite 1, Wichita, KS 67208
Randy Leiker, 1645 Woodridge, Wichita, KS 67206

LOCATION: North of 13th Street North and east of 127th Street East

SITE SIZE: 149 Acres

NUMBER OF LOTS

Residential:	235
Office:	
Commercial:	2
Industrial:	
Total:	237

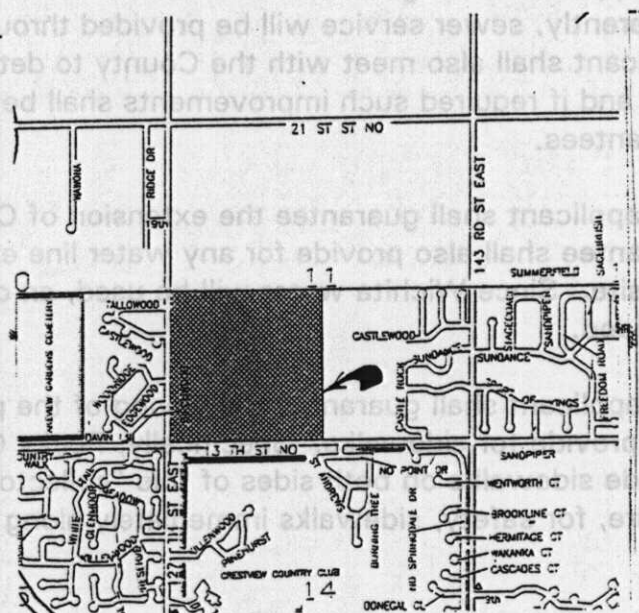
MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "SF-20" and "LC"

PROPOSED ZONING: "SF-6" and "LC" (SCZ-0696)

VICINITY MAP:

FILE COPY



STAFF COMMENTS:

- A. When the preliminary plat was approved, the Subdivision Committee required that a street connection be provided from the northeast portion of this site, eastward into the adjacent unplatted property. Specifically, it was noted that lot sizes within the vicinity of Lot 55, Block 6 were of sufficient size that street right-of-way could be provided in this area with no loss of a lot.

The Subdivision Regulation Standards stated in Section 7-201(V) specifically notes that street stubs shall be platted to provided access to adjacent unplatted property as long as the sites are compatible. If residential zoned property were adjacent to industrial or commercial zoning, a valid concern as to compatibility would exist. However, both sites are zoned residential and cannot be considered incompatible.

The applicant has indicated that based upon conversations with the adjacent property owner, no street connection is desired by that owner (adjacent 80-Acre tract with one existing residence). However, the position of an adjacent property owner has never been the basis for consideration for this standard. At some point it should be expected that this 80-acre tract will develop into a typical subdivision and the requirement for street stubs is to assure that such subdivisions are interconnected. The likelihood of this tract being subdivided is reasonable when it is also noted that the area east of this site is also being developed into typical residential lot sizes as part of the Savanna at Castle Rock Ranch Additions.

If this 80-Acre tract is not developed, any street stubs as provided by this plat or the Savanna Additions would have no need to be installed and could likely be vacated. However, as noted above, it is more realistic to expect this tract to subdivide some time in the future and it is the Planning Department and Commission's responsibility to assure that such previously platted street connections be utilized by subsequent subdivisions.

The final plat tracing shall provide a street stub in the northeast portion of this site, as required by the Subdivision Committee. A guarantee for at least 50% of the associated cost for installing a street in this area shall be provided, but the installation of this street may be deferred until such time as the adjoining property develops with a street connection to this stub.

- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, sewer service will be provided through the County's Four Mile Creek system. The applicant shall also meet with the County to determine if a pump station will be required for this site, and if required such improvements shall be included with the sewer improvement guarantees.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any water line extensions needed along the arterials adjacent to this site. Since Wichita water will be used, an outside-the-City water agreement shall be provided.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. Specifically, Rocky Creek Parkway from 13th to 127th Streets shall include sidewalks on both sides of this "collector" type street. Traffic volumes, speeds, etc. require, for safety, sidewalks immediately along this street. However, as shown on the

applicant's sidewalk plan, a segment of sidewalk in the Reserve area just to the west of Rocky Creek Parkway is acceptable. Except for cul-de-saced streets, sidewalks shall also be guaranteed along one side of each looped or continuous type street. Sidewalk shall also be provided along any street stub connecting into an adjacent, undeveloped area.

- E. The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by County Engineering, to accommodate drainage and sanitary sewer line improvements, certain easements shall be widened to 30 feet. Prior to submitting the final plat tracing, the applicant shall meet with County Engineering to determine such easement widths.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. Since 127th Street East only has a mat type surface, not intended to serve the increased level of traffic to be generated by this Subdivision, guarantees shall be provided for the paving of this street. As required by the Subdivision Committee, the applicant shall provide a guarantee to pay for at least 50% of the paving of 127th Street adjacent to this site. As noted by County Engineering, guarantees shall also be provided for turning lane improvements to 13th Street North.
- H. 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 provided.
- I. In order to allow for a 60-foot collector street (Rocky Creek Parkway originally shown on the preliminary plat with a 54' right-of-way) not only will no parking be required along the length of this street, but no lots should have access directly to such a street. Consequently, complete access control has been created (dedicated) from any rear or side property line abutting this street. As noted by the applicant, wider than standard paving for this street is being proposed.
- J. On the final plat tracing, the area of floodway at this site's southwest corner shall be platted within a Reserve rather than encumbering any of the adjacent lots.
- 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" located between this plat's perimeter and the driving surfaces of 13th Street North and 127th Street East.
- 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 County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. 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- and 32-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.

- N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, 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 County prior to installation.
- O. If any of this site's drainage is to the railroad right-of-way along the north line of this site, a letter shall be provided from that railroad (SL&SF) indicating their willingness to accept such drainage.
- P. Prior to this plat being released for approval by the County Commission, proof shall be provided that the blanket pipeline easement noted in the platting binder has been removed, and that if confined to an easement, that such easement in no way impacts this site. If the easement or any associated setback is located on the site, the plat shall be subject to all standard requirements for showing the easement, providing documents to the Planning Department and noting that any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- Q. This site is in the County and approval by the County Commission is required. The final plat tracing shall therefore provide the appropriate County Signature block.
- R. Blocks 4 and 5 and the associated street Glen Creek appear to involve print sizes and a crowding of information that makes microfilming of this plat questionable and likely illegible. If that print and data in this section of the plat cannot be improved within the existing area of the tracing, a fourth page shall be provided to cover the area of these two blocks, but at a more appropriate scale. That is, this page of the tracing should show these blocks and streets in outline form, noting that detailed platting information is shown on a separate sheet (e.g., see Sheet 4).
- S. On the final plat, Lot 2, Block 4 appears to be showing a "20' Utility Easement", pointing to an area also labeled as a 15' street-drainage-utility easement. Either the 20' easement is in error and should be deleted, or if a 20-foot easement is required at this site, it needs to be more clearly indicated as to where that easement is.
- T. On the final plat tracing, the "access easement" to Reserve S needs to be described. That is, it should be noted that no fences, or other obstructions shall be allowed, that the easement is for public use and maintenance of the Reserve and so forth.
- U. For Lot 6, Block 7 and Lot 16, Block 1 a continuous 25-foot building setback shall be platted. The curved frontage of these lots does not easily allow depiction of both a front and sideyard setback. The tapered setbacks shown are likely to cause problems in trying to properly locate homes in these sites and considering the sizes of these lots, a 25-foot setback will have no significant impact on locating homes on these lots.
- V. 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.

- W. On the final plat tracing, the following changes or corrections shall be made to the face of the plat and/or text of the plat.
- Building setback lines need to be indicated by a more discernible line pattern. In too many cases, it is not clear if a setback, lot line, or Reserve line is involved.
 - The floodway boundary at the southwest corner of the site also needs to be shown in a pattern more distinct than is now being used. It is again unclear as to whether a line is a floodway boundary, some unspecified survey line, or a lot line.
 - The plat's text needs to correctly state access controls noting; Lots 1 and 2, Block 3 have access to 13th Street and complete access control to Parkway is for Lot 24, Block 4, not Block 6.
 - The word Deputy shall be deleted from the City Clerks' signature block.
 - As requested by County Engineering, the plat's text shall be amended so as to reference the "appropriate" governing body and engineer rather than the County.
- X. 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.
- Y. 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.)
- Z. 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.
- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- CC. Recording of the plat within 30 days after approval by the City Council.
- DD. As requested by an agent of the Crestview developments, the applicant is being requested to keep the residents of these developments informed of any drainage improvements, erosion controls, etc. that may impact their sites.

Larry Ross's stated reasons for voting in the negative for S/D 96-46 were: (1) This plat is intersected

in two locations by floodplain--on the west, the west fork of 4-Mile Creek and on the east, the main branch of 4-Mile Creek. (2) The pump station issue presented another concern as the issue was unresolved. (3) Another concern was the street stub connection. (4) The extension of the lots into the floodway was a concern. (5) Ross was concerned with the applicant's agent indicating an unwillingness to pay for the full cost of paving 127th Street.