

Revised 3/24/04

HAWTHORNE THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BENCH MARKS

BM #31 "I" post 41'± SE. of SE. Cor. Williamsgate and Boxthorn and lying 27.9'± S. of the North line of Lot 22, Blk. 1.
Elev.=1364.243NGVD
176.84 City datum

BM #36 "I" post 5'± N. & 5'± W. of NW. Cor. Rosemont and Camden Chase - In Res. "C".
Elev.=1368.63 NGVD
181.23 City datum

NE. Cor., SW. 1/4, Sec. 2,
T27S, R2E, 6th P.M.
Fnd. 3/4" Bar w/ TTLS
Brass id. cap in Conc.

NE. Cor., SE. 1/4, Sec. 2,
T27S, R2E, 6th P.M.
Fnd. 3/4" Rebar w/ cap in Thimble

NW. Cor., Krug North
Addition
Fnd. 1/2" Rebar w/
Baughman id cap

SW. Cor. Lot 1, Blk. F,
Krug North Addition
Fnd. 1/2" Rebar w/
Baughman id cap

NW. Cor. Lot 32, Blk. A,
Krug North Addition
Fnd. 1/2" Rebar w/
Baughman id cap

Common corner
Lots 19 and 20, Blk. A,
Krug North Addition

SW. Cor., Krug North
Addition
Fnd. 1/2" Rebar w/
Baughman id cap

SE. Cor., SE. 1/4, Sec. 2,
T27S, R2E, 6th P.M.
Fnd. 3/4" Pipe w/ cap
in Thimble

- ### LEGEND
- △ = Section Corner Monument Found
 - ⊗ = Found Survey Monument (see annotated caption for type)
 - = Found 5/8" Rebar w/ MKEC CLS 39 Id. Cap
 - = Set 5/8" Rebar w/ MKEC CLS 39 Id. Cap
 - x = Node
 - U.E. = Utility Easement
 - D.E. = Drainage Easement
 - (D) = Deeded
 - (P) = Platted
 - (M) = Measured

CURVE	LENGTH	RADIUS	DELTA
C1	31.26	325.00	23°08'27"
C2	263.28	200.00	75°25'30"
C3	242.97	350.00	39°46'30"
C4	174.20	200.00	49°54'17"
C5	125.35	250.00	28°43'43"
C6	465.67	220.00	121°16'36"
C7	158.77	100.00	90°58'04"
C8	226.30	72.42	179°01'56"
C9	247.71	110.00	129°01'27"
C10	190.64	550.00	19°51'33"
C11	135.37	800.00	9°41'43"
C12	341.93	150.00	130°36'27"
C13	289.14	280.00	59°09'57"
C14	195.79	280.00	40°03'52"
C15	110.00	260.00	24°14'26"
C16	122.91	500.00	14°05'05"
C17	360.87	900.00	22°58'25"
C18	273.07	170.00	92°01'56"
C19	169.41	175.00	55°22'50"
C20	295.84	400.00	42°22'36"
C21	271.35	140.00	111°03'08"
C22	306.67	850.00	20°40'18"
C23	247.51	140.00	101°17'43"
C24	89.68	500.00	10°16'36"
C25	121.11	1000.00	6°57'01"
C26	147.01	550.00	15°18'53"
C27	177.88	700.00	14°33'35"
C28	277.42	900.00	17°39'40"
C29	164.82	500.00	18°53'15"
C30	5.80	771.00	0°25'51"
C31	185.43	768.00	13°50'01"
C32	126.62	450.00	16°07'19"
C33	136.39	450.00	17°21'56"

LINE	LENGTH	BEARING
L1	81.49'	S41°06'06"W
L2	144.53'	S08°48'11"E
L3	135.97'	S19°55'31"W
L4	148.14'	N78°38'55"E
L5	181.52'	S51°12'34"E
L6	45.58'	N50°14'30"W
L7	342.31'	S39°45'30"W
L8	49.28'	S89°15'57"E
L9	49.32'	S62°40'38"W
L10	17.60'	N85°24'00"E
L11	96.07'	S74°44'26"E
L12	140.00'	S84°26'10"E
L13	110.67'	N27°04'13"E
L14	27.44'	S75°45'41"E
L15	37.61'	N89°50'47"W
L16	219.41'	N70°04'29"W
L17	82.38'	N01°00'58"W
L18	22.37'	N54°26'53"E
L19	36.54'	S47°03'42"W
L20	135.22'	S57°52'35"W
L21	187.42'	S79°44'49"E
L22	46.78'	S10°47'57"E
L23	49.73'	S09°22'22"W
L24	23.36'	S40°59'10"W
L25	60.14'	S79°12'03"W
L26	22.19'	S89°28'40"W
L27	110.35'	S89°54'32"W
L28	83.91'	N81°32'40"E
L29	204.62'	S85°57'53"E
L30	115.82'	N87°20'02"E
L31	100.75'	N88°34'39"E
L32	200.41'	N01°25'36"W

Δ=50°26'34"(P)
R=110.50'(P)
L=97.28'(P)
CHD.=94.17'(P)
BRG.=N19°08'11"E(P)

Δ=53°40'38"(P)
R=114.50'(P)
L=107.27'(P)
CHD.=103.39'(P)
BRG.=N20°45'14"E(P)

Δ=48°06'57"(P)
R=91.50'(P)
L=76.84'(P)
CHD.=74.60'(P)
BRG.=N23°32'04"E(P)

N00°31'24"W
10.38'(P)

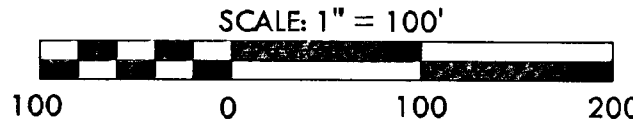
Fnd. 1/2" Bar w/
SR8 CLS 76 Id cap

SW. Cor., Sec. 2,
T27S, R2E, 6th P.M.
Fnd. 3/4" Pipe in Thimble



MKEC
ENGINEERING
CONSULTANTS

411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600



FINAL PLAT
HAWTHORNE THIRD ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

We MKEC Engineering Consultants, Inc., a Registered Corporate Land Surveyor in Kansas, do hereby certify that we surveyed and platted "HAWTHORNE THIRD ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets the same being accurately set forth in the accompanying plat and described herein:

The West 40 acres extending from the South property line to the North property line of the Southeast Quarter of Section 2, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

TOGETHER WITH;

That part of Hawthorne Addition, an addition to Wichita, Sedgwick County, Kansas as follow:

All of Block 3, said addition

All of Block 4, said addition

All of Block 5, said addition

Lots 44-56 inclusive, Block 6, said addition

All of Reserves L, M, N, O, P, Q, R, said addition

All of Willamsgate Circle, Willamsgate Court, Rosemont Court bound by Block 3.

TOGETHER WITH;

That part of Hawthorne Second Addition, an addition to Wichita, Sedgwick County, Kansas as follow:

Lots 32-35 inclusive, Block 1, said addition

Lots 8, Block 2, said addition

TOGETHER WITH;

All of that part of Willamsgate, said additions, EXCEPT that part lying South of Reserve "N" said Hawthorne Addition.

Part of Camden Chase adjoining Lot 8, Block 2, said Hawthorne Second Addition, AND adjoining Block 3 and Reserve "N" and Q, said Hawthorne Addition.

Part of Mainsgate adjoining Block 1, said Hawthorne Second Addition, AND adjoining Block 3 and Block 4, said Hawthorne Addition.

All reserves, streets, utility easements, building setbacks, access control; together with any and all established public rights-of-way within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 21st day of June, 2004.

Gregory J. Allison
Gregory J. Allison, PE, LS #1257
MKEC Engineering Consultants, Inc.
411 North Webb Road
Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and Streets the same to be known as "HAWTHORNE THIRD ADDITION," an addition to Wichita, Sedgwick County, Kansas.

Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. The parking easements are for the construction and maintenance of residential parking only and no obstructions shall be constructed or placed within the 20 foot by 50 foot easements, as indicated on the accompanying plat.

A portion of Reserve "A", and all of Reserve "G" are platted for floodways. Reserves "A" and "G" and also a platted for drainage, utilities in designated locations, sidewalks, irrigation, landscaping, berming, monuments, walks and open space. The sidewalks in Reserve "G" are also platted for public access. Reserves "B", "C", "D", "E", "F", "G", H, J, AND "K" are platted for drainage, utilities in designated locations, irrigation, landscaping, berming, monuments, sidewalks, and open space. Reserves "B", and "C" are also platted for public parking in designated locations (no vertical utility structures shall be placed within any of the non-exclusive 20'x50' parking easements). Reserves shall be owned and maintained by the homeowner's association, provided, however, that the undersigned, or the homeowners association, as the undersigned's successor in interest, may, in their discretion, deed a parcel of the Reserves to an owner or owners of an adjacent lot, subject to the obligation to maintain such deeded parcel of the Reserve in compliance with the provisions hereof and in compliance with the maintenance covenants of any applicable restrictive covenant.

A drainage plan has been developed for this plat and all drainage easements, right-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 storm water.

The floodway, as indicated, 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 improvements 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 a channel or any other work on be carried out without the permission of the City Engineer.

All abutters right of access to or from 21st Street North over and across the South line of "HAWTHORNE THIRD ADDITION," are hereby granted to the appropriate governing body.

The Lots are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table.

That portion of Willamsgate having a 58 foot right-of-way shall be restricted to no parking on both sides of the street.

TWENTY-FIRST GROWTH, L.L.C., a Kansas limited liability company

Tim Buchanan
Tim Buchanan, Managing Member

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This instrument was acknowledged before me on 15th day of July, 2004, by Tim Buchanan, Managing Member, Twenty-First Growth, L.L.C., a Kansas Limited Liability Company.

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

ANN C. YBARRA
Notary Public - State of Kansas
My Appt. Expires

Ann C. Ybarra
Notary Public: Ann C. Ybarra

My Term Expires: 9-15-05

We Bank of America, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "HAWTHORNE THIRD ADDITION."

BANK OF AMERICA, N.A.

Terry L. Carpenter
Terry L. Carpenter, Senior Vice President

This instrument was acknowledged before me on 16th day of July, 2004, by Terry L. Carpenter, Senior Vice President, Bank of America, N.A.

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

VICKIE SCROGGIN
Notary Public - State of Kansas
My Appt. Expires: 8-29-04

Vickie Scroggin
Notary Public: Vickie Scroggin

My Term Expires: 8-29-04

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

Dated this ____ day of _____, 2004

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair

Ronald L. Marnell, Chair

_____, Secretary

John L. Schlegel, Secretary

At the direction of the City Council.

_____, Mayor

Carlos Mayans, Mayor

_____, City Clerk

Karen Sublett, City Clerk

Entered on transfer record this ____ day of _____, 2004

_____, County Clerk

Don Brace, County Clerk

STATE OF KANSAS, SEDGWICK COUNTY} ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2004, at o'clock __M, and is duly recorded.

_____, Register of Deeds

Bill Meek, Register of Deeds

_____, Deputy

Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2004.

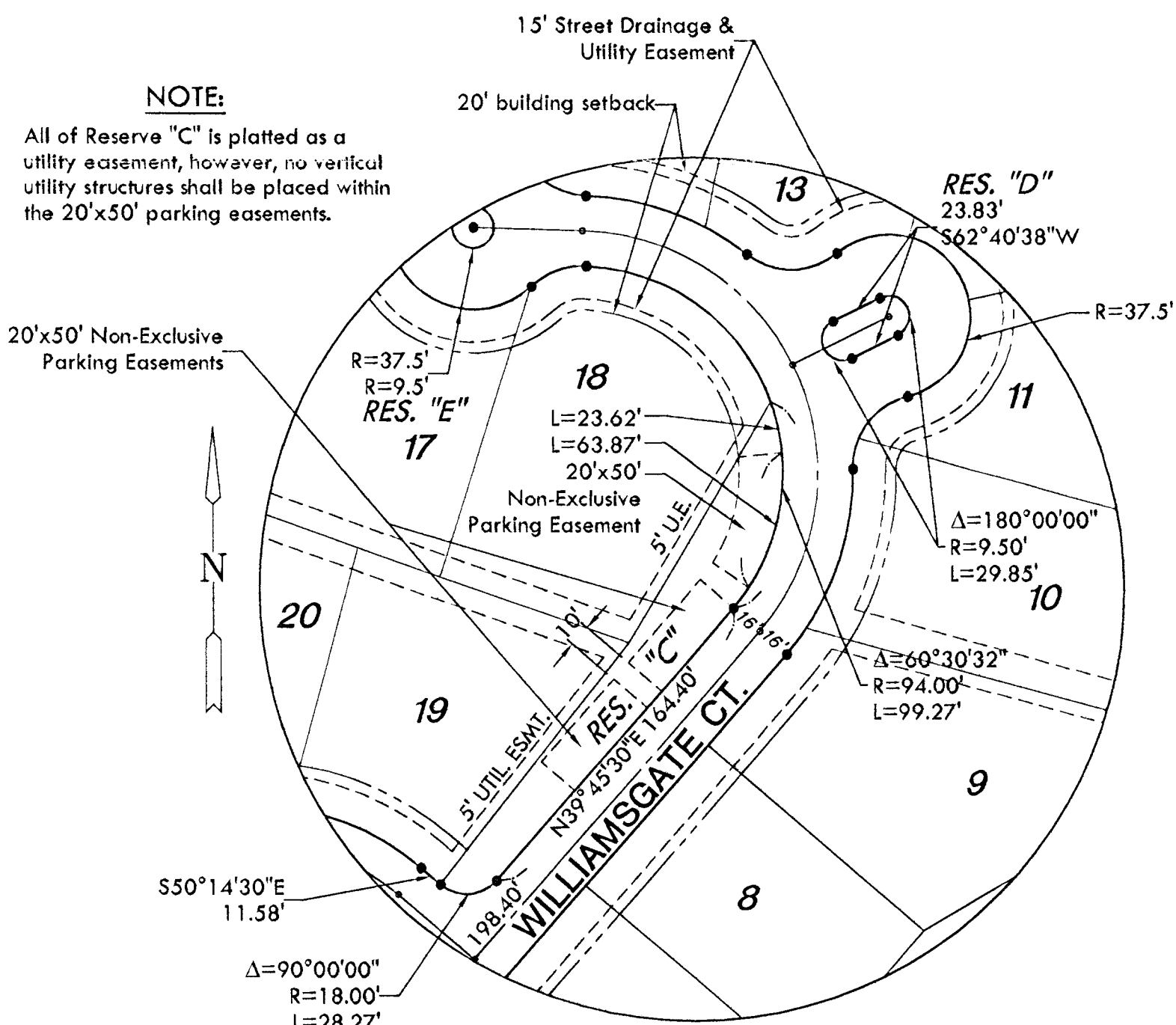
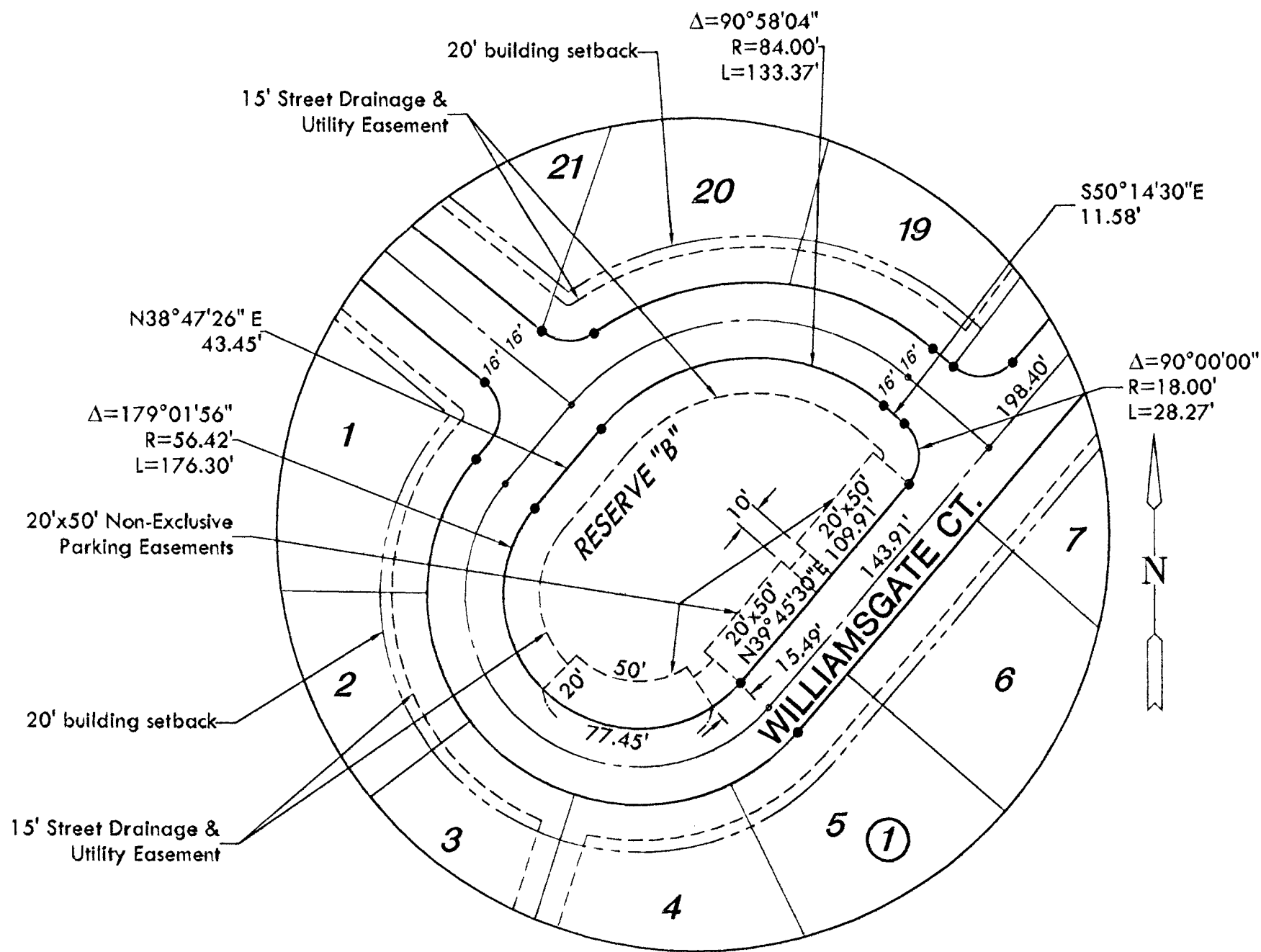
_____, Deputy County Surveyor

Tricia L. Robello, LS #1246

Deputy County Surveyor

Sedgwick County, Kansas

MKEC
ENGINEERING
CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600



MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)							
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)	LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (NGVD)
1	1	171.1	1358.5	33	1	171.1	1358.5
2	1	171.1	1358.5	34	1	171.1	1358.5
3	1	171.1	1358.5	1	3	177.6	1365.0
4	1	171.1	1358.5	6	4	177.6	1365.0
5	1	171.1	1358.5	12	4	177.6	1365.0
6	1	171.1	1358.5	13	4	177.6	1365.0
7	1	171.1	1358.5	23	4	177.6	1365.0
8	1	171.1	1358.5	24	4	177.6	1365.0
9	1	171.1	1358.5	35	4	177.6	1365.0
10	1	171.1	1358.5	36	4	177.6	1365.0
31	1	171.1	1358.5	37	4	177.6	1365.0
32	1	171.1	1358.5	48	4	177.6	1365.0



Wichita-Sedgwick County Metropolitan Area Planning Department

May 20, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67203

RE: SUB 2004-33 -- Final Plat of Hawthorne Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 20, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated May 14, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

Copies to: Tim Buchanan, Twenty-First Growth, LLC., 345 N. Riverview Street, Ste. 610, Wichita, KS 67203

Kevin Holman, Sedgwick County Fire Department

Jim Armour, Acting City Engineer, Department of Engineering

Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

May 14, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67203

RE: SUB 2004-33 -- Final Plat of Hawthorne Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 13, 2004, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Petitions have been provided with Hawthorne Addition and Hawthorne 2nd Addition for sewer, water and paving improvements. City Engineering has requested new petitions. Limitations on sewer connections exist until improvements are made.
- B. Debt Management has required the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required.
- E. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets in addition to sidewalks on both sides of Williamsgate which functions as a collector. The applicant has provided an alternate sidewalk plan with one side of the Williamsgate sidewalk located within the reserve. This sidewalk shall be included within the paving petition. The plat's text shall designate the sidewalk in Reserve K for "public access".
- F. The parking easements need to be labeled. Their reference in the plat's text as being "hereby granted to the public" needs to be deleted.
- G. Enlargements of various "Details" indicated on the plat need to be included.
- H. Williamsgate Ct has been platted as a 32-ft narrow local residential street. A 15-ft street drainage and utility easement is needed along the street.

- I. 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.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- L. For those reserves being platted for drainage or sidewalk purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage and sidewalk 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.
- 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 32-ft and 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.
- N. The Applicant has platted various 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. *A modification has been approved.*
- O. GIS needs to comment on the plat's street names. *The street stub extending to the east - Camden Chase - needs to be labeled.*
- P. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- Q. 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.
- R. The legal description needs to be revised to clarify "Part of Williamsgate, Camden Chase, and Mainsgate".
- S. The platting 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.

- T. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (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.)
- U. 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.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. **Westar Energy and SBC have requested additional easements.**
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

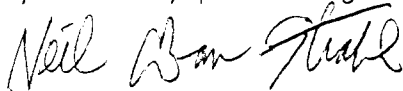
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, May 20, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

SUB 2004-33 - Final Plat of Hawthorne Third Addition
May 14, 2004
Page 4

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

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Tim Buchanan, Twenty-First Growth, LLC., 345 N. Riverview Street, Ste. 610, Wichita, KS
67203
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(Final Plat Approved 5/13/04; Preliminary Plat Approved 4/1/04)

CASE NUMBER: SUB 2004-33 -- HAWTHORNE THIRD ADDITION

OWNER/APPLICANT: Twenty-First Growth LLC, 345 N. Riverview St., Suite 610, Wichita, KS 67203

SURVEYOR/ENGINEER: MKEC Engineering Consultants, 411 N. Webb Road, Wichita, KS 67206

LOCATION: North side of 21st St. North, East of 127th St. East

SITE SIZE: 81.3 Acres

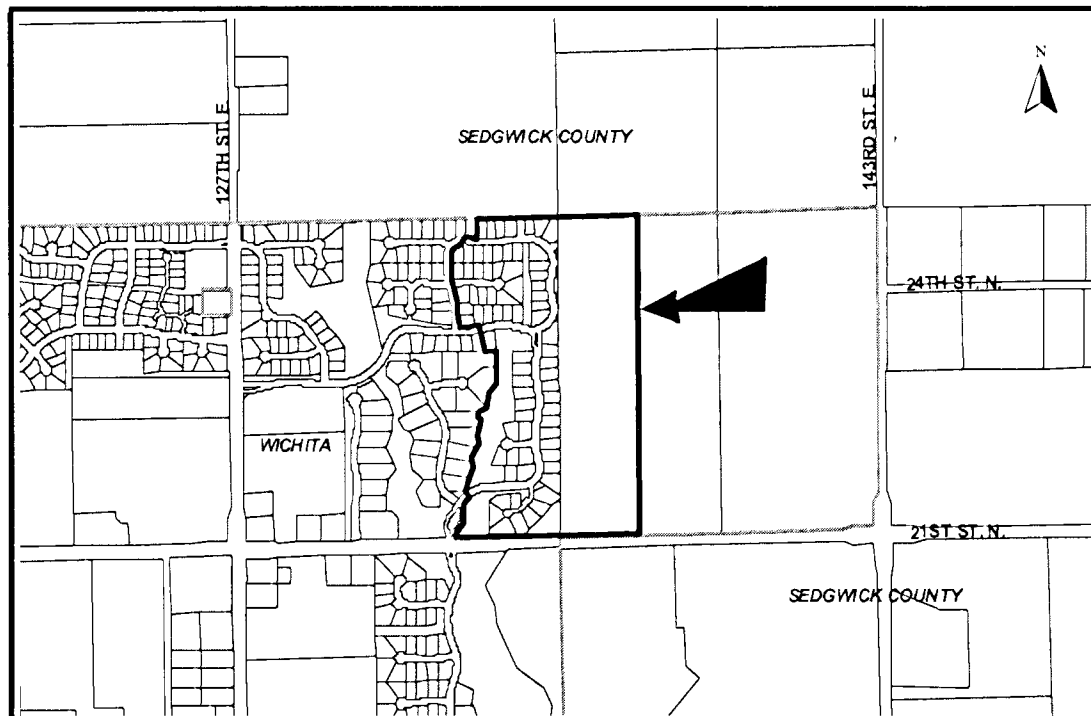
NUMBER OF LOTS

Residential:	144
Office:	
Commercial:	
Industrial:	
Total:	<u>144</u>

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

SUB 2004-33 -- Final Plat of HAWTHORNE THIRD ADDITION
May 20, 2004 - Page 2

NOTE: This is a replat of a portion of the Hawthorne Addition and Hawthorn Second Addition in addition to unplatted land to the east. The lot sizes have been increased resulting in fewer lots.

STAFF COMMENTS:

- A. Petitions have been provided with Hawthorne Addition and Hawthorne 2nd Addition for sewer, water and paving improvements. City Engineering has requested new petitions. Limitations on sewer connections exist until improvements are made.
- B. Debt Management has required the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A guarantee is required.
- E. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets in addition to sidewalks on both sides of Williamsgate which functions as a collector. The applicant has provided an alternate sidewalk plan with one side of the Williamsgate sidewalk located within the reserve. This sidewalk shall be included within the paving petition. The plat's text shall designate the sidewalk in Reserve K for "public access".
- F. The parking easements need to be labeled. Their reference in the plat's text as being "hereby granted to the public" needs to be deleted.
- G. Enlargements of various "Details" indicated on the plat need to be included.
- H. Williamsgate Ct has been platted as a 32-ft narrow local residential street. A 15-ft street drainage and utility easement is needed along the street.
- I. 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.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

- L. For those reserves being platted for drainage or sidewalk purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage and sidewalk 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.
- 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 32-ft and 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.
- N. The Applicant has platted various 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. A modification has been approved.
- O. GIS needs to comment on the plat's street names. The street stub extending to the east - Camden Chase - needs to be labeled.
- P. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- Q. 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.
- R. The legal description needs to be revised to clarify "Part of Williamsgate, Camden Chase, and Mainsgate".
- S. 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.
- T. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (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.)
- U. 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.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.

- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. **Westar Energy and SBC have requested additional easements.**
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.