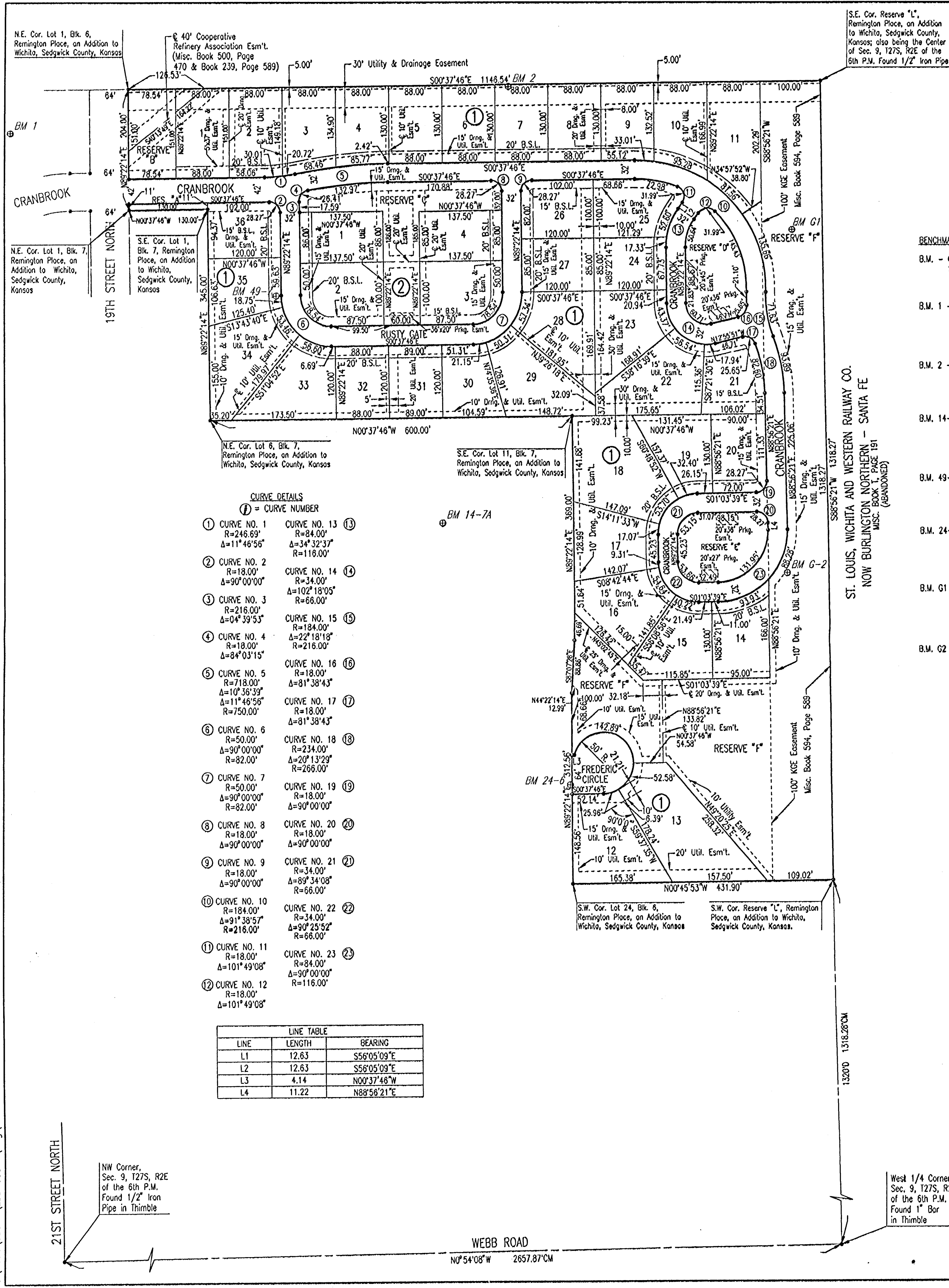


Q:\2003\03341\DD 03341.dwg FINAL PLAT 12-03-2003 11:27:46 am



REMINGTON PLACE 3RD

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'

CM = CALCULATED FROM MEASUREMENT
D = DEED DIMENSION

• = 1/2" REBAR W/PEC CAP
UNLESS OTHERWISE NOTED

- BENCHMARKS:**
- B.M. - CITY OF WICHITA TABLET 39 FEET NORTH OF NORTH 1/4 CORNER SECTION 9, T27S, R2E.
ELEV. = 198.23 (City Datum)
ELEV. = 1383.63 N.G.V.D.
 - B.M. 1 - "I" POST IN EAST-WEST TREE ROW 18'± EAST OF S.W. CORNER OF LOT 12, BLOCK 4, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
ELEV. = 205.595 (City Datum)
ELEV. = 1392.995 N.G.V.D.
 - B.M. 2 - "I" POST 40'± NORTH AND 6'± WEST OF S.E. CORNER OF LOT 7, BLOCK 6, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
ELEV. = 209.525 (City Datum)
ELEV. = 1396.925 N.G.V.D.
 - B.M. 14-7A - CITY OF WICHITA DISC ON TOP OF CURB @ PC OF CUL-DE-SAC ADJACENT TO LOT 14, BLOCK 7, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
ELEV. = 209.77 (City Datum)
ELEV. = 1397.17 N.G.V.D.
 - B.M. 49-7 - "I" POST IN LOT 48, BLOCK 7, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, 10' NORTH OF PC OF CUL-DE-SAC.
ELEV. = 211.085 (City Datum)
ELEV. = 1398.485 N.G.V.D.
 - B.M. 24-6 - CHISELED "d" ON TOP OF CURB NEAR THE S.E. CORNER OF LOT 24, BLK. 6, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
ELEV. = 204.11 (City Datum)
ELEV. = 1391.51 N.G.V.D.
 - B.M. G1 - R.R. SPIKE IN THE WEST FACE OF THE SOUTH POLE OF A 2 POLE ELECTRIC LINE STRUCTURE, BEING THE EASTERN MOST STRUCTURE IN RESERVE L, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
ELEV. = 208.74 (City Datum)
ELEV. = 1396.14 N.G.V.D.
 - B.M. G2 - R.R. SPIKE IN NORTH FACE OF NORTH POLE OF A 2 POLE ELECTRIC LINE STRUCTURE BEING THE WESTERN MOST STRUCTURE IN RESERVE L, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
ELEV. = 204.93 (City Datum)
ELEV. = 1392.33 N.G.V.D.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT THIS 3RD DAY OF DECEMBER, 2003, WE HAVE SURVEYED AND PLATTED REMINGTON PLACE 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND RESERVES, THE SAME BEING A REPLAT OF AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 6; LOTS 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 AND 50, BLOCK 7, ALL OF RESERVE "L" AND THAT PART OF RESERVE "K" LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHERLY SOUTHEAST CORNER OF LOT 28, BLOCK 7; THENCE EAST TO THE NORTHERLY NORTHWEST CORNER OF LOT 29, BLOCK 7; CRANBROOK COURTS; AND THAT PART OF CRANBROOK AND FREDERICK LYING SOUTH OF 19TH STREET AND ADJACENT TO THE ABOVE DESCRIBED LOTS AND RESERVES, REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, DRAINAGE, LANDSCAPING, PEDESTRIAN IMPROVEMENTS, DRIVEWAYS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE HEREBY PLATTED FOR OPEN SPACE, PARKING, LANDSCAPING, DRAINAGE IMPROVEMENTS, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "I" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN REMINGTON PLACE 3RD ADDITION.

MINIMUM PAD ELEVATIONS (LOWEST OPENING):
SHALL BE AS FOLLOWS:

BLOCK	LOT	CITY DATUM
BLOCK 1	LOTS 1-8	209.8
	LOTS 9-10	209.2
BLOCK 11	LOT 11	207.0
	LOTS 13-15	201.3
BLOCK 16-17	LOTS 16-17	203.5
	LOTS 18-35	207.5

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBTAINED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND RESERVES, THE SAME TO BE KNOWN AS REMINGTON PLACE 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNERS:
SPROUL CONSTRUCTION COMPANY, INC.

BY: Dave Sproul
DAVE SPROUL

S & P DEVELOPMENT, A JOINT VENTURE

BY: Ronald E. Peake
RONALD E. PEAKE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF JANUARY, 2004, BY DAVE SPROUL, PRESIDENT OF SPROUL CONSTRUCTION COMPANY, INC.

Mary A. Farrar
MARY A. FARRAR
NOTARY PUBLIC - State of Kansas
My Appt. Expires: 2/27/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF JANUARY, 2004, BY DAVE SPROUL, PRESIDENT OF SPROUL CONSTRUCTION COMPANY, INC., JOINT VENTURER OF S & P DEVELOPMENT, A JOINT VENTURE.

Mary A. Farrar
MARY A. FARRAR
NOTARY PUBLIC
My Appointment Expires: 2/27/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF JANUARY, 2004, BY RONALD E. PEAKE, JOINT VENTURER OF S & P DEVELOPMENT, A JOINT VENTURE.

Mary A. Farrar
MARY A. FARRAR
NOTARY PUBLIC
My Appointment Expires: 2/27/04

WE INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATING OF REMINGTON PLACE 3RD, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Gary D. Schmitt
GARY D. SCHMITT, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF JANUARY, 2004, BY GARY D. SCHMITT, SENIOR VICE PRESIDENT, INTRUST BANK, N.A.

Susan K. Cook
SUSAN K. COOK
NOTARY PUBLIC
My Appointment Expires: 11/3/04

THIS PLAT OF REMINGTON PLACE 3RD HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 23rd DAY OF October, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Ronald E. Peake, CHAIR
John A. Schlegel, SECRETARY
JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 12-512(b) ON THIS 3rd DAY OF February, 2004.

Tricia L. Robello
TRICIA L. ROBELLO, LS
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS 10th DAY OF March, 2004.

Carlos Mayans
CARLOS MAYANS, MAYOR

Karen Schofield
KAREN SCHOFIELD, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2004.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2004.

_____, REGISTER OF DEEDS

BILL WEEK

_____, DEPUTY

LINDA KIZZIRE



Wichita-Sedgwick County Metropolitan Area Planning Department

October 17, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-116 -- One-Step Final Plat of Remington Place Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 23, 2003, 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 October 17, 2003.

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, Senior Planner
Current Plans Division

NES:ch

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

October 17, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-116 -- One-Step Final Plat of Remington Place Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. The applicant shall contact **Debt Management** regarding 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.**
- E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard.
- F. 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.
- G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

- H. 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.
- I. **Traffic Engineering** needs to comment on the parking easements within the Reserves. The Subdivision Regulations requires such easements to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements. *The parking easements are approved with the exception of the 20' x 93' easement within Reserve C.*
- 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. 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.
- L. **City Fire Department** needs to comment on the street length of Cranbrook (1,750 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. MAPD recommends a street stub extending to the east. *City Fire Department has requested a 35-ft roadway width at the street entrance.*
- 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-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 Subdivision Regulations permit a 20-ft setback along 32-ft streets. However, if not platted the standard 25-ft setback as specified in the Zoning Code will apply.
- O. **GIS** needs to comment on the plat's street names. *Rockhill and Chelsea need to be replaced with a new street name. Cranbrook Court needs to be replaced with Cranbrook Cir.*
- P. The plat'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.
- Q. 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.)

- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. **SBC and Westar Energy request additional easements.**
- Y. 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, October 23, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

STAFF REPORT
(One-Step Final Plat Approved 10/16/03)

CASE NUMBER: SUB 2003-116 -- REMINGTON PLACE THIRD ADDITION

OWNER/APPLICANT: S & P Development, Attn: Sproul Construction, 3500 N. Rock Road,
Wichita, KS 67226

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st St. North, East of Webb

SITE SIZE: 21 Acres

NUMBER OF LOTS

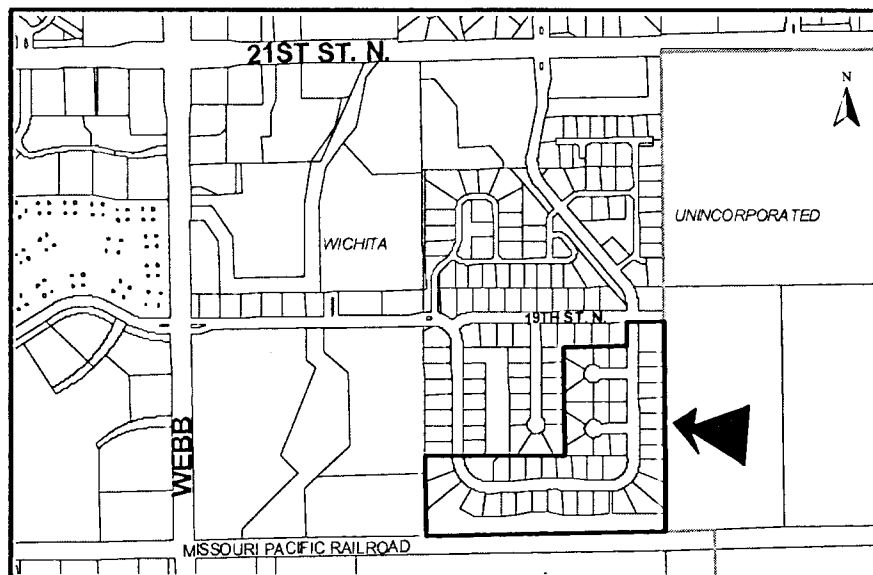
Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	<u>40</u>

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-116 -- One-Step Final Plat of REMINGTON PLACE 3RD ADDITION
October 23, 2003 - Page 2

NOTE: This is a replat of a portion of the Remington Place Addition. The street layout has been revised resulting in five fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. The applicant shall contact **Debt Management** regarding 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.**
- E. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard.
- F. 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.
- G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- H. 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.
- I. **Traffic Engineering** needs to comment on the parking easements within the Reserves. The Subdivision Regulations requires such easements to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements. **The parking easements are approved with the exception of the 20' x 93' easement within Reserve C.**
- 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.

SUB 2003-116 -- One-Step Final Plat of REMINGTON PLACE 3RD ADDITION
October 23, 2003 - Page 3

- K. 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.
- L. **City Fire Department** needs to comment on the street length of Cranbrook (1,750 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. MAPD recommends a street stub extending to the east. **City Fire Department has requested a 35-ft roadway width at the street entrance.**
- 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-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 Subdivision Regulations permit a 20-ft setback along 32-ft streets. However, if not platted the standard 25-ft setback as specified in the Zoning Code will apply.
- O. **GIS** needs to comment on the plat's street names. **Rockhill and Chelsea need to be replaced with a new street name. Cranbrook Court needs to be replaced with Cranbrook Cir.**
- P. The plat'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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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

SUB 2003-116 -- One-Step Final Plat of REMINGTON PLACE 3RD ADDITION
October 23, 2003 - Page 4

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.

- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. *SBC and Westar Energy request additional easements.*
- Y. 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.