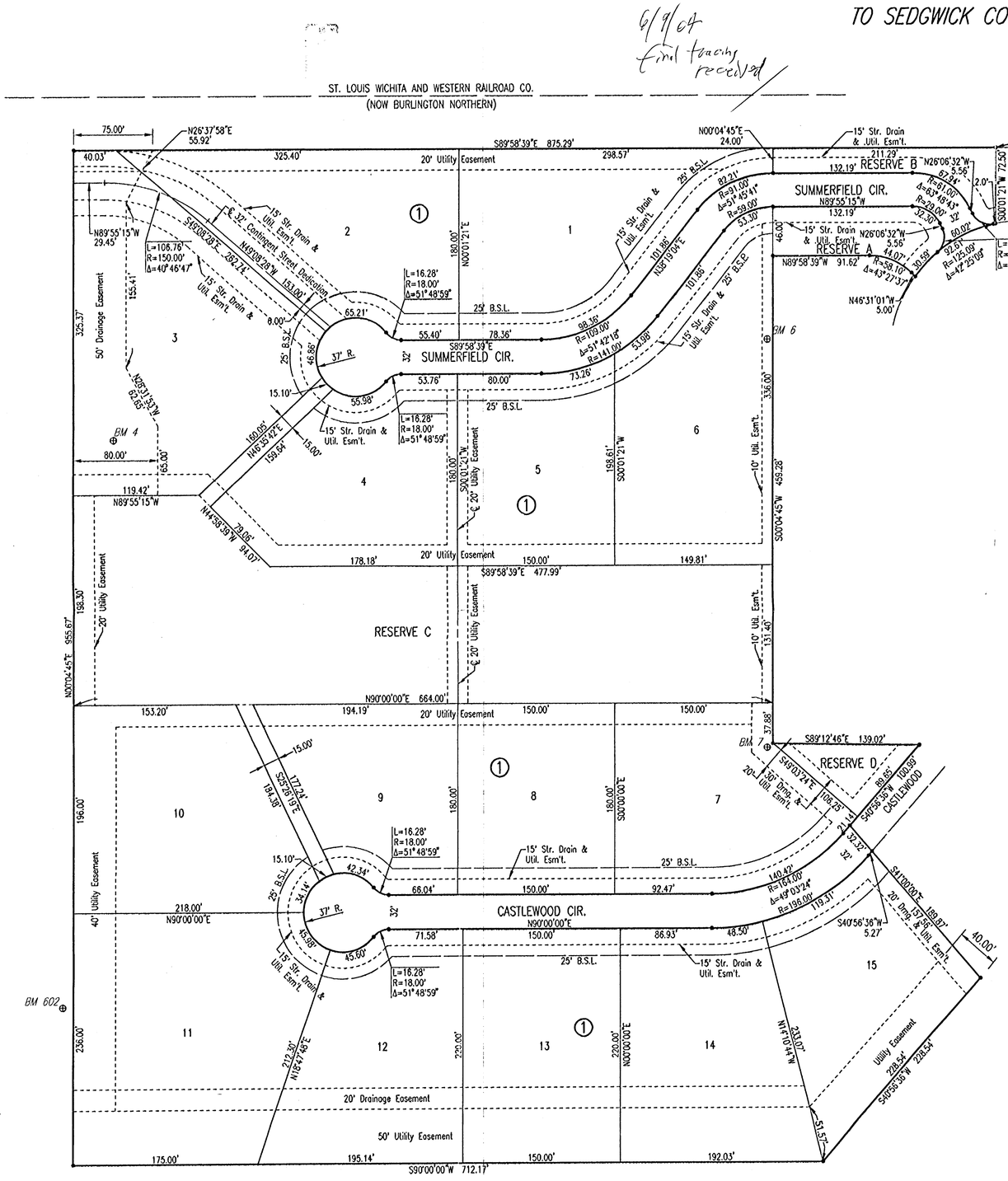
SAVANNA AT CASTLE ROCK RANCH 10TH ADDITION

TO SEDGWICK COUNTY, KANSAS

6/9/04
final tracing received



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

BENCHMARKS:

BM#602: (DATUM BENCHMARK) CHISELED "+" ON TOP OF STEEL CORNER POST TO HORSE CORRAL 17' NORTH AND 13' WEST OF NW CORNER OF LOT 1, BLOCK 2, SAVANNA @ CASTLE ROCK RANCH 6TH ADDITION @ WEST END OF CASTLEWOOD STREET.
ELEV. = 1353.38 N.G.V.D.

BM#4: 60D STEP NAILS IN WEST FACE 36" COTTONWOOD, 300'± SOUTH OF RAILROAD TRACKS; 50' EAST OF WEST PROPERTY LINE OF SAVANNA PROPERTY.
ELEV. = 1351.64 N.G.V.D.

BM#6: CHISELED "X" ON NORTH RIM SS MANHOLE NEAR SW CORNER LOT 1, BLOCK 3, SAVANNA @ CASTLE ROCK RANCH, 8TH ADDITION.
ELEV. = 1368.24 N.G.V.D.

BM#7: CHISELED "X" ON NORTH RIM SS MANHOLE NEAR SW CORNER LOT 6, BLOCK 3, SAVANNA @ CASTLE ROCK RANCH 8TH ADDITION.
ELEV. = 1365.61 N.G.V.D.

THE CONTINGENT STREET DEDICATION IS HEREBY CONTINGENTLY DEDICATED AS STREET RIGHT-OF-WAY TO BECOME EFFECTIVE UPON THE PLATTING OF ANY ADJACENT SUBDIVISION HAVING A STREET CONNECTING THERETO. THE COSTS OF CONSTRUCTION OF SAID STREET ARE TO BE BORNE BY THE PERSON(S) OR AGENCY THAT OWNS SAID ADJACENT SUBDIVISION.

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 12th DAY OF May, 2004, WE HAVE SURVEYED AND PLATTED SAVANNA AT CASTLE ROCK RANCH 10TH ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 14, BLOCK 1, AND LOTS 1 THROUGH 8, BLOCK 2 SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION TO SEDGWICK COUNTY, KANSAS; CASTLEWOOD COURT AND CASTLEWOOD ADJACENT TO SAID LOTS 1 THROUGH 14 AND LOTS 1 THROUGH 8; AND A TRACT OF LAND IN THE EAST 1/2, OF THE SE 1/4, SECTION 11, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS COMMENCING AT THE N.E. CORNER OF SAID S.E. 1/4; THENCE BEARING S0°00'00"E ALONG THE EAST LINE OF SAID S.E. 1/4, A DISTANCE OF 111.23 FEET; THENCE BEARING N89°58'39"W, ALONG THE SOUTH RIGHT-OF-WAY OF THE ST. LOUIS WICHITA WESTERN RAILROAD CO. (NOW BURLINGTON NORTHERN), A DISTANCE OF 1004.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF LOT 7, BLOCK 1, SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION; THENCE BEARING S0°00'00"E, A DISTANCE OF 761.54 FEET; THENCE BEARING N90°00'00"W, A DISTANCE OF 318.87 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE S.E. 1/4; THENCE BEARING N0°04'45"E, ALONG SAID WEST LINE, A DISTANCE OF 761.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS WICHITA AND WESTERN RAILROAD; THENCE BEARING S89°58'39"E ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 317.82 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL OF RESERVES E, F, G AND A PORTION OF RESERVE A IN SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION DESCRIBED AS; BEGINNING AT THE NORTHWEST CORNER OF RESERVE A; THENCE BEARING S89°58'39"E ALONG THE NORTH LINE OF RESERVE "A", A DISTANCE OF 239.48 FEET; THENCE BEARING S00°01'21"W, A DISTANCE OF 72.50 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 125.09 FEET AND A CHORD BEARING OF S64°41'32"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'13", AN ARC DISTANCE OF 50.52 FEET; THENCE BEARING N46°31'01"W, A DISTANCE OF 5.00 FEET TO THE PC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 90.10 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°27'38", AN ARC DISTANCE OF 68.34 FEET TO THE PT OF SAID CURVE; THENCE BEARING N89°58'39"W, A DISTANCE OF 119.67 FEET TO THE SOUTHWEST CORNER OF RESERVE "A"; THENCE BEARING N00°00'00"E, ALONG THE WEST LINE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

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

JAMES R. BECKETT, REGISTERED, 15-11-04, LS-832, KANSAS, LAND SURVEYOR

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MINIMUM OPENINGS	ELEVATION (N.G.V.D.)
BLOCK 1	
LOT 3	1354.6
LOT 10	1354.0
LOTS 4 through 9	1357.2

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

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVES "A", "B", AND "D" ARE HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVE "C" IS HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN SAVANNA AT CASTLE ROCK RANCH 10TH ADDITION.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED 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, A BLOCK, STREETS, AND RESERVES, THE SAME TO BE KNOWN AS SAVANNA AT CASTLE ROCK RANCH 10TH ADDITION TO SEDGWICK COUNTY, KANSAS.

OWNER:
K & N STEPHENSON, L.P., A KANSAS LIMITED PARTNERSHIP

KYLE STEPHENSON, GENERAL PARTNER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF May, 2004, BY KYLE STEPHENSON, GENERAL PARTNER OF K & N STEPHENSON, L.P., A KANSAS LIMITED PARTNERSHIP.

MARY A. FARRAR, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/27/08

MARY A. FARRAR, Notary Public - State of Kansas, My Appt. Expires 2/27/08

WE, INTRUST BANK, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SAVANNA AT CASTLE ROCK RANCH 10TH ADDITION TO SEDGWICK COUNTY, KANSAS.

GAIL JOHNSON, SENIOR VICE PRESIDENT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26 DAY OF May, 2004, BY GAIL JOHNSON, SENIOR VICE PRESIDENT OF INTRUST BANK.

JOLEEN BARNHART, NOTARY PUBLIC

JOLEEN BARNHART, Notary Public - State of Kansas, My Appt. Expires 11-14-07

MY APPOINTMENT EXPIRES: NOV 14, 2007

THIS PLAT OF SAVANNA AT CASTLE ROCK RANCH 10TH 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 AREA PLANNING COMMISSION

RONALD L. MARNELL, CHAIR

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2004.

TRICIA L. ROBELLO, LS #1246
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 _____ DAY OF _____, 2004.

_____, MAYOR
CARLOS MAYANS

_____, CITY CLERK
KAREN SUBLETT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 2004.

_____, CHAIRMAN
THOMAS G. WINTERS

_____, COUNTY CLERK
DON BRACE

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

_____, COUNTY CLERK
DON BRACE

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

Q:\2003\03342\LDD 03342\dwg\FINAL PLAT 05-10-2004 04:18:52 pm

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2004

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

RE: SUB 2004-37 -- One-Step Final Plat of Savanna at Castle Rock Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 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 April 2, 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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Kyle Stephenson, K & N Stephenson, L.P. 1540 N. Freeman Road, Wichita, KS 67230
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 OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2004

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

RE: SUB 2004-37 -- One-Step Final Plat of Savanna at Castle Rock Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step 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. An outside-the-city water agreement with the City of Wichita shall be provided.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. County Engineering needs to comment on the status of the applicant's drainage concept. ***A drainage plan is needed.***

D. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.

D. The Applicant shall guarantee the paving of the proposed streets.

E. The plattor's text shall include reference to "lots, blocks, streets and reserves" in the owner's certificate.

F. County Engineering recommends the extension of either Castlewood or Summerfield to the west line of plat in order to provide for connection with potential subdivision of the adjacent property. ***The Subdivision Commission approved a contingent street dedication for this connection.***

G. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1)Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department

specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)

H. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

I. 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.

J. 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.

K. 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.

L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 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.

M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.

N. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.

O. GIS needs to comment on the plat's street names. ***GIS has requested "Circle" be denoted as "Cir". In the event either street is extended, "Cir" should be deleted.***

P. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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.

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, April 8, 2004. The meeting will begin at 12:30 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.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NOTE: This is a replat of a portion of Savanna at Castle Rock Ranch 6th Addition in addition to unplatted property to the west. This property is located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An outside-the-city water agreement with the City of Wichita shall be provided.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. County Engineering needs to comment on the status of the applicant's drainage concept. ***A drainage plan is needed.***

D. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.

D. The Applicant shall guarantee the paving of the proposed streets.

E. The plattor's text shall include reference to "lots, blocks, streets and reserves" in the owner's certificate.

F. County Engineering recommends the extension of either Castlewood or Summerfield to the west line of plat in order to provide for connection with potential subdivision of the adjacent property. ***The Subdivision Commission approved a contingent street dedication for this connection.***

G. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1)Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)

H. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

I. 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-7
APRIL 8, 2004

STAFF REPORT
(One-Step Final Plat Approved 4/1/04)

CASE NUMBER: SUB 2004-37 -- SAVANNA AT CASTLE ROCK RANCH TENTH ADDITION

OWNER/APPLICANT: K & N Stephenson, L.P., 1540 N. Freeman Road, Wichita, KS 67230

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

LOCATION: West of 143rd St. East, North of 13th St. North

SITE SIZE: 16.4 Acres

NUMBER OF LOTS

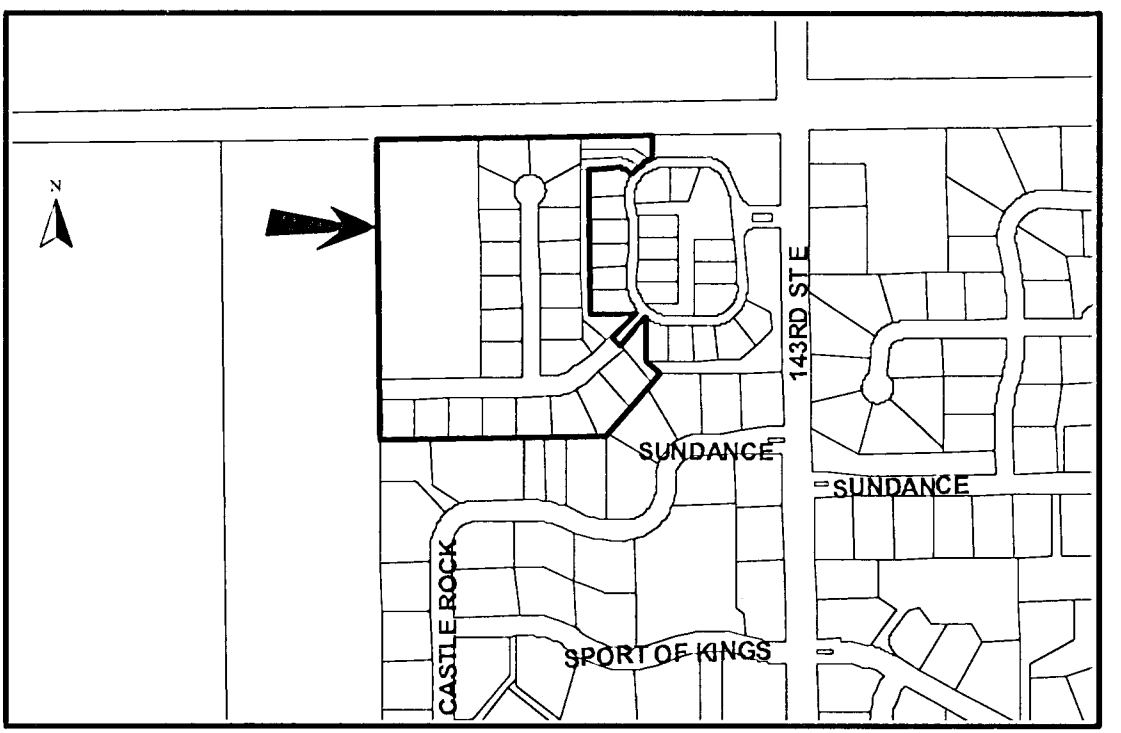
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 27,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



J. 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.

K. 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.

L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 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.

M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.

N. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.

O. GIS needs to comment on the plat's street names. ***GIS has requested "Circle" be denoted as "Cir". In the event either street is extended, "Cir" should be deleted.***

P. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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.

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.