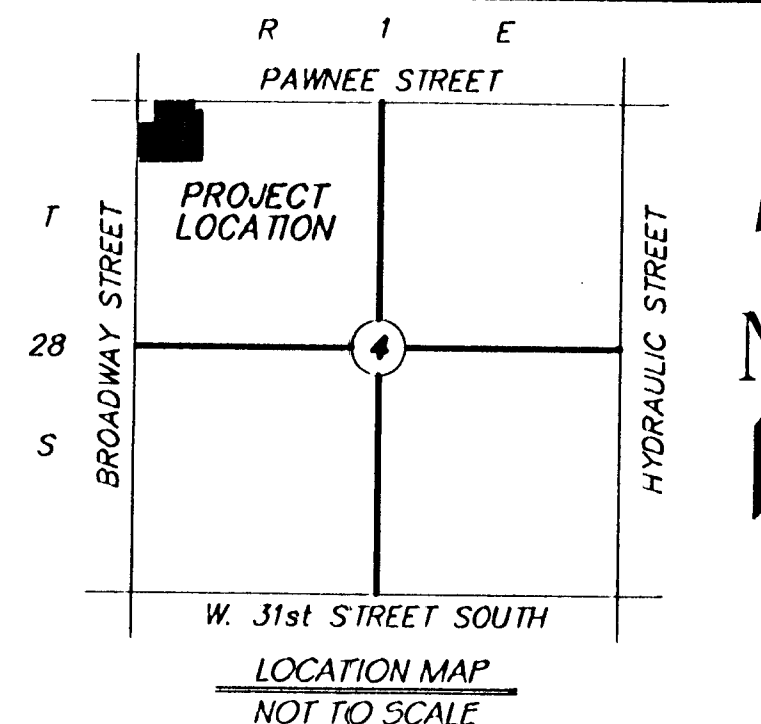
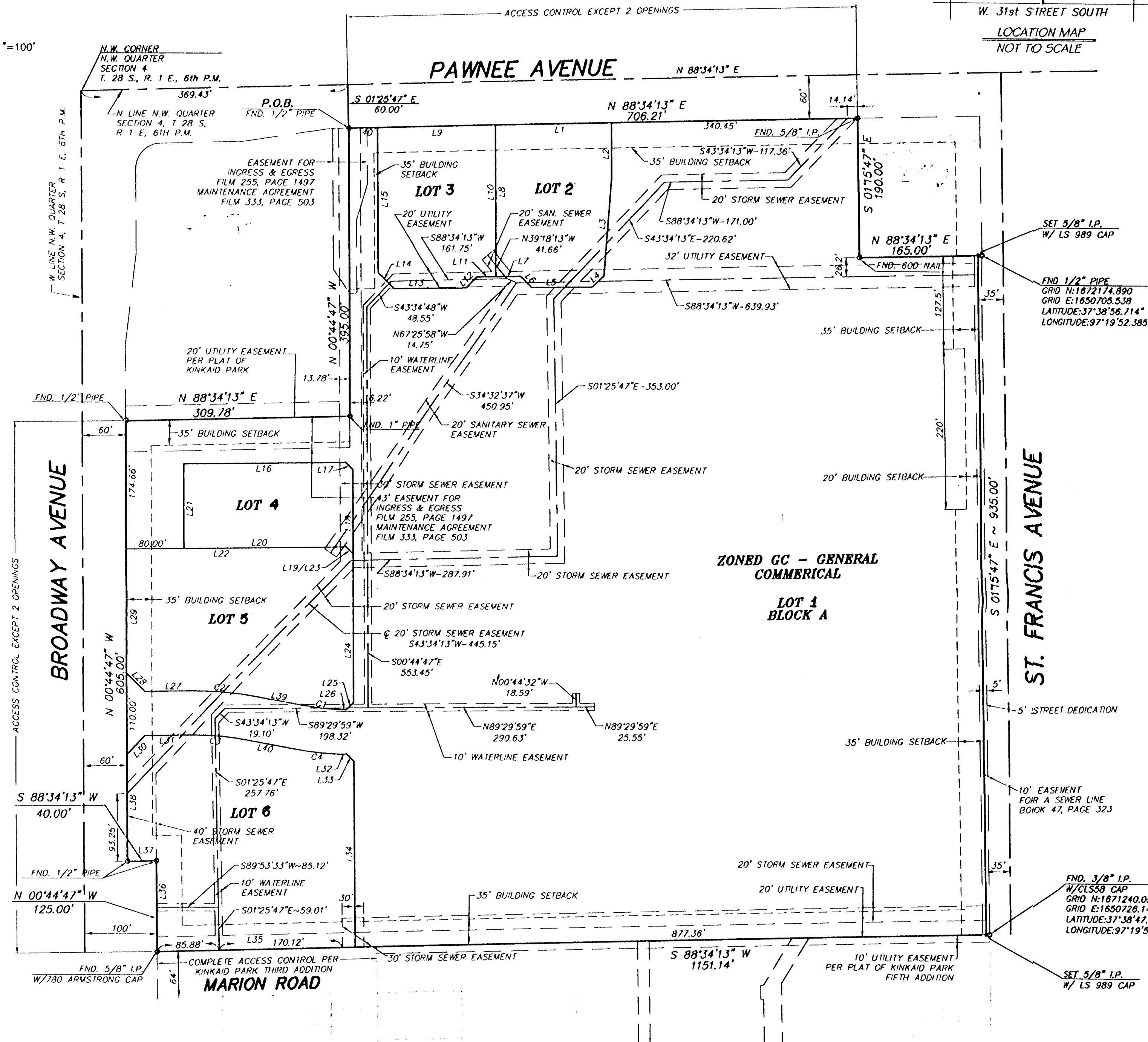


REPLAT OF PART OF KINKAID PARK

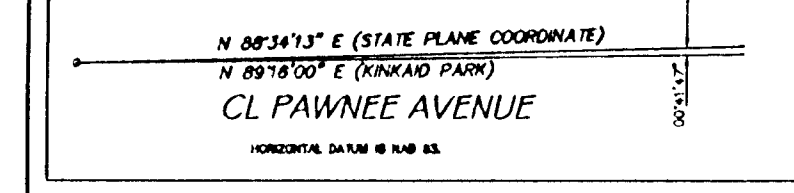
A PART OF THE N.W. 1/4, SECTION 4, T28S, R1E
TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'



VARIANCE BETWEEN GRID BEARING & PLAT BEARING



BASIS OF BEARINGS:
THE KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE
WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

INTERIOR LOT LINES & BEARINGS:
THE KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE
WAS USED AS THE BASIS OF BEARINGS FOR ALL INTERNAL LOT
LINES & BEARINGS.

EASEMENT NOTE:
Easements shown hereon by specific recording information are shown for
reference purposes only and are not dedicated pursuant to this Final Plat.

ACCESS CONTROL NOTE:
All frontage along both Broadway Ave and Pawnee Ave is "Controlled
Access" EXCEPT in those locations shown as entrances on the
Community Unit Plan.

NUMBER	DIRECTION	DISTANCE
L1	N 88°34'13" E	160.82'
L2	S 00°44'47" W	77.32'
L3	S 44°01'10" W	132.07'
L4	S 46°08'12" W	22.08'
L5	S 89°15'13" W	84.74'
L6	N 45°44'47" W	21.21'
L7	S 89°15'13" W	33.86'
L8	N 00°44'47" W	206.96'
L9	N 88°34'13" E	164.94'
L10	S 00°44'47" W	206.96'
L11	S 89°15'13" W	26.14'
L12	S 44°01'10" W	21.21'
L13	S 89°15'13" W	102.19'
L14	N 45°44'47" W	30.34'

NUMBER	DIRECTION	DISTANCE
L15	N 00°44'47" W	198.40'
L16	N 89°15'13" E	223.76'
L17	S 45°44'47" E	14.14'
L18	S 00°44'47" E	115.17'
L19	N 45°44'47" W	14.14'
L20	S 89°15'13" W	223.76'
L21	N 00°44'47" W	115.17'
L22	N 89°15'13" E	303.76'
L23	S 45°44'47" E	14.14'
L24	S 00°44'47" E	206.84'
L25	S 44°01'10" W	13.99'
L26	N 89°15'13" W	6.34'
L27	S 89°15'13" W	65.40'
L28	N 45°44'47" W	35.36'

NUMBER	DIRECTION	DISTANCE
L29	N 00°44'47" W	173.54'
L30	N 44°15'13" E	35.36'
L31	N 89°15'13" E	63.40'
L32	S 89°15'13" W	8.26'
L33	S 45°08'19" E	14.29'
L34	S 00°44'47" E	254.82'
L35	S 88°34'13" E	273.78'
L36	N 00°44'47" W	123.00'
L37	S 88°34'13" E	40.00'
L38	N 00°44'47" W	146.89'
L39	N 79°44'13" E	71.08'
L40	S 79°44'13" E	71.08'

NUMBER	DEFLECTION	DELTA CENTRAL <	DEGREE OF CURVE - ARC	DEGREE OF CURVE - CHORD	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	0°30'14"	0°30'14"	16°08'23"	16°11'37"	S 83°52'20" E	26.39	335.00	52.69	52.64
C2	11°00'34"	11°00'34"	12°52'32"	12°54'10"	N 85°14'30" W	42.89	445.00	85.51	85.38
C3	11°00'34"	11°00'34"	14°52'55"	14°55'27"	N 85°14'30" W	37.10	385.00	73.98	73.86
C4	08°36'03"	08°36'03"	13°48'22"	13°50'23"	S 84°02'14" E	31.21	415.00	62.30	62.24

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby
certify that the following described tract of land was surveyed on
JANUARY 27, 2002 and the accompanying final plat prepared and that
all the monuments shown herein actually exist and their positions are correctly
shown to the best of my knowledge and belief:

A tract of land lying in the Northwest Quarter (NW/4) of Section Four (4),
Township Twenty-eight (28) South, Range One (1) East of the 6th P.M., also
being a part of Lot 2, Block A of the previously recorded plat of Kinkaid Park,
an addition to Wichita, Sedgwick County, Kansas, being more particularly
described as follows:

BEGINNING at the Northeast corner of Lot 1, said Block A, said point being
the most northerly Northwest corner of said Lot 2, Block A;

THENCE North 88°34'13" East along the north line of said Lot 2, Block A a
distance of 706.21 feet to the Northwest corner of Lot 3, said Block A, said
point also being the most northerly Northeast corner of said Lot 2;

THENCE South 01°15'47" East along the west line of said Lot 3 a distance of
190.00 feet to the Southwest corner of said Lot 3;

THENCE North 88°34'13" East along the south line of said Lot 3 a distance of
170.00 feet to a point on the West Right-of-Way line of St. Francis Avenue
(southeast corner of Lot 3);

THENCE South 01°15'47" East along said Right-of-Way a distance of 935.00
feet to a point being the southeast corner of said Lot 2;

THENCE South 88°34'13" West along the south line of said Lot 2 a distance of
1156.14 feet to the most southerly Southwest corner of said Lot 2;

THENCE North 00°44'47" West along the west line of said Lot 2 a distance of
125.00 feet;

THENCE South 88°34'13" West along the west line of said Lot 2 a distance of
40.00 feet to the most westerly Southwest corner of said Lot 2;

THENCE North 00°44'47" West along the west line of said Lot 2 a distance of
605.00 feet to the Southwest corner of said Lot 1;

THENCE North 88°34'13" East along the south line of said Lot 1 a distance of
309.78 feet to the Southeast corner of said Lot 1;

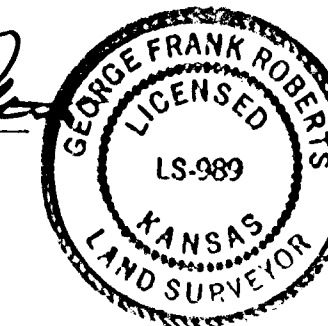
THENCE North 00°44'47" West along the east line of said Lot 1 a distance of
395.00 feet to the Point of Beginning.

Said described tract contains 1,175,615 square feet or 26.9884 acres, more
or less.

According to K.S.A. 12-512b, any recorded plat or part thereof or street, alley
or other public reservation, including, without limitation, easements, dedicated
building setback lines and access control, whether established by instrument,
condemnation or earlier plats shall be vacated both as to use and as to title
without any further proceedings upon the filing and recording with the County
Register of Deeds in accordance with K.S.A. 12-403, any plat or replat duly
executed in accordance with these regulations which embraces the same lands
as those heretofore embraced by the earlier plat or part thereof or street, alley
or other public reservation. Streets, alleys or other public reservations which may
be vacated shall revert, as provided for in K.S.A. 12-506, to abutting property
owners according to their frontage thereon; provided, that such land to be
reverted was derived directly or indirectly from the owner of the land from which
such street, alley or public reservation was originally platted. The proper
completion of the Owner's Certificate and Dedication as required by Section
5-101 Q 2 shall constitute appropriate notice to all persons having property
rights or interests affected by the above platting or replatting.

[SEAL]

George Frank Roberts
KANSAS R.P.L.S. NO. 989



OWNER'S CERTIFICATE AND DEDICATION

This is to certify that the undersigned owner(s) of the lands described in the
Land Surveyor's Certificate; have caused the same to be surveyed and
subdivided on the accompanying plat into lots, blocks streets and other public
ways under the name of **Replat of Part of Kinkaid Park** an addition to the City
of Wichita, Sedgwick County, Kansas; that all highways, streets, alleys,
easements and public sites as denoted on the plat are hereby dedicated to
and for the use of the public for the purpose of constructing, operating,
maintaining and repairing public improvements; and further that the land
contained herein is held and shall be conveyed subject to any applicable
restrictions, reservations and covenants now on file or hereafter filed in the
Office of the Register of Deeds of Sedgwick County, Kansas.

A Drainage Plan has been developed for this plat, and 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 remain
unobstructed to allow for conveyance of stormwater.

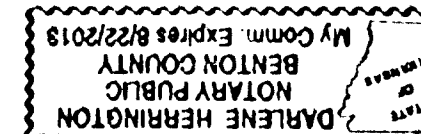
Barry Shannahan, Ass't. Vice-President
WAL-MART STORES, INC., Owner

STATE OF ARKANSAS)
COUNTY OF BENTON)

Be it remembered that on this **31** day of **OCTOBER**, 2003,
before me, a Notary Public in and for said County and State, came
BARRY SHANNAHAN, to me personally known to be the same persons
who executed the foregoing instrument of writing and duly acknowledged the
execution of same. In testimony whereof, I have hereunto set my hand and
affixed my notarial seal, the day and year above written.

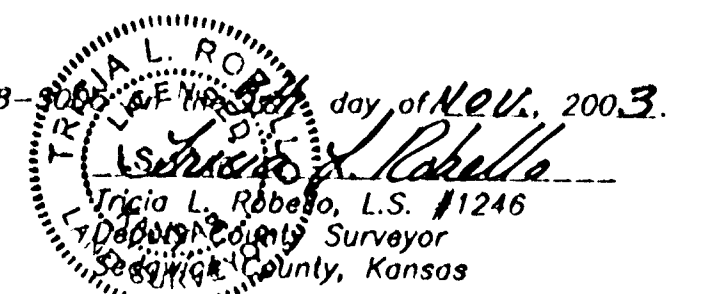
Darlene Herrington
Notary Public,

My Commission Expires: **8/22/2013**



COUNTY SURVEYOR'S CERTIFICATE:

Review in accordance with K.S.A. 58-306a, day of **Nov.**, 2003.



PLANNING COMMISSION CERTIFICATE

This "Re-Plat of KINKAID PARK, an addition to the City of Wichita, Sedgwick County,
Kansas has been submitted to and approved by the Wichita-Sedgwick County
Metropolitan Area Planning Commission, Wichita, Kansas

Dated this **24th** day of **July**, 2003.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Henington
Bernard A. Henington, Chair
John L. Schlegel, Secretary

COUNTY CLERK AND CITY CLERK CERTIFICATE:

This plat approved and all dedications shown hereon accepted by the City Council of
the City of Wichita, Kansas, this **24th** day of **July**, 2003.

At the Direction of the City Council

Chris Charches, City Manager Karen Schofield, City Clerk

Entered on transfer record this **24th** day of **July**, 2003.

Donald Brace, County Clerk

GOVERNING BODY CERTIFICATE:

The plat approval and acceptance of dedications shown hereon, if any, accepted by
the City Council of the City of Wichita, Kansas, this **24th** day of
November, 2003.

At the Direction of the City Council
Carlos Moyano, Mayor
Karen Schofield
ATTEST: Karen Schofield, City Clerk

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS) ss
SEDGWICK COUNTY)

This is to certify that this plat has been filed for record in the office of the
Register of Deeds, this **24th** day of **July**, 2003, at **10:00** o'clock **A.M.**;
and is duly recorded.

Bill Meeks, Register of Deeds

Linda Kizzire, Deputy

NOTE:
THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE KINKAID PARK
COMMERCIAL CUP (CUP 2003-19, DP-43 AMENDMENT #3).

BENCH MARK DATUM U.S.G.S. 83 DATUM

BM #1 CUT "X" ON NOSE OF MEDIAN AT PAWNEE & TOPEKA ELEV=1290.14	BM #3 R.R. SPIKE IN POWER POLE APX. 25' N. OF S.E. PROP. COR. ON E. SIDE ST. FRANCIS ELEV=1287.82
BM #2 CUT "X" ON W. END MEDIAN CL PAWNEE N. OF N.E. PROPERTY CORNER ELEV=1288.16	BM #4 CUT "X" ON TOP OF CURB S.E.S. BROADWAY & S. EXT. TO WAL-MART ELEV=1290.08

ENGINEER
SEAR & McALEE CO., P.C.
815 W. Main Street
Oklahoma City, OK 73106
Phone: (405) 232-7715

SURVEYOR
SMITH ROBERTS BALDSCHEWILL, LLC
23 S. Oklahoma Avenue, Suite 400
Oklahoma City, OK 73104
Phone: (405) 810-7094

Date: SEPTEMBER 19, 2003

"Replat of KINKAID PARK"
FINAL PLAT SHEET 1 OF 1



Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2003

Spear & McCaleb Company, P.C.
815 W. Main
Oklahoma City, OK 73106

RE: SUB 2003-71 - One-Step Final Replat of Kinkaid Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 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 July 18, 2003, with the deletion of Item X.

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: Wal-Mart Stores, Inc., 201 S.E. 10th Street, Bentonville, AR 72716
Kevin Holman, Sedgwick County Fire Department
Neil Cable, 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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

Spear & McCaleb Company, P.C.
815 W. Main
Oklahoma City, OK 73106

RE: SUB 2003-71 - One-Step Final Replat of Kinkaid Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 2003, 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. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Utility easements for water services need to be platted.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded.
- C. A guarantee for the sewer abandonment will be required.
- D. The 10-ft sewer easement needs to be increased to 20 feet and extended to serve Lot 2C.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the status of the applicant's drainage plan. Drainage improvements are needed at time of site development.
- G. In accordance with the CUP amendment, guarantees shall be provided for extending the left-turn center lane on Broadway to the southern opening to Lot 2A, and extending the right-turn decel lane on Broadway from Marion Road to form a decel lane with at least 100 feet of taper and 150 feet of storage, as determined by the Traffic Engineer.
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. In accordance with the CUP amendment, the opening to Lot 2A along the south property line shall be closed, and the middle entrance on St. Francis shall be closed.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- I. The plat proposes four access openings along Pawnee and four openings along Broadway in accordance with the CUP. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. Two openings along both Pawnee and Broadway have been approved. Access controls need to be revised to only include platted property. The applicant is advised that the CUP needs to be revised accordingly.
- J. County Surveying has requested a central angle (delta) with curve data.
-  K. The 20' portion of building setback along the east side of Lot 2A needs to be located.
- L. The plat name in the owner's certificate needs to be corrected to match the title block.
- M. The plat name needs to be included on the Planning Commission certificate.
- N. County Surveying has requested a bearing on internal lot lines.
- O. County Surveying has advised that the storm sewer easement along the south line of Lot 2A needs to be located. (20' north of south line)
- P. County Surveying has advised that the 10' sanitary sewer easement running southwest-northeast needs to be located.
- Q. County Surveying has advised that interior bearings need basis shown since some are plat and some are SPCS.
- R. The lot lines need to be solid lines.
- S. In accordance with the CUP amendment, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- T. Traffic Engineering has requested additional right-of-way along St. Francis. The Subdivision Regulations require a 35-ft half-street right-of-way for a commercial street.
- U. The lots shall be renumbered as 1 through 6, Block A.
- V. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of to the Kinkaid Park Commercial CUP (CUP 2003-19, DP-43 Amendment #3).
- W. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- X. City Water and Sewer Department ~~needs to~~ comment on the existing wall located along the south property line which is within a 10-ft utility easement. The Subdivision Regulations require that wall easements are platted separately from utility easements or require the execution of a Hold Harmless Agreement.
- Y. The City Council certificate needs to be revised to reference Carlos Mayans, Mayor.

- Z. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- AA. The County Commissioners certificate may be deleted as this plat is located within the city of Wichita.
- BB. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- CC. The MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- DD. Marion Rd. which abuts the plat to the south, shall be designated on the plat along with its right-of-way width.
- EE. 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.
- FF. The platlor'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.
- GG. 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.)
- HH. 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.
- II. 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.
- JJ. 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.
- KK. 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.

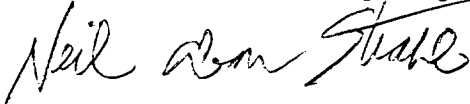
- LL. Perimeter closure computations shall be submitted with the final plat tracing.
- MM. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- NN. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- OO. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. 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, July 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

NES:ch

Enclosure

Copies to: Wal-Mart Stores, Inc., 201 S.E. 10th Street, Bentonville, AR 72716
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 7/17/03)

CASE NUMBER: SUB 2003-71 -- REPLAT OF KINKAID PARK ADDITION

OWNER/APPLICANT: Wal-Mart Stores, Inc., 2001 S.E. 10th St., Bentonville, AR 72716

SURVEYOR/ENGINEER: Spear & McCaleb Co., P.C., 815 West Main, Oklahoma City, OK 73106

LOCATION: South side of Pawnee, East side of Broadway

SITE SIZE: 27.10 acres

NUMBER OF LOTS

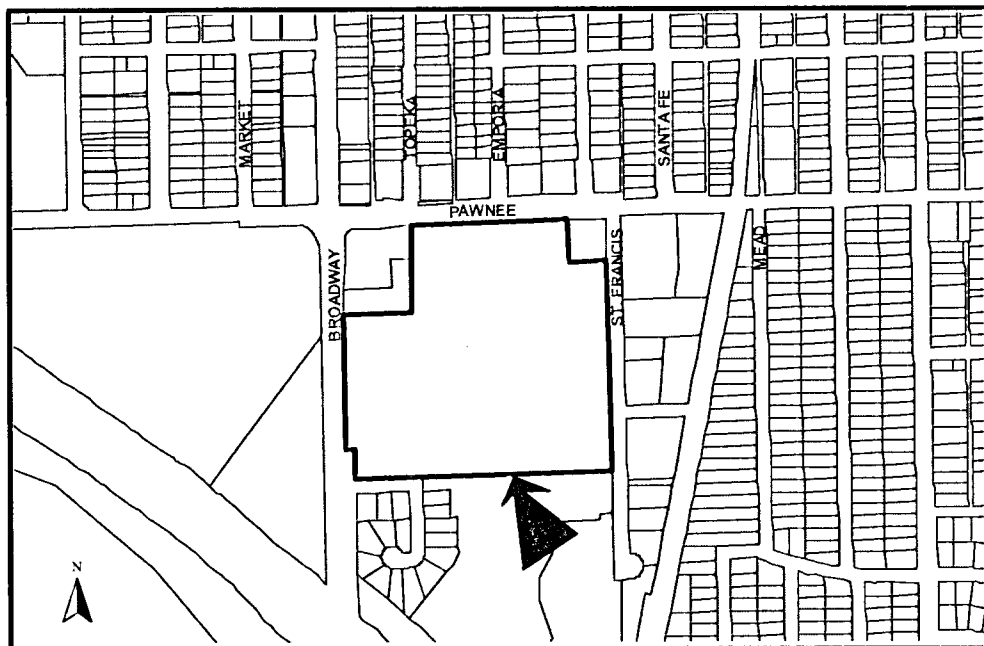
Residential:	
Office:	
Commercial:	6
Industrial:	-
Total:	6

MINIMUM LOT AREA: 27.10 acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Kinkaid Park Addition. The site has been approved for a CUP amendment (CUP 2003-19, DP-43 Amendment #3) to the Kinkaid Park Commercial CUP.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **Utility easements for water services need to be platted.**
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded.
- C. A guarantee for the sewer abandonment will be required.
- D. **The 10-ft sewer easement needs to be increased to 20 feet and extended to serve Lot 2C.**
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **City Engineering** needs to comment on the status of the applicant's drainage plan. **Drainage improvements are needed at time of site development.**
- G. In accordance with the CUP amendment, guarantees shall be provided for extending the left-turn center lane on Broadway to the southern opening to Lot 2A, and extending the right-turn decel lane on Broadway from Marion Road to form a decel lane with at least 100 feet of taper and 150 feet of storage, as determined by the Traffic Engineer.
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. In accordance with the CUP amendment, the opening to Lot 2A along the south property line shall be closed, and the middle entrance on St. Francis shall be closed.
- I. The plat proposes four access openings along Pawnee and four openings along Broadway in accordance with the CUP. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **Two openings along both Pawnee and Broadway have been approved. Access controls need to be revised to only include platted property. The applicant is advised that the CUP needs to be revised accordingly.**
- J. **County Surveying** has requested a central angle (delta) with curve data.
- K. The 20' portion of building setback along the east side of Lot 2A needs to be located.
- L. The plat name in the owner's certificate needs to be corrected to match the title block.
- M. The plat name needs to be included on the Planning Commission certificate.
- N. **County Surveying** has requested a bearing on internal lot lines.

SUB 2003-71 -- One-Step Final Plat of REPLAT OF KINKAID PARK ADDITION
July 24, 2003 - Page 3

- O. County Surveying has advised that the storm sewer easement along the south line of Lot 2A needs to be located. (20' north of south line)
- P. County Surveying has advised that the 10' sanitary sewer easement running southwest-northeast needs to be located.
- Q. County Surveying has advised that interior bearings need basis shown since some are plat and some are SPCS.
- R. The lot lines need to be solid lines.
- S. In accordance with the CUP amendment, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- T. Traffic Engineering has requested additional right-of-way along St. Francis. The Subdivision Regulations require a 35-ft half-street right-of-way for a commercial street.
- U. The lots shall be renumbered as 1 through 6, Block A.
- V. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of to the Kinkaid Park Commercial CUP (CUP 2003-19, DP-43 Amendment #3).
- W. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- X. City Water and Sewer Department needs to comment on the existing wall located along the south property line which is within a 10-ft utility easement. The Subdivision Regulations require that wall easements are platted separately from utility easements or require the execution of a Hold Harmless Agreement.
- Y. The City Council certificate needs to be revised to reference Carlos Mayans, Mayor.
- Z. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- AA. The County Commissioners certificate may be deleted as this plat is located within the city of Wichita.
- BB. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- CC. The MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- DD. Marion Rd. which abuts the plat to the south, shall be designated on the plat along with its right-of-way width.
- EE. 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.

SUB 2003-71 -- One-Step Final Plat of REPLAT OF KINKAID PARK ADDITION
July 24, 2003 - Page 4

- FF. The platlor'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.
- GG. 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.)
- HH. 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.
- II. 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.
- JJ. 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.
- KK. 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.
- LL. Perimeter closure computations shall be submitted with the final plat tracing.
- MM. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- NN. 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.
- OO. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.