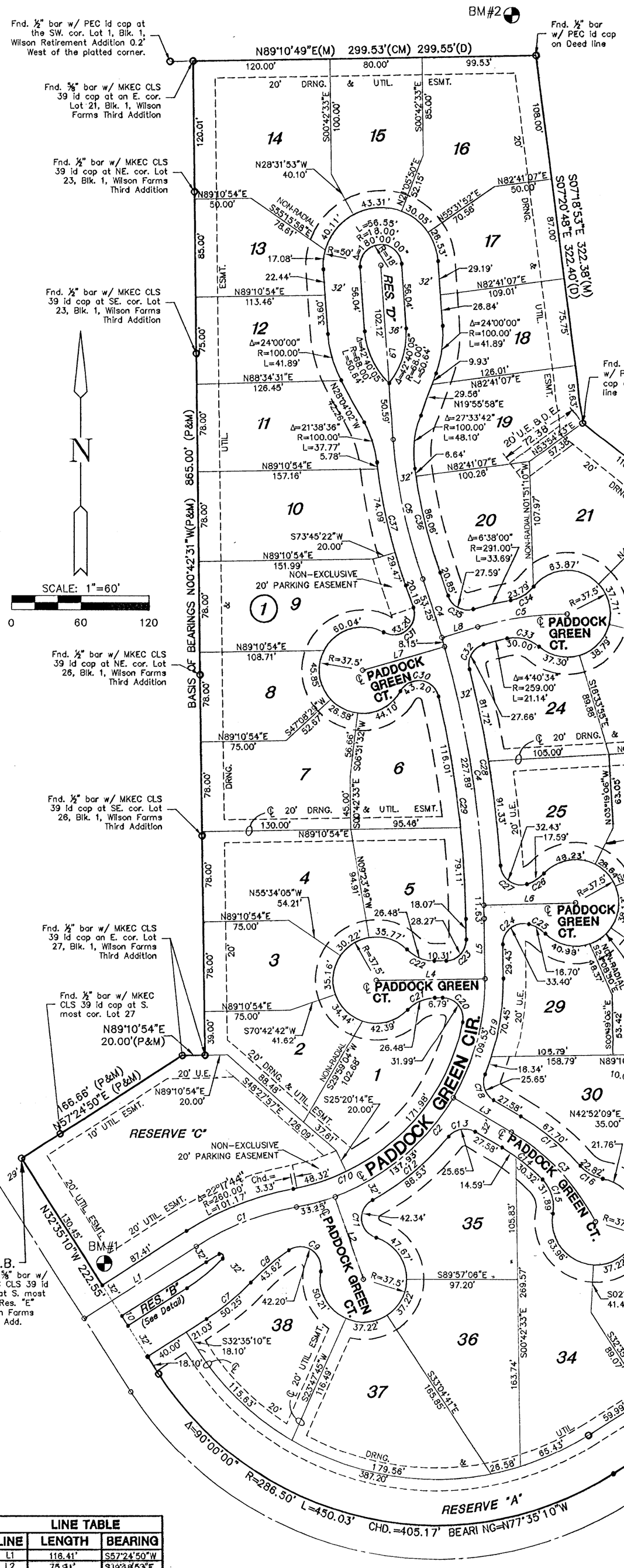
File Copy - Final 5/27/03

FINAL PLAT

BRIGHTON COURTS ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "BRIGHTON COURTS ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in a portion of Lot 1, Block 1, Legacy Park Wilson Estates Addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, all of Lot 6, said Block 1, of said addition, TOGETHER WITH, all of Reserve "C", of said addition, TOGETHER WITH, all of Reserve "M", Wilson Farms Second Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion of said Reserve "M" replatted by Wilson Farms Third Addition, an addition to Wichita, Sedgwick County, Kansas, said tract being more particularly described as follows:

BEGINNING at the Southern most corner of Reserve "E", said Wilson Farms Third Addition, thence along the Easterly boundary line of said Wilson Farms Third Addition, on a platted bearing of N57°24'50"E, 166.66 feet; thence continuing along said Easterly boundary line, N89°10'54"E, 20.00 feet; thence continuing along said Easterly boundary line, N00°42'31"W, 865.00 feet to a point on the South line of Wilson Retirement Addition to Wichita, Sedgwick County, Kansas, said point lying 20.20 feet East of the measured Southwest corner of said Wilson Retirement Addition; thence along said South line N89°10'49"E, 299.53 feet; thence S07°18'53"E, 322.38 feet; thence S51°05'17"E, 226.15 feet to a point on a non-tangent curve to the left, said point being the Northeast corner of said Lot 6; thence along said curve and along the East line of said Lot 6, 133.81 feet, said curve having a central angle of 33°40'04", a radius of 227.71 feet, and a long chord distance of 131.89 feet, bearing S16°00'55"W; thence along said East line of said Lot 6, S00°49'07"E, 279.24 feet to a point on a curve to the left; thence along said curve and continuing along said East line 210.37 feet, said curve having a central angle of 31°46'03", a radius of 379.43 feet, and a long chord distance of 207.69 feet, bearing S16°42'09"E; thence S32°35'10"E, 45.00 feet to the Southeast most corner of said Reserve "C"; thence along the South line of said Reserve "C", S57°24'50"W, 239.99 feet to a point on a curve to the right; thence along said curve and along the South line of said Reserve "C" and said Reserve "M" 450.03 feet, said curve having a central angle of 90°00'00", a radius of 286.50 feet, and a long chord distance of 405.17 feet, bearing N77°35'10"W; thence continuing along the South line of said Reserve "M", N32°35'10"W, 222.55 feet to the POINT OF BEGINNING.

Platted easements building setbacks 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 6th day of June 2003.

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

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR 6/6/03

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, a Block, Reserves, and Streets, the same to be known as "BRIGHTON COURTS 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 granted for residential parking only and no obstructions shall be constructed or placed within the easements. Streets are hereby dedicated to and for the use of the public. Reserves "A", "B", "C", and "D" are platted for berming, open space, landscaping, monuments, irrigation, drainage, utilities as designated, and monuments. The Reserves shall be owned and maintained by the homeowners association. Reserve "C" is also platted for a pool and associated uses. 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. Lots 1 and 2 are required to adhere to the minimum pad elevations as shown on the "Minimum Pad Elevations" table. This plat shall conform to CUP DP-201.

BRIGHTON COURTS LLC, a Kansas limited liability company

Ron Samples, Manager

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 6th day of June, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Ron Samples, Manager, Brighton Courts LLC, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Ann C. Ybarra, Notary Public
Notary Public Ann C. Ybarra
My appointment expires: 9-15-2005

ANN C. YBARRA Notary Public - State of Kansas My Appt. Expires 9-16-05

Wilson Farms Residential Master Association, a Kansas not-for-profit Corporation.

by Kevin M. Mullen, Vice President

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 18th day of June, 2003, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, Vice President,

Wilson Farms Residential Master Association, a Kansas not-for-profit Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Angie M. Holden, Notary Public
Notary Public Angie M. Holden
My appointment expires: 7-25-03

ANGIE M. HOLDEN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 7-25-03

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

Dated this 24th day of April, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Bernard A. Hentzen, Chair

Dale Miller, Secretary

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this 15 day of JULY, 2003.

At the direction of the City Council.

Carlos Mayans, Mayor

THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

Pat Graves, City Clerk

Entered on transfer record this ____ day of _____, 2003.

_____, County Clerk
Don Brace, County Clerk

STATE OF KANSAS)
)ss:
SEDGWICK COUNTY)

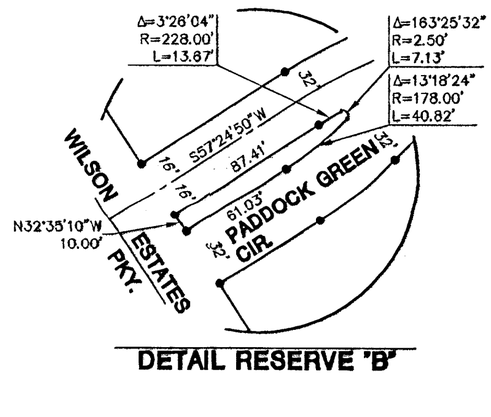
This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 2003 at _____ o'clock M; and is duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

LINE TABLE		
LINE	LENGTH	BEARING
L1	116.41'	S57°24'50"W
L2	75.91'	S19°38'53"E
L3	59.10'	S59°19'55"E
L4	95.00'	S89°17'27"W
L5	52.07'	N00°42'33"W
L6	80.00'	S88°38'58"W
L7	74.08'	N74°02'31"E
L8	32.83'	N73°31'24"E
L9	152.71'	N04°04'02"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	94.95'	244.00'	Δ=22°17'44"
C2	280.71'	200.00'	Δ=80°25'07"
C3	107.88'	192.90'	Δ=32°02'35"
C4	300.92'	900.00'	Δ=19°09'27"
C5	79.08'	275.00'	Δ=16°28'36"
C6	124.09'	450.00'	Δ=15°47'59"
C7	50.25'	210.00'	Δ=13°42'34"
C8	43.62'	200.00'	Δ=12°29'46"
C9	42.20'	18.00'	Δ=134°18'41"
C10	220.30'	184.00'	Δ=68°35'59"
C11	42.34'	18.00'	Δ=134°46'00"
C12	86.53'	216.00'	Δ=22°57'06"
C13	25.65'	18.00'	Δ=81°38'43"
C14	44.91'	176.90'	Δ=14°32'39"
C15	31.89'	33.00'	Δ=55°21'38"
C16	22.82'	33.00'	Δ=39°36'49"
C17	67.70'	208.90'	Δ=18°34'04"
C18	25.65'	18.00'	Δ=81°38'43"
C19	86.79'	216.00'	Δ=23°01'22"
C20	31.99'	18.00'	Δ=101°49'08"
C21	26.48'	33.00'	Δ=45°58'12"
C22	26.48'	33.00'	Δ=45°58'12"
C23	28.27'	18.00'	Δ=90°00'00"
C24	33.40'	18.00'	Δ=106°19'30"
C25	16.70'	33.00'	Δ=29°00'13"
C26	17.59'	33.00'	Δ=30°32'19"
C27	32.43'	18.00'	Δ=103°12'59"
C28	173.05'	916.00'	Δ=10°49'29"
C29	195.12'	884.00'	Δ=12°38'47"
C30	43.20'	18.00'	Δ=137°29'41"
C31	43.20'	18.00'	Δ=137°29'41"
C32	27.66'	18.00'	Δ=88°02'41"
C33	30.00'	33.00'	Δ=52°05'28"
C34	23.79'	33.00'	Δ=41°17'57"
C35	27.59'	18.00'	Δ=87°48'42"
C36	92.70'	434.00'	Δ=12°14'17"
C37	109.35'	466.00'	Δ=13°26'35"



DETAIL RESERVE "B"

LEGEND

- △ = Section Corner Monument Found
- O = Found Survey Monument (see leadered caption for type)
- ● = Set 5/8" Rebar W/ MKEC CLS 39 id. Cap
- U.E. = Utility Easement
- —— —— = 15' Street Drainage, Utility Easement, and Building Setback
- (P) = Platted
- (M) = Measured
- (CP) = Calculated From Platted
- (CM) = Calculated From Measured
- C1 = See Curve Table
- L1 = See Line Table

BENCHMARKS

BM#1 — Chiseled square on top of East curb of drive into Alterra Retirement Home, 72' North & 47' West of the Southeast corner of Wilson Retirement Addition. Elevation = 204.12 City Datum 1391.52 NGVD

BM#2 — Chiseled square on the South end of the East headwall of a RCB, 101' South and 20' East of the Southernmost corner of Lot 27, Block 1, Wilson Farms Third Addition. Elevation = 189.38 City Datum 1376.78 NGVD

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
1	1	191.0	1378.4
2	1	191.0	1378.4

Reviewed in accordance with K.S.A. 58-2005 on this 30th day of May, 2003.

TRICIA L. ROBELLO LICENSED LS-1246 KANSAS LAND SURVEYOR

Tricia L. Robello, 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

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-29 -- One-Step Final Plat of Brighton Courts Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 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 April 18, 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 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: Ron Samples, Brighton Courts, LLC, Innco, 7300 W. 110th Street, No. 990, Overland Park, KS 66210
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 18, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-29 -- One-Step Final Plat of Brighton Courts Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required.***

D. Traffic Engineering needs to comment on the 32-ft right-of-way width platted for the internal street. ***The right-of-way width is approved.***

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

F. The applicant has indicated that the parking areas adjoining the internal street will be included as "parking easements" within individual lots. The parking easements shall be referenced in the plattor's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.

G. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

H. County Surveying has noted that several centerline dimensions need added.

I. County Surveying has noted that dimensions on Reserve "A", Lot 32 and Lot 18 need added.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the 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.

M. City Fire Department needs to comment on the street length of the internal street (1100 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. ***City Fire Department has requested that the width of both entry drives be increased to 32 feet. The right-of-way width at the turnaround needs to be increased to 32 feet.***

N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

O. 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.

P. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

Q. GIS has requested that the new street be named Paddock Green. The loop street at the north should be named Paddock Green Cir and the other cul-de-sacs emanating from Paddock Green should be named Paddock Green Ct.

R. 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.

S. 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.

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 requests additional easements.***

BB. 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, April 24, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-4
APRIL 24, 2003

STAFF REPORT
(One-Step Final Plat Approved 4/17/03)

CASE NUMBER: SUB 2003-29 -- BRIGHTON COURTS ADDITION

OWNER/APPLICANT: Brighton Courts LLC, Attn: Ron Samples, Innco, 7300 W. 110th St. No. 990, Overland Park, KS 66210

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

LOCATION: South of 21st St. North, West of Webb Road

SITE SIZE: 13.07 acres

NUMBER OF LOTS

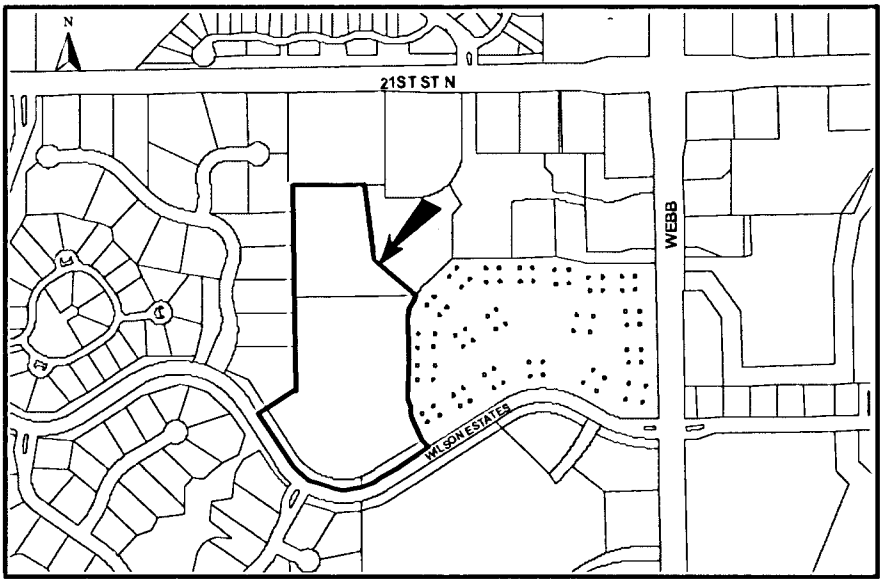
Residential:	38
Office:	
Commercial:	
Industrial:	
Total:	38

MINIMUM LOT AREA: 8,177 sq. ft.

CURRENT ZONING: Single-Family and duplex uses per Wilson Estates Residential CUP DP-201

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lot 1, Block 1, and Lot 6, Block 1 of the Legacy Park Wilson Estates Addition. The plat is also subject to the provisions of the Wilson Estates Residential CUP (DP-201).

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

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required.***

D. Traffic Engineering needs to comment on the 32-ft right-of-way width platted for the internal street. ***The right-of-way width is approved.***

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

F. The applicant has indicated that the parking areas adjoining the internal street will be included as "parking easements" within individual lots. The parking easements shall be referenced in the plattor's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.

G. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

H. County Surveying has noted that several centerline dimensions need added.

I. County Surveying has noted that dimensions on Reserve "A", Lot 32 and Lot 18 need added.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the 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.

M. City Fire Department needs to comment on the street length of the internal street (1100 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. ***City Fire Department has requested that the width of both entry drives be increased to 32 feet. The right-of-way width at the turnaround needs to be increased to 32 feet.***

N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

O. 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.

P. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

Q. GIS has requested that the new street be named Paddock Green. The loop street at the north should be named Paddock Green Cir and the other cul-de-sacs emanating from Paddock Green should be named Paddock Green Ct.

R. 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.

S. 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.

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 requests additional easements.***

BB. 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.