

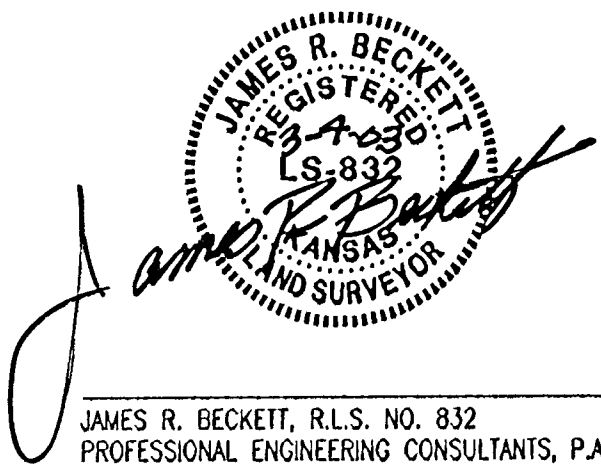
final tracing
received
3-20-03

CHAPEL HILL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 4TH DAY OF MARCH, 2003, THAT WE HAVE SURVEYED AND PLATTED CHAPEL HILL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND RESERVES, THE SAME BEING A REPLAT OF CHAPEL HILL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF CHAPEL HILL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.



THE PEDESTRIAN ACCESS EASEMENT OVER THE WEST 10 FEET OF LOT 26, BLOCK 1 SHALL BE CONTINGENT UPON THE CONVERSION OF THE RAILROAD RIGHT-OF-WAY TO A PUBLIC TRAIL USE.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING AND OPEN SPACE.

RESERVE "C" IS HEREBY PLATTED FOR LAKES, LANDSCAPING, DRAINAGE, WALKWAYS, RECREATIONAL FACILITIES, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "C" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNER'S ASSOCIATIONS TO BE FORMED WITHIN CHAPEL HILL 2ND ADDITION.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

LOTS	BLOCK 1
4 THROUGH 14	ELEV = 175.60 CITY DATUM
	ELEV = 1363.0 N.G.V.D.

THERE SHALL BE COMPLETE ACCESS CONTROL TO AND FROM K-96 BYPASS ALONG THE EAST LINE OF BLOCK 1 AS SHOWN.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM 13TH STREET NORTH OVER AND ACROSS THE SOUTH LINE OF LOTS 1 AND 2, BLOCK 1, IS HEREBY GRANTED TO THE CITY OF WICHITA. ACCESS TO 13TH STREET NORTH SHALL BE GRANTED AT ONE LOCATION AS SHOWN.

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, BLOCKS, STREETS, AND RESERVES THE SAME TO BE KNOWN AS CHAPEL HILL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER: CHAPEL HILL VILLAGE, L.L.C.

BY: Steven L. Jacobs
STEVEN L. JACOBS, PRESIDENT

OWNER: CHAPEL HILL FELLOWSHIP A UNITED METHODIST CHURCH, INC.

BY: Robert J. Alexander
ROBERT J. ALEXANDER, CHAIRMAN

OWNER: THE BOARD OF TRUSTEES OF CHAPEL HILL FELLOWSHIP OF THE UNITED METHODIST CHURCH

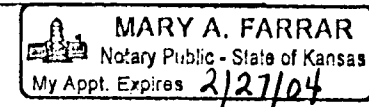
BY: Robert J. Alexander
ROBERT J. ALEXANDER, CHAIRMAN

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF MARCH, 2003, BY STEVEN L. JACOBS, PRESIDENT OF CHAPEL HILL VILLAGE, L.L.C.

Mary A. Farrar, NOTARY PUBLIC
MARY A. FARRAR

MY APPOINTMENT EXPIRES: 2/27/04

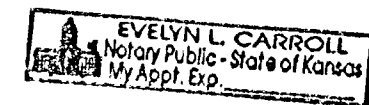


STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF MARCH, 2003, BY ROBERT J. ALEXANDER, CHAIRMAN OF THE BOARD OF TRUSTEES OF CHAPEL HILL FELLOWSHIP A UNITED METHODIST CHURCH.

Evelyn L. Carroll, NOTARY PUBLIC
EVELYN L. CARROLL

MY APPOINTMENT EXPIRES: 5-15-04

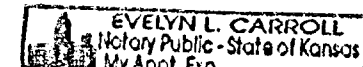


STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF MARCH, 2003, BY ROBERT J. ALEXANDER, CHAIRMAN OF THE BOARD OF TRUSTEES OF CHAPEL HILL FELLOWSHIP OF THE UNITED METHODIST CHURCH.

Evelyn L. Carroll, NOTARY PUBLIC
EVELYN L. CARROLL

MY APPOINTMENT EXPIRES: 5-15-04



WE, EMPRISE BANK IN WICHITA KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CHAPEL HILL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Galen Nelson
GALEN NELSON, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 2003, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME GALEN NELSON, SENIOR VICE PRESIDENT, EMPRISE BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Kacy Scoggin, NOTARY PUBLIC
KACY SCOGGIN

MY APPOINTMENT EXPIRES: 7-15-2005



WE, THE KANSAS AREA UNITED METHODIST FOUNDATION, INC., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CHAPEL HILL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Steven P. Childs
STEVEN P. CHILDS, PRESIDENT

STATE OF KANSAS }
COUNTY OF RENO } SS

BE IT REMEMBERED ON THIS 5 DAY OF March, 2003, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME STEVEN P. CHILDS, PRESIDENT, THE KANSAS AREA UNITED METHODIST FOUNDATION, INC., AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID FOUNDATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Holly L. Gilpin, NOTARY PUBLIC
HOLLY L. GILPIN

MY APPOINTMENT EXPIRES: 6/5/2006



WE, THE VALLEY STATE BANK, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CHAPEL HILL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: Douglas M. Morley
DOUGLAS M. MORLEY, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 11th DAY OF March, 2003, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME DOUGLAS M. MORLEY, PRESIDENT, THE VALLEY STATE BANK, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Vanessa E. Evans, NOTARY PUBLIC
VANESSA E. EVANS

MY APPOINTMENT EXPIRES: 12-7-04



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
BERNARD A. HENTZEN

_____, SECRETARY
DALE MILLER

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2003.

TRICIA L. ROBELLO, L.S. #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 _____, 2003.

AT THE DIRECTION OF THE CITY COUNCIL

_____, CITY MANAGER
CHRIS CHERCHES

_____, CITY CLERK
PAT GRAVES

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2003.

_____, 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 _____, 2003.

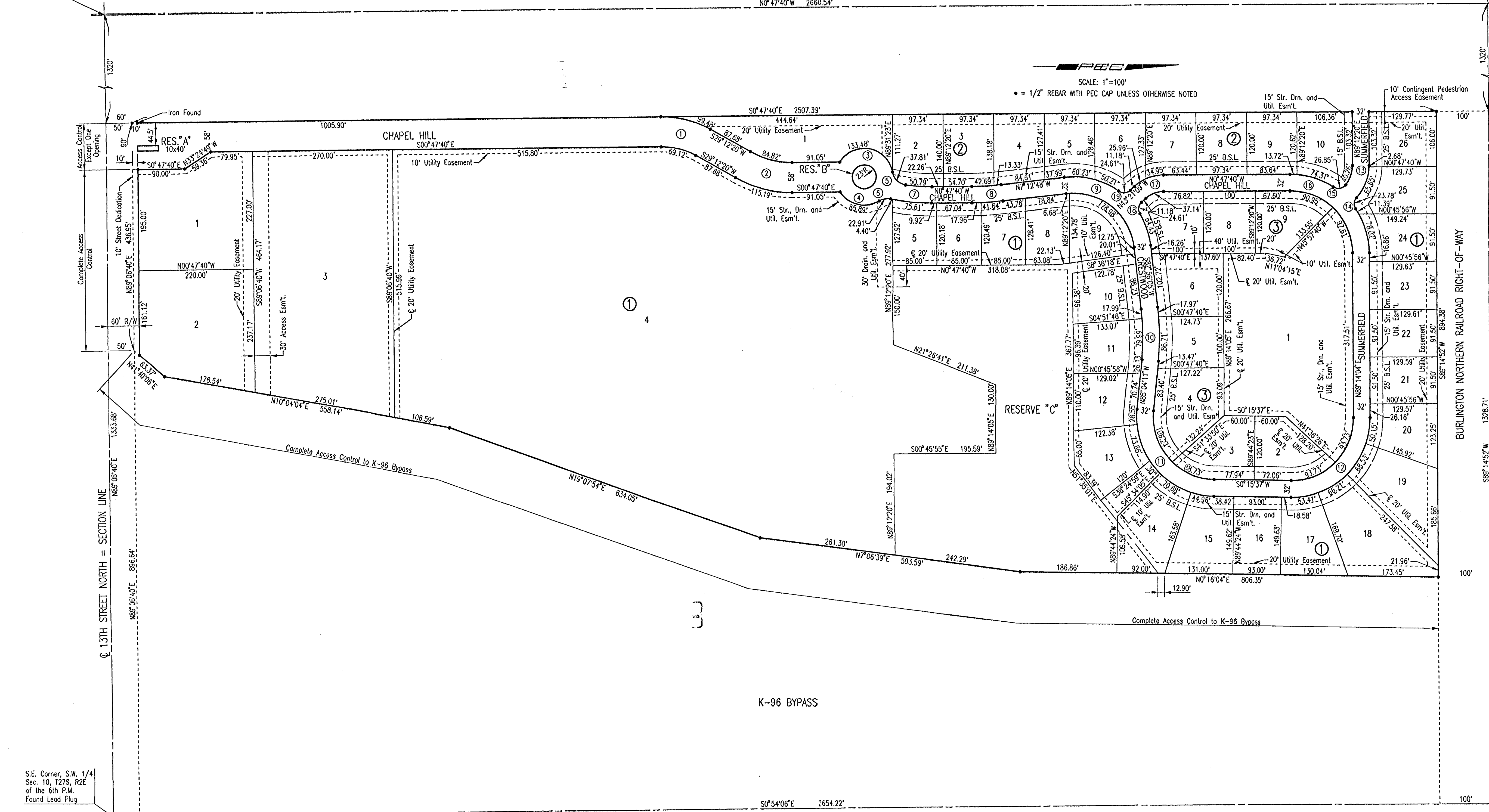
_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE

CHAPEL HILL 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

S.W. Corner, S.W. 1/4
Sec. 10, T27S, R2E
of the 6th P.M.
Found 3/4" I.P.

N.W. Corner, S.W. 1/4
Sec. 10, T27S, R2E
of the 6th P.M.
Found R.R. Spike in Pavt.



CURVE TABLE
① = CURVE NUMBER

CURVE NO. 1	190°R.
Δ=30°00'00"	132°R.
CURVE NO. 2	162°R.
Δ=30°00'00"	220°R.
CURVE NO. 3	55°R.
Δ=139°02'55"	
CURVE NO. 4	55°R.
Δ=89°28'19"	
CURVE NO. 5	30°R.
Δ=72°12'50"	
CURVE NO. 6	30°R.
Δ=43°44'43"	
CURVE NO. 7	336.14°R.
Δ=8°39'23"	368.14°R.
Δ=12°27'08"	
CURVE NO. 8	500°R.
Δ=6°25'08"	532°R.
CURVE NO. 9	150°R.
Δ=90°08'53"	118°R.
CURVE NO. 10	500°R.
Δ=11°59'44"	468°R.
CURVE NO. 11	118°R.
Δ=94°40'13"	150°R.
CURVE NO. 12	118°R.
Δ=91°01'32"	150°R.
CURVE NO. 13	61.16°R.
Δ=37°43'23"	93.16°R.
Δ=42°01'47"	
CURVE NO. 14	18°R.
Δ=75°42'19"	
CURVE NO. 15	18°R.
Δ=85°27'33"	
CURVE NO. 16	120°R.
Δ=90°01'45"	152°R.
CURVE NO. 17	50°R.
Δ=42°33'29"	82°R.
CURVE NO. 18	18°R.
Δ=78°19'26"	
CURVE NO. 19	18°R.
Δ=78°19'26"	

N.E. Corner, S.W. 1/4
Sec. 10, T27S, R2E
of the 6th P.M.
Found 3/4" I.P. in
center of Split Stone



Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2003

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

RE: SUB 2003-03 -- One-Step Final Plat of Chapel Hill Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 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 January 31, 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. (Cost: \$8.00 for the first page; \$4.00 for each additional page); 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.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Chapel Hill Village, LLC, 31 Cypress, Wichita, KS 67206
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



Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2003

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

RE: SUB 2003-03 -- One-Step Final Plat of Chapel Hill Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 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 Engineering** has requested a respread agreement for special assessments due to the lot reconfiguration, or new petitions if applicable.
- 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** has approved the drainage plan.
- D. The plat proposes one joint access opening along 13th St. North. **Traffic Engineering has required complete access control along 13th St. North. Lot 2 will need to obtain access to the internal street through an access easement platted within Lot 1 or Lot 3.**
- E. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The Applicant shall guarantee the paving of the proposed streets.
- G. The distance to the northernmost lots is approximately 2400 feet. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The applicant has proposed a temporary emergency access easement along the east property line, which will be vacated upon the extension of Summerfield to the west. **The Subdivision Committee has not required the emergency access easement.**

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. The Parks and Pathways Plan has indicated that a recreation corridor should be provided along the north line of this plat. MAPD's Land Use staff recommends a 10-ft pedestrian access connection along the west line of Lot 26, Block 1, extending to the railroad right-of-way to the north. It is anticipated that this right-of-way will be converted into a recreation corridor and such access would benefit residents in this Addition. **The Subdivision Committee has required a contingent pedestrian easement. The plat's text shall state that the access easement shall be contingent upon the conversion of the railroad right-of-way to a public trail use.**
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- J. 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.
- K. The **City Fire Department/GIS** needs to comment on the plat's street names. **Bedford Street shall be eliminated. Summerfield and Crestwood shall extend to Lot 16, Block 1.**
- L. **County Surveying** has requested bearings denoted on lot lines.
- M. 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.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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, February 6, 2003, at 1:30 p.m.

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: Marked Copy of Plat

Copies to: Chapel Hill Village, LLC, 31 Cypress, Wichita, KS 67206
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

(ONE-STEP FINAL PLAT APPROVED 1/30/03)

CASE NUMBER: SUB 2003-03 -- CHAPEL HILL SECOND ADDITION

OWNER/APPLICANT: Chapel Hill Village, L.L.C., Chapel Hill Fellowship, 31 Cypress, Wichita, KS 67206

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

LOCATION: North side of 13th St. North, East of Greenwich

SITE SIZE: 43.2 acres

NUMBER OF LOTS

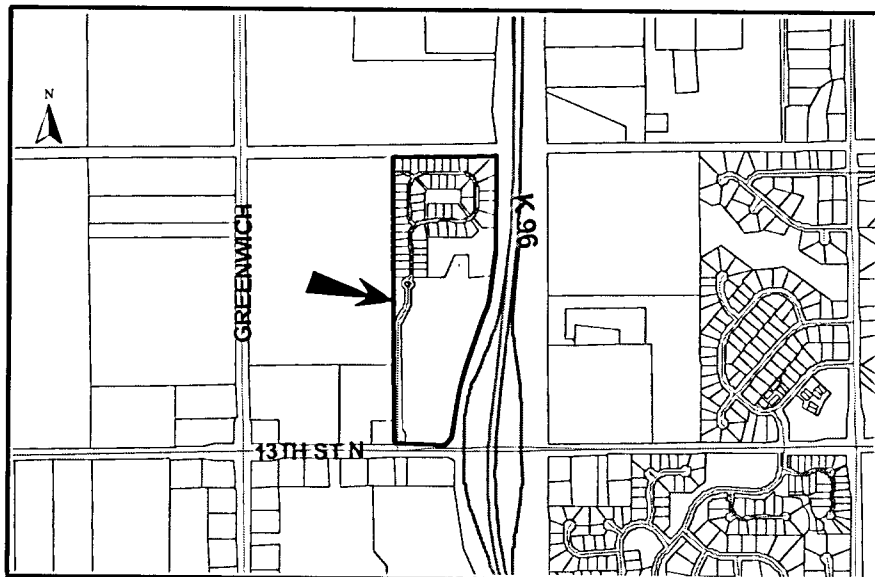
Residential:	41
Office:	
Commercial:	4
Industrial:	
Total:	<u>45</u>

MINIMUM LOT AREA: 8,500 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential, TF-3, Two-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, TF-3, Two-Family Residential, MF-18, Multi-Family Residential, LC, Limited Commercial, NR, Neighborhood Retail

VICINITY MAP



SUB 2003-03 -- One-Step Final Plat of CHAPEL HILL SECOND ADDITION
February 6, 2003

NOTE: This is a replat of the Chapel Hill Addition. The street layout has not been revised, although ten fewer lots are being platted. A portion of the site has been approved for a zone change (ZON 2002-49 and ZON 2002-50) from SF-5, Single-Family Residential to TF-3, Two-Family Residential, MF-18, Multi-Family Residential (Lot 1, Block 3), LC, Limited Commercial (Lots 1, 2 and 3, Block 1), and NR, Neighborhood Retail (Lot 1, Block 2).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City Engineering has requested a respread agreement for special assessments due to the lot reconfiguration, or new petitions if applicable.
- 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 has approved the drainage plan.
- D. The plat proposes one joint access opening along 13th St. North. *Traffic Engineering has required complete access control along 13th St. North. Lot 2 will need to obtain access to the internal street through an access easement platted within Lot 1 or Lot 3.*
- E. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The Applicant shall guarantee the paving of the proposed streets. *respread*
- G. The distance to the northernmost lots is approximately 2400 feet. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The applicant has proposed a temporary emergency access easement along the east property line, which will be vacated upon the extension of Summerfield to the west. *The Subdivision Committee has not required the emergency access easement.*
- H. The Parks and Pathways Plan has indicated that a recreation corridor should be provided along the north line of this plat. MAPD's Land Use staff recommends a 10-ft pedestrian access connection along the west line of Lot 26, Block 1, extending to the railroad right-of-way to the north. It is anticipated that this right-of-way will be converted into a recreation corridor and such access would benefit residents in this Addition. *The Subdivision Committee has required a contingent pedestrian easement. The plat's text shall state that the access easement shall be contingent upon the conversion of the railroad right-of-way to a public trail use.*
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

SUB 2003-03 -- One-Step Final Plat of CHAPEL HILL SECOND ADDITION
February 6, 2003

- J. 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.
- K. The City Fire Department/GIS needs to comment on the plat's street names. **Bedford Street shall be eliminated. Summerfield and Crestwood shall extend to Lot 16, Block 1.**
- L. County Surveying has requested bearings denoted on lot lines.
- M. 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.
- N. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2003-03 -- One-Step Final Plat of CHAPEL HILL SECOND ADDITION

February 6, 2003

- V. 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.*
- W. 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.