1 of 2

final tracing received 1-16-02

THE FAIRMONT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BENCHMARK:

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41' SOUTH AND 58' WEST OF IRON CTR. LINE BOTH.
12.0' SW OF ASPHALT, 14.2' EAST OF FACE P.P.
12.0' WEST OF FACE P.P.
ELEVATION = 1713.98 (CITY DATUM), 1361.38 NGVD

COUNTY "CI" CUT, SOUTH HEADWALL,
1/2 MILE WEST OF 127TH ST. EAST
ON 37TH STREET NORTH.
ELEV. = 1851.83 (CITY DATUM), 1373.23 NGVD

TOP OF IRON - SE COR., SE1/4, SEC. 3,
TWP. 27-S, R-2-E, (127TH ST. EAST &
21ST. ST. NORTH).
ELEV. = 1918.01 (CITY DATUM), 1385.41 NGVD

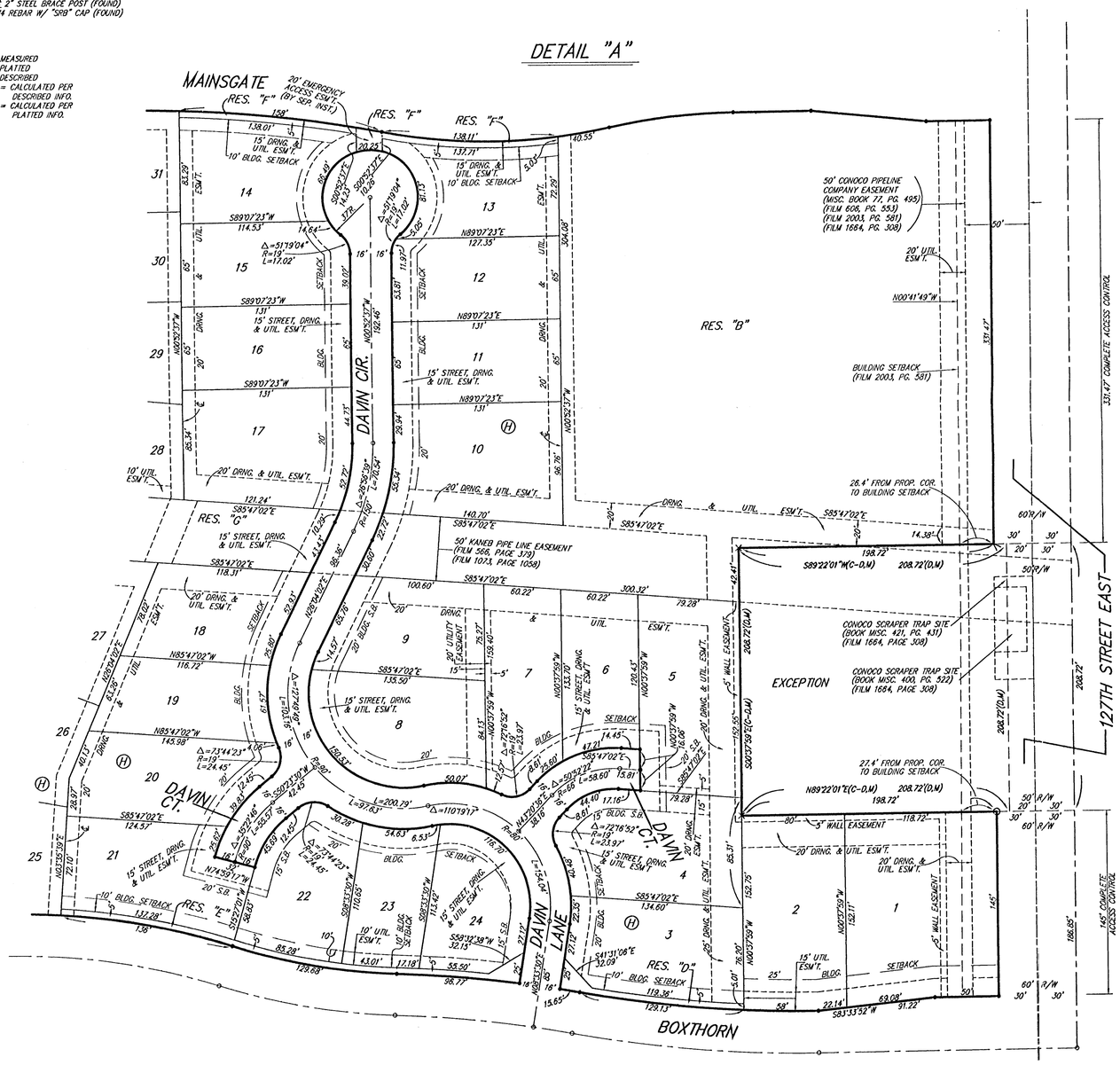
MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT(S)	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
14,15,16,22,23	C	1965	1383.9
5-10	F	1965	1383.9
5-7, 9-13	H	1860	1373.4

0 50 100

● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
● = 1/4 REBAR W/ "BAUGHMAN" CAP (FOUND)
□ = 3/4" IRON (FOUND)
△ = #5 REBAR W/ "FORGY" CAP (FOUND)
▲ = 1/4 REBAR OVER STONE (FOUND)
⊢ = "V" NOTCH (SET)
○ = 2" STEEL BRACE POST (FOUND)
× = 1/4 REBAR W/ "SRB" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

DETAIL "A"



Note:
The following instrument is in the process of being released this 7th day of January, 2002. Telephone and Telegraph Easement to Shell Petroleum Corporation (Misc. Book 77, Page 417) and last assigned to Conoco Pipe Line Company (Film 1684, Page 308).

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE FAIRMONT", an Addition to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as That part of the SE1/4 of Sec. 3, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the intersection of the north line of Church of the Magdolen Addition, Wichita, Sedgwick County, Kansas, as extended east, with the east line of said SE1/4; thence N00°37'59"W along the east line of said SE1/4, 380.00 feet for a point of beginning; thence S89°13'23"W parallel with the south line of said SE1/4, 745.00 feet; thence N00°37'59"W parallel with the east line of said SE1/4, 190.00 feet; thence S89°13'23"W parallel with the south line of said SE1/4, 590.89 feet to the intersection with the east line of Lot 1, Block A, Messiah Baptist Church 4th Addition, Sedgwick County, Kansas, as extended north; thence S00°35'35"E along said extended east line, 325.81 feet to the NE corner of said Lot 1; thence S89°10'23"W along the north line of said Lot 1, 1313.47 feet to the NW corner of said Lot 1; thence N00°35'35"W along the west line of said SE1/4, 1326.01 feet to the NW corner of said SE1/4; thence N89°07'23"E along the north line of said SE1/4, 2648.67 feet to the NE corner of said SE1/4; thence S00°37'59"E along the east line of said SE1/4, 1193.67 feet to the point of beginning, EXCEPT therefrom the following described tract: Commencing at the NE corner of said SE1/4; thence S00°00'00"W along the east line of said SE1/4, 535.73 feet; thence S90°00'00"W, 50.00 feet for a place of beginning; S00°00'00"W parallel with the east line of said SE1/4, 208.72 feet; thence S90°00'00"W, 208.72 feet; thence N00°00'00"E, 208.72 feet; thence N90°00'00"E, 208.72 feet to the place of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey 1-15-2002 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Roserves to be known as "THE FAIRMONT", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The maintenance, utility, and drainage easement is hereby granted as indicated for access purposes to or from Reserve "L" for the maintenance of said Reserve "L", the construction and maintenance of all public utilities, and for drainage purposes, and no fences or other obstructions shall be constructed or placed on or within this easement. The street, drainage, and utility easements are hereby granted as indicated for street related purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "C", "D", and "E", are hereby reserved for streets, monuments, landscaping, open space, drainage purposes, and utilities. Reserve "F" is reserved for monuments, landscaping, open space, drainage purposes, emergency access as confined to easement, utilities, and streets as confined to easement. Reserve "B" is reserved for landscaping, sidewalks, open space, lakes, drainage purposes, utilities as confined to easements, and pipelines as confined to easements. Reserves "G", "H", "I", and "J" are hereby reserved for landscaping, open space, drainage purposes, utilities as confined to easements, and pipelines as confined to easements. Reserve "K" is hereby reserved for landscaping, sidewalks, open space, drainage purposes, and utilities as confined to easements. Reserve "L" is hereby reserved for landscaping, open space, lakes, drainage purposes, and utilities as confined to easements. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained by the homeowners association for the addition. All abutters rights of access to or from 127th Street East shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Ritchie Development Corporation, a Kansas corporation

Kevin M. Mullen, President
Kevin M. Mullen

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15th day of January, 2002, by Kevin M. Mullen, President of Ritchie Development Corporation, a Kansas corporation, on behalf of the corporation.

Krista L. Peterson, Notary Public

My App't. Exp. 9-27-2003

KRISTA L PETERSON State of Kansas My Appt. Exp. 9-27-2003

This plat of "THE FAIRMONT", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2002.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

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_____day of_____, 2002 at_____o,clock____M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "THE FAIRMONT", an Addition to Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

GARY D. SCHMITT, Senior Vice President (Title)

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15th day of January, 2002, by Gary D. Schmitt, Senior V. President (Title) of INTRUST Bank, N.A., on behalf of the bank.

SUSAN BARNES, Notary Public

My App't. Exp. 12-22-04

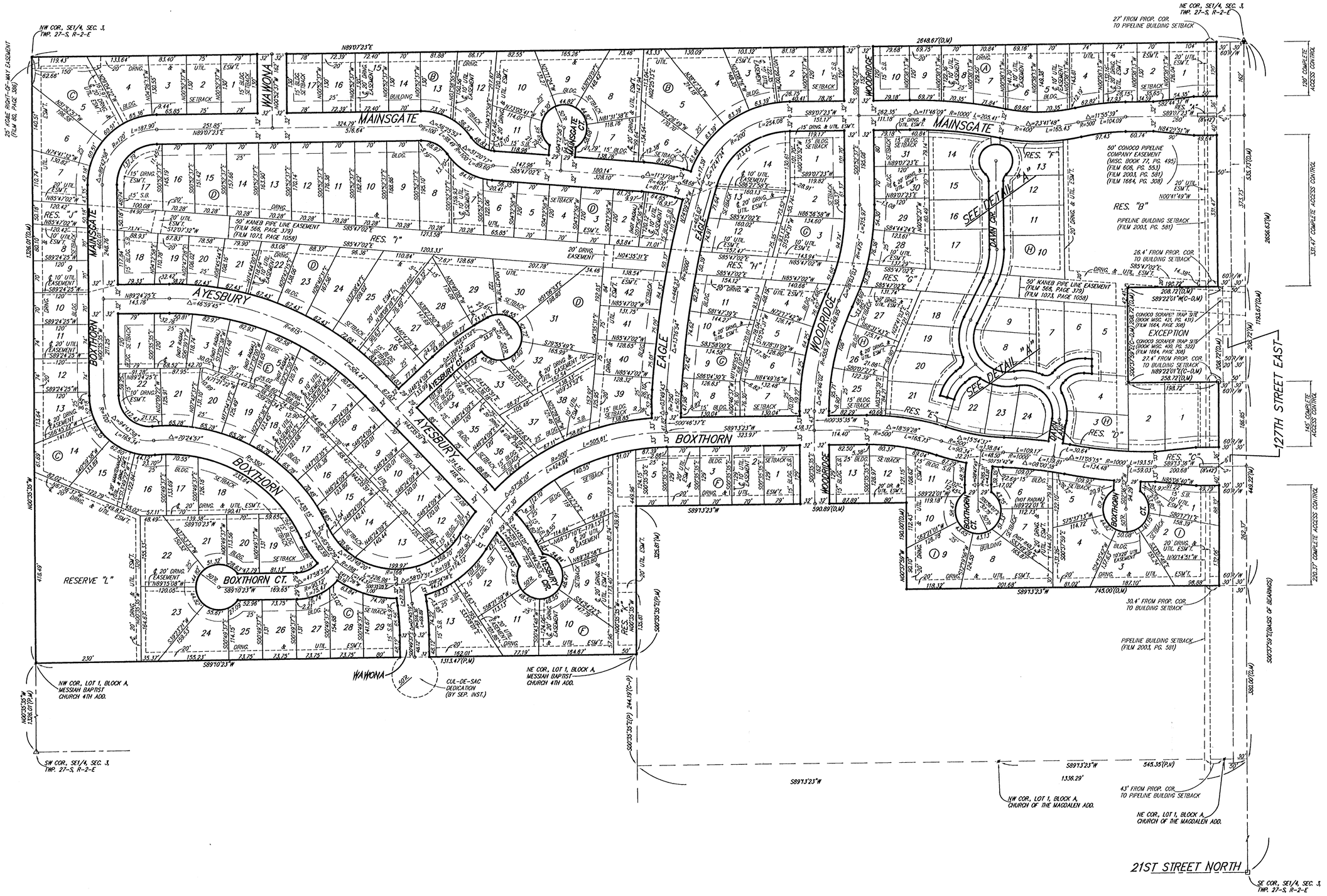
SUSAN BARNES Notary Public - State of Kansas My Appt. Expires 12-22-04

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
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final tracing
received
1-16-02
2 of 2

THE FAIRMONT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



0 100 200

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON (FOUND)
- = #5 REBAR W/ "YORGY" CAP (FOUND)
- = #4 REBAR OVER STONE (FOUND)
- = "I" NOTCH (SET)
- = 2" STEEL BRACE POST (FOUND)
- = #4 REBAR W/ "SRB" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES

LOT(S)	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
14,15,18,22,23	C	198.5	1383.9
5-10	F	196.5	1383.9
5-7, 9-13	H	188.0	1373.4

BENCHMARK:

GREENWICH AND 21ST NORTH
CITY OF WICHITA BENCHMARK DISC
41' SOUTH AND 58' WEST OF IRON CTR. LINE BOTH
17.0' SW OF ASPHALT, 14.2' EAST OF FACE P.P.
17.0' WEST OF FACE P.P.
ELEVATION = 1713.98 (CITY DATUM), 1361.38 NGVD

COUNTY "D" CUT, SOUTH HEADWALL,
1/2 MILE WEST OF 127TH ST. EAST
ON 37TH STREET NORTH.
ELEV. = 1185.83 (CITY DATUM), 1373.23 NGVD

TOP OF IRON - SE COR., SE1/4, SEC. 3, TWP. 27-S, R-2-E, (127TH ST. EAST & 21ST ST. NORTH)
ELEV. = 1198.01 (CITY DATUM), 1385.41 NGVD

Note:
The following instrument is in the process of being released this 7th day of January, 2002. Telephone and Telegraph Easement to Shell Petroleum Corporation (Misc. Book 72, Page 411) and last assigned to Conoco Pipe Line Company (Film 1664, Page 308).

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, right-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
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FILE COPY

CITY OF WICHITA

December 20, 2001

Wichita-Sedgwick County Metropolitan Area Planning Department

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-85 -- Final Plat of The Fairmont Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 2001, 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 December 13, 2001:

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision Regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Copies to: Rob Ramseyer, Ritchie Associates, Inc. 8100 E. 22nd Street North, Bldg 1000, Wichita KS 67226
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department
December 13, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2000-85 Final Plat of The Fairmont Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 13, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. The Applicant shall guarantee the extension of City water and sanitary sewer 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/County Engineering needs to comment on the status of the applicant's drainage plan. *County Engineering needs a drainage plan for review. City Engineering has approved the drainage plan. A guarantee is required for improvements. Off-site drainage easements will be needed.*

D. City Fire Department/GIS needs to comment on the plat's street names. *GIS has requested that the westerly stub to the south be named Wawona. Davin Ln shall be renamed Davin Cir for the segment extending beyond the second cul-de-sac. The two cul-de-sacs extending from Davin Ln should be named Davin Ct.*

The street names have been denoted as requested.

E. MAPD and Traffic Engineering request the widening of Boxthorn extending from 127th St. East to the Boxthorn/Boxthorn intersection to 66 feet to conform with the collector street standards.

The street has been widened as requested.

F. An off-site dedication of right-of-way is needed for a turnaround for the westerly stub street (Wawona).

G. Centerline data is needed for the roads on Ayesbury Court and Ayesbury Circle.

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

J. 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.

K. Various lots in this plat exceed the maximum lot width to lot depth ratio of 2.5 to 1. ***A modification has been approved by the Subdivision Committee.***

L. **County Engineering** needs to comment on the need for improvements to 127th St. East. ***County Engineering requires a petition to guarantee paving improvements to 127th St. East from the nearest paved segment to the southernmost entrance to the plat. Project estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.***

M. The Applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

N. 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 or 58-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.

O. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between Reserve B and the driving surface for 127th St. East.

P. 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.

Q. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating

and signing are required per County Fire Department standards.

R. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

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 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.

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. ***KGE and Southwestern Bell have requested 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, December 20, 2001, at 12:00 p.m.

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

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Copies to: Rob Ramseyer, Ritchie Associates, Inc. 8100 E. 22nd Street North, Bldg 1000, Wichita KS 67226
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
December 13, 2001

STAFF REPORT
(Final Plat, Revised Preliminary Approved 11/1/01)

CASE NUMBER: SUB 2000-85 – THE FAIRMONT ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st St. North, West side of 127th St. East

SITE SIZE: 71.39 Acres

NUMBER OF LOTS

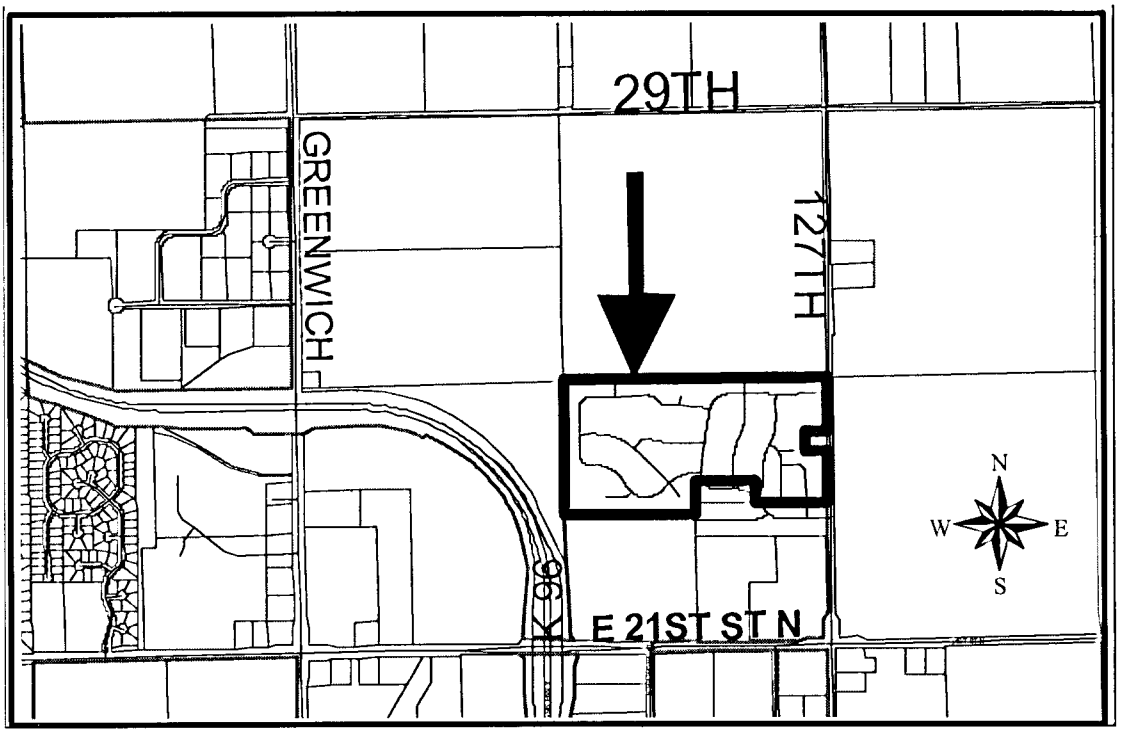
Residential:	192
Office:	
Commercial:	
Industrial:	
Total:	192

MINIMUM LOT AREA: 6,648 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site was recently annexed into the City.

STAFF COMMENTS:

A. The Applicant shall guarantee the extension of City water and sanitary sewer 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/County Engineering** needs to comment on the status of the applicant's drainage plan. ***County Engineering needs a drainage plan for review. City Engineering has approved the drainage plan. A guarantee is required for improvements. Off-site drainage easements will be needed.***

D. **City Fire Department/GIS** needs to comment on the plat's street names. ***GIS has requested that the westerly stub to the south be named Wawona. Davin Ln shall be renamed Davin Cir for the segment extending beyond the second cul-de-sac. The two cul-de-sacs extending from Davin Ln should be named Davin Ct.***

The street names have been denoted as requested.

E. MAPD and **Traffic Engineering** request the widening of Boxthorn extending from 127th St. East to the Boxthorn/Boxthorn intersection to 66 feet to conform with the collector street standards.

The street has been widened as requested.

F. An off-site dedication of right-of-way is needed for a turnaround for the westerly stub street (Wawona).

G. Centerline data is needed for the roads on Ayesbury Court and Ayesbury Circle.

H. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

J. 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.

K. Various lots in this plat exceed the maximum lot width to lot depth ratio of 2.5 to 1. ***A modification has been approved by the Subdivision Committee.***

L. **County Engineering** needs to comment on the need for improvements to 127th St. East. ***County Engineering requires a petition to guarantee paving improvements to 127th St. East from the nearest paved segment and the southernmost entrance to the plat. Project***

estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.

M. The Applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

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O. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between Reserve B and the driving surface for 127th St. East.

P. 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.

Q. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per County Fire Department standards.

R. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

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 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.

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. ***KGE has requested 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.