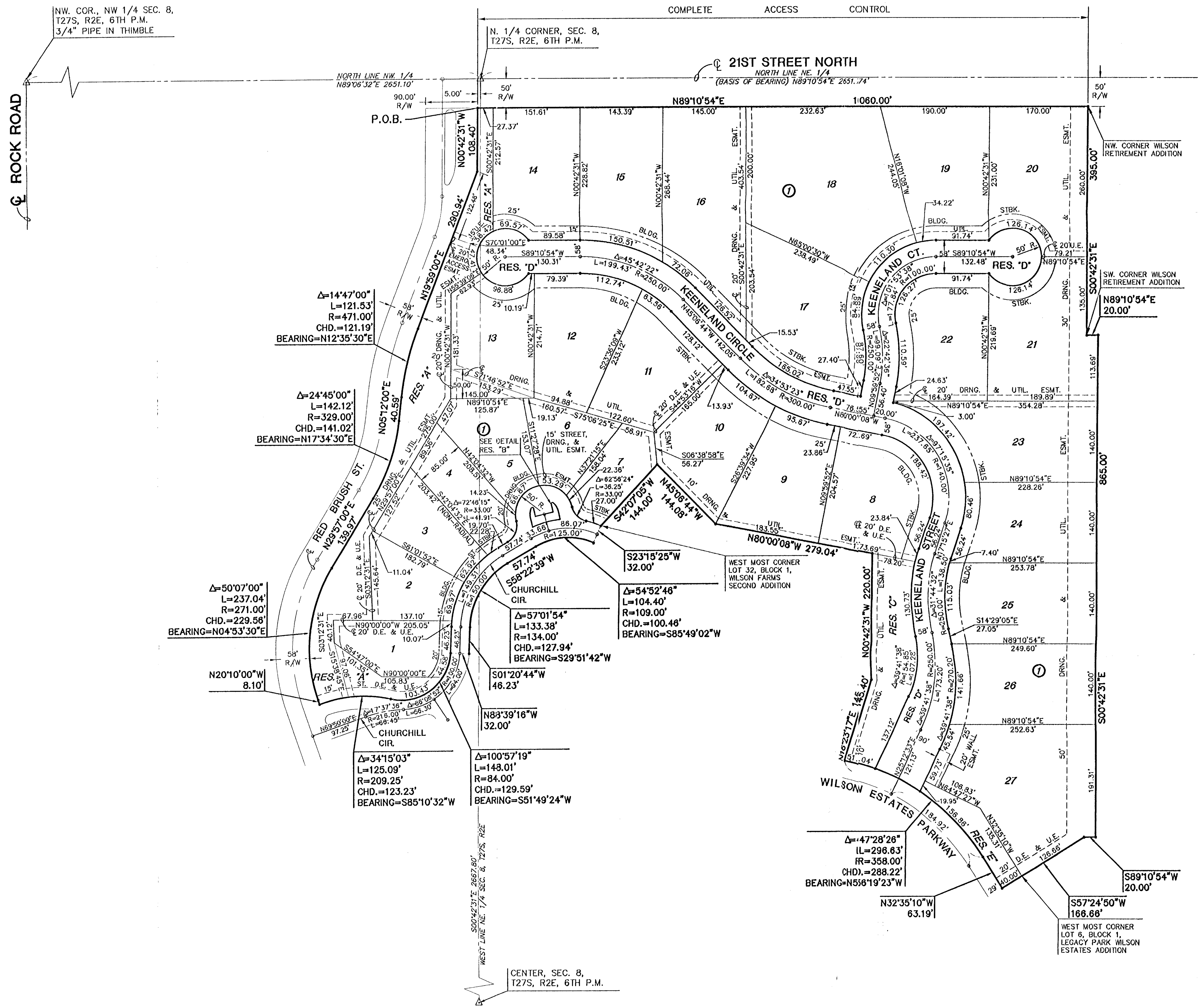
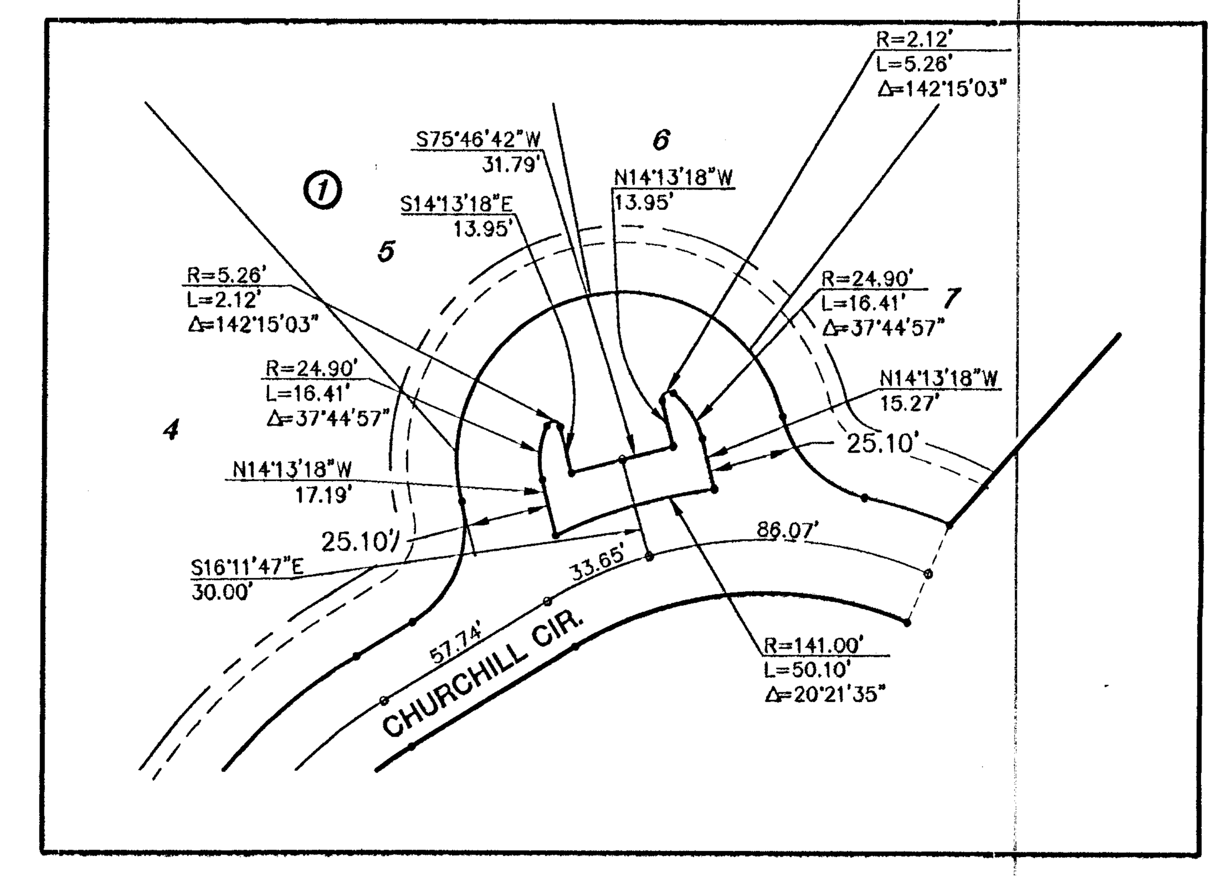
final tracing received
1-16-02
2-?-02

FINAL PLAT

WILSON FARMS THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





RESERVE "B"

SCALE: 1"=50'

N

SCALE: 1" = 100'

100 0 100 200

GREGORY J. ALLISON LICENSE 1257 KANSAS LAND SURVEYOR
1/3/02

LEGEND

- △ = SECTION CORNER MONUMENT FOUND
- ◉ = FOUND PROPERTY CORNER REBAR
- ● = SET 5/8" REBAR W/ MKEC CLS #39 CAP
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT

NOTE

This plat is subject to the conditions of the Wilson Estates Residential CUP (DP-201).

final tracing
1 of 2
received 1-16-02

FINAL PLAT

WILSON FARMS THIRD 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 "WILSON FARMS THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, and Reserves, the same being accurately set forth in the accompanying plat and described herein:

A platted tract of land lying in the North Half, Section 8, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas; described as follows:

A replat of that portion of Wilson Farms Second Addition described as follows;
All of Lots 1 through 25 inclusive, Block 1; All of Lots 1 through 13 inclusive, Block 2; All of Lots 24 through 31 inclusive, Block 2; All of Reserves "A", "B", "C", "G", "H", "K", and portions of Reserves "L" and "M";
AND ALSO;
A replat of a portion of Lots 1 and 6, Block 1, Legacy Park Wilson Estates Addition, an addition to Wichita, Sedgwick County, Kansas; said platted tract more particularly described as follows:

Beginning at a point 50.00 feet South and 5.00 feet West of the Northeast corner of the Northwest Quarter, Section 8, Township 27 South Range 2 East, of the Sixth Principal Meridian; thence parallel with the North line of said Northeast Quarter on an assumed bearing of S89°10'54"W, 1060.00 feet to the Northwest corner of Wilson Retirement Addition, an addition to Wichita, Sedgwick County, Kansas; thence parallel with the West line of the Northeast Quarter S00°42'31"E, 395.00 feet to the Southwest corner of said Wilson Retirement Addition said corner also being the Northwest corner of said Lot 1, Block 1, Legacy Park Wilson Estates Addition; thence along the South line of said Wilson Retirement Addition, and along the North line of said Lot 1, Block 1, Legacy Park Wilson Estates Addition, N89°10'54"E, 20.00 feet; thence parallel and 20.00 feet East of the West line of said Lots 1 and 6, said Legacy Park Wilson Estates Addition, S00°42'31"E, 865.00 feet; thence S89°10'54"W, 20.00 feet to the East line of said Wilson Farms Second Addition; thence S57°24'50"W, 166.66 feet to the North right-of-way line of Wilson Estates Parkway; thence along said North right-of-way line N32°35'10"W, 63.19 feet to a point on a curve to the left; thence continuing along said North right-of-way line and said curve 296.63 feet, said curve having a central angle of 47°28'26", a radius of 358.00 feet, a long chord of 288.22 feet, bearing N56°19'23"W; thence N16°23'17"E, 145.40 feet; thence N00°42'31"W, 220.00 feet; thence N80°00'08"W, 279.04 feet; thence N45°06'44"W, 144.08 feet to the North corner of Lot 32, Block 2, said Wilson Farms Second Addition; thence along the Northwesterly line of said Lot 32, S42°07'05"W, 144.00 feet to the West most corner of said Lot 32; thence S23°15'25"W, 32.00 feet to a point on a curve to the left, thence along said curve 104.40 feet; said curve having a central angle of 54°52'46", a radius of 109.00 feet, a long chord of 100.46 feet, bearing S85°49'02"W; thence S58°22'39"W, 57.74 feet to a point on a curve to the left; thence along said curve 133.38 feet, said curve having a central angle of 57°01'54", a radius of 134.00 feet, a long chord of 127.94 feet, bearing S29°51'42"W; thence S01°20'44", 46.23 feet; thence N88°39'16"W, 32.00 feet to a point on a curve to the right; thence along said curve 148.01 feet, said curve having a central angle of 100°57'19", a radius of 84.00 feet, a long chord of 129.59 feet, bearing S51°49'24"W to a point on a curve to the left; thence along said curve 125.09 feet; said curve having a central angle of 34°15'03", a radius of 209.25 feet, a long chord 123.23 feet, bearing S85°10'32"W to the intersection of the North right-of-way line of Churchill Circle and the East right-of-way line of Red Brush Street; thence N20°10'00"W, 8.10 feet to a point on a curve to the right; thence along said curve 237.04 feet; said curve having a central angle of 50°07'00", a radius of 271.00 feet, a long chord of 229.56 feet, bearing N04°53'30"E; thence N29°57'00"E, 139.97 feet to a point on a curve to the left; thence along said curve 142.12 feet, said curve having a central angle of 24°45'00", a radius of 329.00 feet, a long chord of 141.02 feet, bearing N17°34'30"E; thence N05°12'00"E, 40.59 feet to a point on a curve to the right; thence along said curve 121.53 feet, said curve having a central angle of 14°47'00", a radius of 471.00 feet, a long chord of 121.19 feet, bearing N12°35'30"E; thence N19°59'00"E, 290.94 feet; thence parallel with the East line of the Northwest Quarter said Section 8, N00°42'31"W, 108.40 feet to the Point of Beginning.

All lots, blocks, street, utility easements, drainage easements, access control, 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 8th day of January 2002.

GREGORY J. ALLISON LICENSED LAND SURVEYOR L.S. 1257 KANSAS

1/8/02

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

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, Blocks, Streets, and Reserves, the same to be known as "WILSON FARMS THIRD 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. A 20' wall easement is platted for construction and maintenance of a wall an entry gate. Reserve "A" is platted for berming, drainage, and landscaping. Reserve "B" is platted for lighting, landscaping, monuments, and irrigation. Reserve "C" is platted for berming, landscaping, lighting, irrigation, monuments, and entry gate. Reserve "D" is platted for entry gate, monuments, irrigation, private streets, and landscape. Reserve "E" is platted for berming, irrigation, monuments, lighting, entry gates, and landscaping. The reserves shall be owned and maintained by the homeowners association. The streets are hereby dedicated to and for the use of the public. 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. All abutters right of access to or from 21st Street North over and across the North line of "WILSON FARMS THIRD ADDITION," are hereby granted to the appropriate governing body, as indicated on the face of the plat. "WILSON FARMS THIRD ADDITION" is subject to the conditions of the Wilson Estates Residential CUP (DP-201).

WILSON RESIDENTIAL COMPANY, L.L.C., a Kansas limited liability company

Kevin M. Mullen, President, Wilson Residential Company, L.L.C.
Manager, Ritchie Associates, Inc.

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of January, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President, Wilson Residential Company L.L.C. a Kansas limited liability company; Manager, Ritchie Associates, Inc., 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.

Krista L. Peterson, Notary Public
Notary Public
My appointment expires: 9-27-2003

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

RITCHIE BUILDING COMPANY, INC.

Kevin M. Mullen, President
Ritchie Building Company, Inc.

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of January, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin M. Mullen, President, Ritchie Building Company Inc, 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.

Krista L. Peterson, Notary Public
Notary Public
My appointment expires: 9-27-2003

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

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

Kevin M. Mullen - Vice President
Wilson Farms Residential Master Association, a Kansas not-for-profit Corporation

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of January, 2002, 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.

Krista L. Peterson, Notary Public

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

Notary Public
My appointment expires: 9-27-2003

Jon K. Jones Pat A. Jones

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 10th day of January, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Jon K. Jones and Pat A. Jones, 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.

Krista L. Peterson, Notary Public
Notary Public
My appointment expires: 9-27-2003

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

We INTRUST Bank, N.A., holders of mortgages on the above described property, do hereby consent to the plat of "WILSON FARMS THIRD ADDITION."

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, Intrust Bank N.A., 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.

_____, Notary Public
Notary Public
My appointment expires: _____

This plat of "WILSON FARMS THIRD ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chair
J.D. Michaelis, Chair

_____, Secretary
Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, 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 Manager

_____, City Clerk
Pat Burnett, City Clerk

Entered on transfer record this ____ day of _____, 2002.

_____, 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 _____, 2002 at _____ o'clock M; and duly recorded.

_____, Register of Deeds
Bill Meek, Register of Deeds

_____, Deputy
Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2002.

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 11, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67226

RE: SUB 2001-97 -- One-Step Final Plat of Wilson Farms Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 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 September 28, 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.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2001

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67226

RE: SUB 2001-97 -- One-Step Final Plat of Wilson Farms Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. City Engineering needs to comment on the need for guarantees or a respread agreement for existing special assessments. *A respread agreement is needed in addition to new petitions.*

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 drainage guarantee is required.*

D. The applicant shall guarantee the installation of the proposed interior private streets to the equivalent standard of a public street, but as private improvements such guarantees cannot be provided through the use of petitions.

E. A CUP adjustment may be needed. The Applicant shall contact MAPD Zoning staff to determine if the parcel boundaries of the CUP need to be adjusted to correspond with the lot layout being platted.

F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot or 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.

G. 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.

H. 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.

I. For those reserves being platted for private streets and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the private streets and 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.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. The Subdivision Regulations limit cul-de-sacs to 600 feet in length and a modification will need to be approved by the Subdivision Committee. ***A modification has been approved.***

L. An emergency access easement has been platted extending from the turnaround of the Shadybrook cul-de-sac to Red Brush Street. The paving guarantee shall provide for construction of an all weather surface within the emergency access easement along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access drive.

M. 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.

N. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Wilson Estates Residential CUP (DP-201).

O. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 18, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

P. The City Fire Department /GIS needs to comment on the plat's street names. ***GIS has requested that Shadybrook / Paddock Green Circle be renamed as one street name.***

Q. 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.

R. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

S. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

T. 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.

U. 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.)

V. 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.

W. 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.

X. 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.

Y. 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.

Z. Perimeter closure computations shall be submitted with the final plat tracing.

AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

BB. 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.***

CC. 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.

This case will be forwarded to the Planning Commission on Thursday, October 11, 2001, at 1:30 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Wilson Residential Company, LLC., 8100 E. 22nd Street North, Bldg. 1000, Wichita, KS 67266
Barbara Waddell, 3306 Diablo Way, Castle Rock, CO 80104
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-5
OCTOBER 11, 2001

STAFF REPORT
(One-Step Final Plat Approved 9/27/01)

CASE NUMBER: **SUB 2001-97 -- WILSON FARMS THIRD ADDITION**

OWNER/APPLICANT: Wilson Residential Company, LLC, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226; Barbara Waddell 3306 Diablo Way, Castle Rock, CO 80104

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

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

SITE SIZE: 25.41 Acres

NUMBER OF LOTS

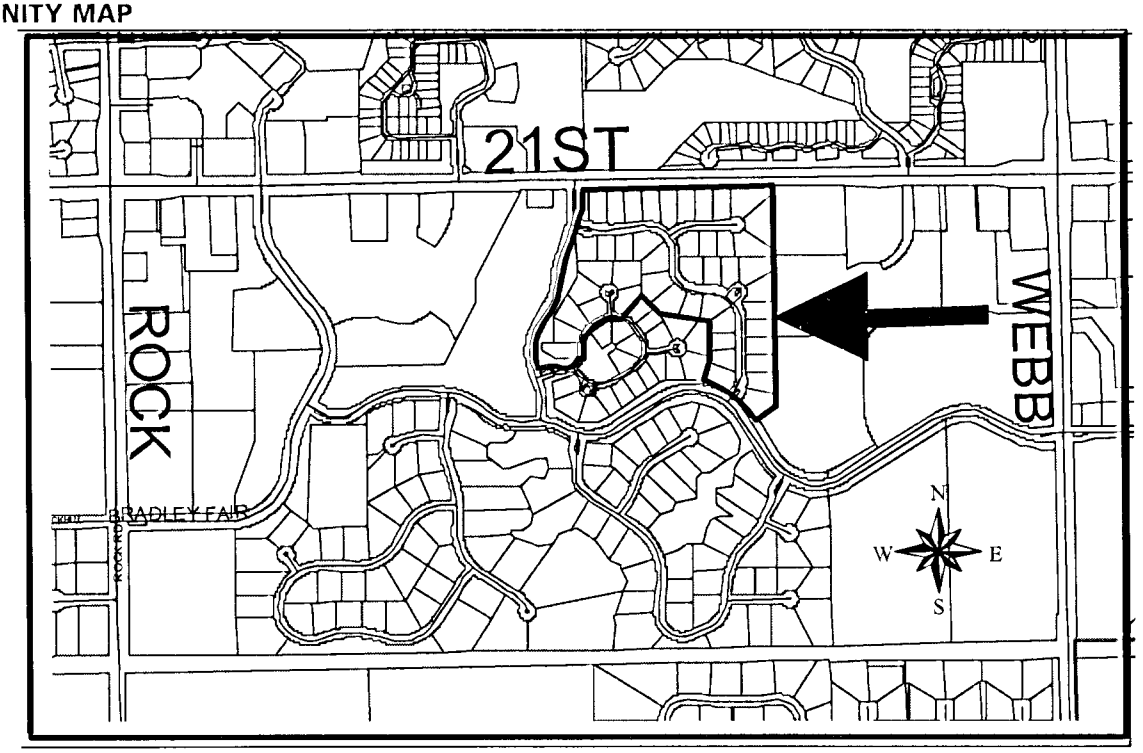
Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27

MINIMUM LOT AREA: 11,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Wilson Farms 2nd Addition. The street configuration has been revised to create a cul-de-sac for Shadybrook/ Paddock Green. The lot layout has been revised to create 18 fewer lots. The site encompasses Parcels 5 and 6 of the Wilson Estates Residential CUP (DP-201).

STAFF COMMENTS:

A. City Engineering needs to comment on the need for guarantees or a respread agreement for existing special assessments. ***A respread agreement is needed in addition to new petitions.***

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 drainage guarantee is required.***

D. The applicant shall guarantee the installation of the proposed interior private streets to the equivalent standard of a public street, but as private improvements such guarantees cannot be provided through the use of petitions.

E. A CUP adjustment may be needed. The Applicant shall contact MAPD Zoning staff to determine if the parcel boundaries of the CUP need to be adjusted to correspond with the lot layout being platted.

F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot or 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.

G. 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.

H. 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.

I. For those reserves being platted for private streets and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the private streets and 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.

J. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

K. The Subdivision Regulations limit cul-de-sacs to 600 feet in length and a modification will need to be approved by the Subdivision Committee. ***A modification has been approved.***

L. An emergency access easement has been platted extending from the turnaround of the Shadybrook cul-de-sac to Red Brush Street. The paving guarantee shall provide for construction of an all weather surface within the emergency access easement along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access drive.

M. 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.

N. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Wilson Estates Residential CUP (DP-201).

O. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 18, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

P. The **City Fire Department /GIS** needs to comment on the plat's street names. ***GIS has requested that Shadybrook / Paddock Green Circle be renamed as one street name.***

Q. 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.

R. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.

S. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

T. 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.

U. 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.)

V. 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.

W. 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.

X. 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.

Y. 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.

Z. Perimeter closure computations shall be submitted with the final plat tracing.

AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

BB. 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.***

CC. 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.