

CHAPEL HILL ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'
● = IRON SET UNLESS OTHERWISE NOTED
B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL

B.M. - BENCH MARK DISC AT S.W. CORNER 13TH STREET NORTH AND GREENWICH ROAD.
ELEV.=1385.51 M.S.L.
ELEV.=198.11 CITY DATUM
B.M. - RAILROAD SPIKE IN EAST FACE OF POWER POLE AT N.E. CORNER 13TH STREET NORTH AND GREENWICH ROAD.
ELEV.=1383.61 M.S.L.
ELEV.=196.21 CITY DATUM

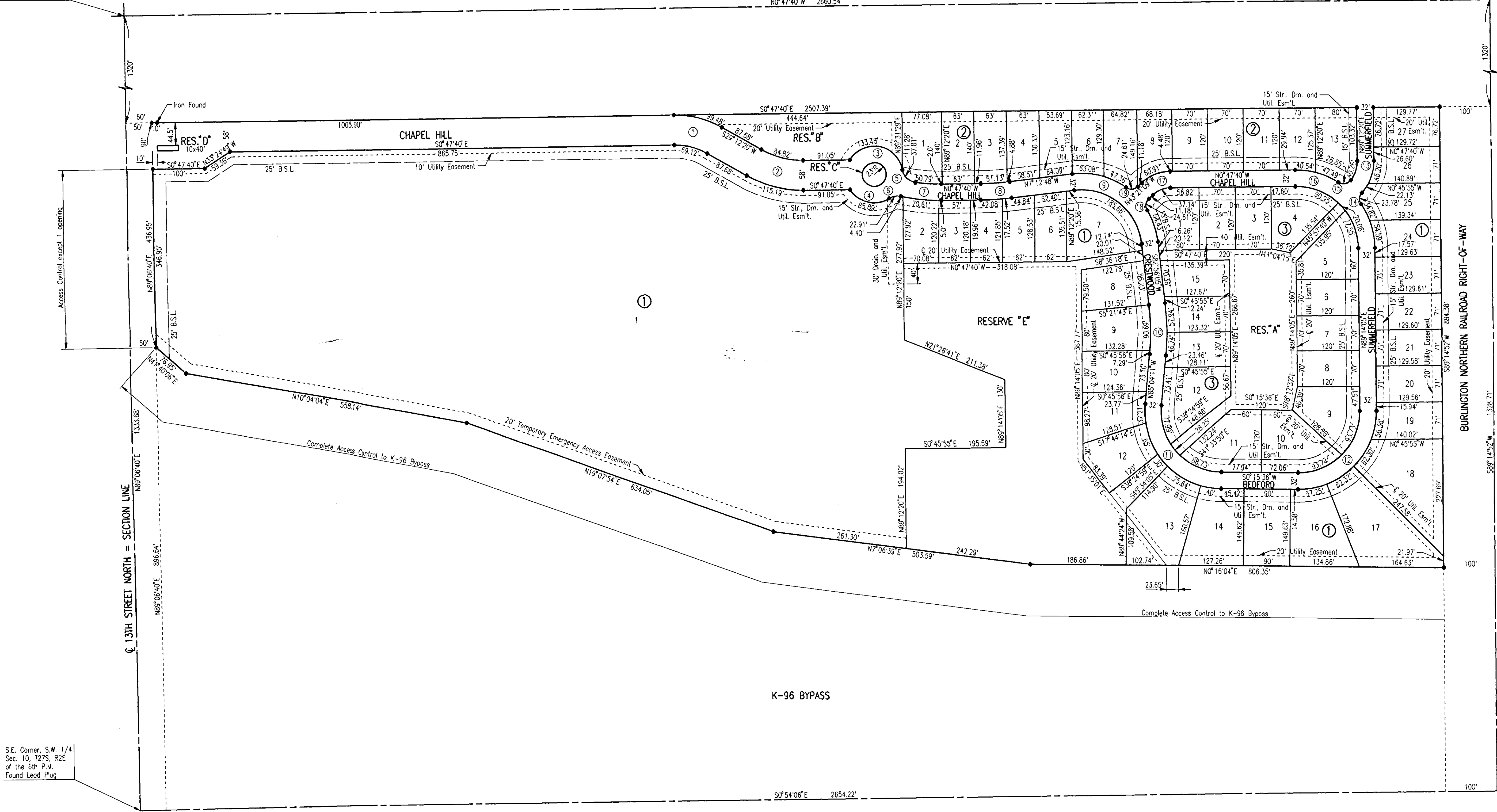
MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:
BLOCK 1
1 THROUGH 13
ELEV = 175.60 CITY DATUM
ELEV = 1363.0 M.S.L.

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



S.E. Corner, S.W. 1/4
Sec. 10, T27S, R2E
of the 6th P.M.
Found Lead Plug

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

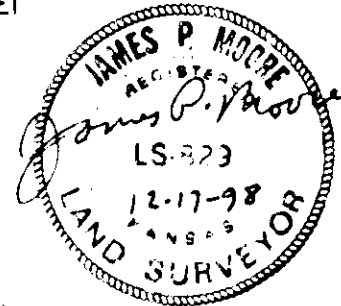
CHAPEL HILL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 17th
DAY OF December, 1998, THAT WE HAVE SURVEYED AND PLATTED CHAPEL
HILL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS
AND RESERVES THE SAME BEING DESCRIBED AS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH,
RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS,
LYING WEST OF THE K-96 BYPASS AND SOUTH OF THE SOUTH RIGHT-OF-WAY
LINE OF THE BURLINGTON NORTHERN RAILROAD, EXCEPT THE WEST 1320 FEET
AND EXCEPT THE SOUTH 50 FEET FOR ROAD PURPOSES.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



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 ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS.

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.

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

RESERVE "B" IS HEREBY PLATTED FOR PARKS, LANDSCAPING, DRAINAGE, WALKWAYS,
RECREATIONAL FACILITIES, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "C" AND "D" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING
AND OPEN SPACE.

RESERVE "E" IS HEREBY PLATTED FOR LAKES, LANDSCAPING, DRAINAGE, WALKWAYS,
RECREATIONAL FACILITIES, UTILITIES CONFINED TO EASEMENTS AND FOR TEMPORARY
EMERGENCY ACCESS EASEMENT. THE TEMPORARY EMERGENCY ACCESS EASEMENT
AS SHOWN IN LOT 1, BLOCK 1, AND GRANTED THROUGH RESERVE "E", SHALL
EXPIRE AT SUCH TIME WHEN SUMMERFIELD IS EXTENDED WEST AND CONNECTED TO
ANOTHER OUTLET TO 13TH STREET NORTH OR GREENWICH ROAD.

RESERVES "A" THROUGH "E": 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 ADDITION.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) AS FOLLOWS:

LOTS	BLOCK 1
1 THROUGH 13	ELEV = 175.60 CITY DATUM
	ELEV = 1363.0 M.S.L.

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

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 13TH STREET NORTH OVER AND
ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1, AS SHOWN ARE HEREBY GRANTED
TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL
HAVE ACCESS TO 13TH STREET NORTH AT ONE (1) LOCATION, SAID LOCATION
TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

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

BY: Marvin E. Frankamp
MARVIN E. FRANKAMP, TRUSTEE

BY: Hank E. Schichtle
HANK E. SCHICHTLE, TRUSTEE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 27 DAY OF January, 1999, BEFORE
ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARVIN E.
FRANKAMP AND HANK E. SCHICHTLE, TRUSTEES OF THE CHAPEL HILL
FELLOWSHIP OF THE UNITED METHODIST CHURCH AND TO ME PERSONALLY KNOWN
TO BE THE SAME PERSONS 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 FELLOWSHIP IN TESTIMONY THEREOF, I
HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND
YEAR ABOVE WRITTEN.

Debra A. Wolf, NOTARY PUBLIC

Notary Public State of Kansas
Debra A. Wolf
My Appt Exp. 3/30/2002

MY COMMISSION EXPIRES: 3/30/2002

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED
THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

CONSENT IS HEREBY GIVEN FOR THE FORMATION OF SANITARY SEWER DISTRICTS
WITHIN THE BOUNDARY OF THIS PLAT TO THE BOARD OF SEDGWICK COUNTY
COMMISSIONERS AS THEY DEEM NECESSARY TO PROVIDE SANITARY SEWER
SERVICE IN THIS AREA.

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1999.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1999.

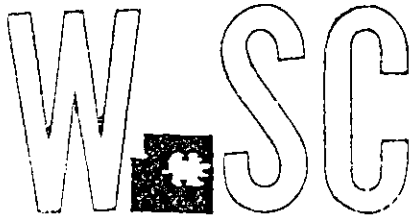
_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____,
1999.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(316) 258-4421
FAX (316) 258-4030

November 19, 1998

Professional Engineering Consultants
Attn: Rob Hartman
303 S. Topeka
Wichita, KS 67202

RE: S/D 9884 - Final Plat of CHAPEL HILL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 19, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 6, 1998.

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 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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

November 19, 1998

Page 2

Please call if you have any questions.

Sincerely,

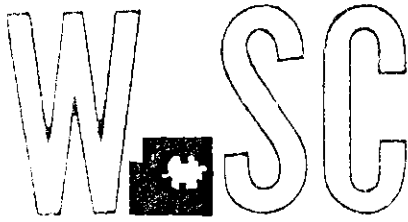
A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Chapel Hill Fellowship, C/O Henry Helgersen, 4009 Hammond, Wichita, KS
67218
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

November 6, 1998

Professional Engineering Consultants
Attn: Rob Hartman
303 S. Topeka
Wichita, KS 67202

RE: S/D 9884 - Final Plat of CHAPEL HILL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat will be subject to approval of the associated zone change (SCZ-0767) and any related conditions of such a zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A sanitary sewer layout plan shall be submitted to County Engineering.**
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **City Engineering** needs to comment on the status of the applicant's drainage concept and of any minimum building pad requirements as a result of a lake (Reserve E) being created. **A letter is needed from KDOT pertaining to their acceptance of drainage onto K-96. The drainage concept is approved. Minimum pad elevations need to be denoted for lots adjacent to the detention pond.**

The final plat has included the requested minimum building pad elevations. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A drainage guarantee is required.

- F. The plat denotes one access opening along 13th St. North. Traffic Engineering needs to comment on the need for complete access control on the east side of the frontage adjoining K-96. The plat's text on the final plat, shall note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer. Access controls are sufficient.
- G. The distance to the northernmost lots is approximately 3,000 feet; in excess of the 600 foot maximum noted in the Subdivision Regulations for cul-de-sac access. Currently, the proposed street stub to the west does not have any connection and Fire Department needs to comment on a potential emergency access easement for a second point of access to this plat. City Fire Department requires a second point of access. Applicant has agreed to include an emergency access easement.

The final plat has included the requested emergency access easement; however it should be extended northward to connect with Crestwood Street.

- H. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided by that railroad indicating their willingness to accept such drainage.
- 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. 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.
- K. Traffic Engineering needs to comment on the need for improvements to 13th St. North. No improvements are needed.
- L. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also provide for sidewalks along one side of the streets. The Applicant has submitted an alternate sidewalk plan. The plan denotes a sidewalk around the perimeter of the park (Reserve A) with connections along

the northern and western portion of the lake (Reserve E) and continuing along the west side of Chapel Hill Street from the intermediate turnaround to 13th St. North.

- M. 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 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.
- N. City Fire Department needs to comment on the plat's street names. *The street names are acceptable.*
- O. City Fire Department and Traffic Engineering need to comment on the intermediate turnaround. *The intermediate turnaround is acceptable.*
- P. 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.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.

November 6, 1998

Page 4

- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. *Southwestern Bell has requested additional easements.*
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 19, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Chapel Hill Fellowship, C/O Henry Helgerson, 4009 Hammond, Wichita, KS 67218
Mike Lindebak, City Engineer, Public Works Department (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. 25
November 19, 1998

STAFF REPORT

(Final Plat Approved 11/5/98; Preliminary Plat Approved 9/17/98)

CASE NUMBER: S/D 98-84 - CHAPEL HILL ADDITION

OWNER/APPLICANT: Chapel Hill Fellowship, Attn: Henry Helgerson, 4009
Hammond, Wichita, KS 67218

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka,
Wichita, KS 67202

LOCATION: North side of 13th St. North, West side of K-96

SITE SIZE: 43.2 acres

NUMBER OF LOTS

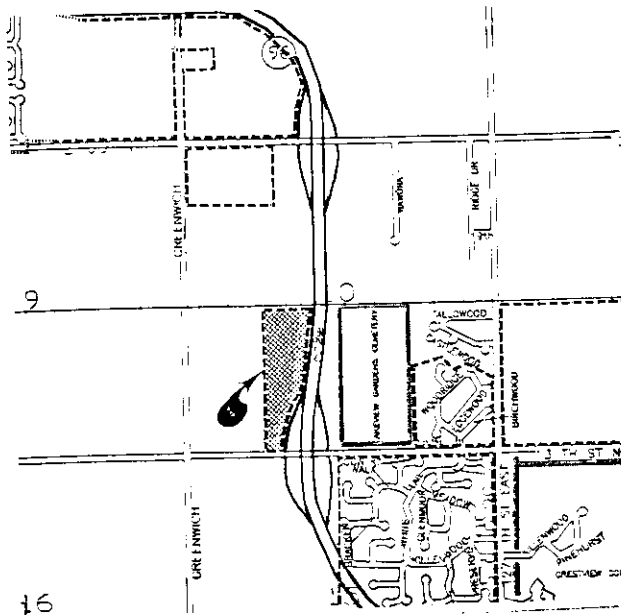
Residential:	55
Office:	
Commercial:	
Industrial:	
Total:	<u>55</u>

MINIMUM LOT AREA: 7,000 sf

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential
SF-6, Single-Family Residential

VICINITY MAP



Note: This unplatted site was recently annexed on July 31, 1998. A zone change (SCZ-0767) has been approved from SF-6, Single-Family to TF-3, Two-Family for six lots within the northeast portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (SCZ-0767) and any related conditions of such a zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A sanitary sewer layout plan shall be submitted to County Engineering.**
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **City Engineering** needs to comment on the status of the applicant's drainage concept and of any minimum building pad requirements as a result of a lake (Reserve E) being created. **A letter is needed from KDOT pertaining to their acceptance of drainage onto K-96. The drainage concept is approved. Minimum pad elevations need to be denoted for lots adjacent to the detention pond.**

The final plat has included the requested minimum building pad elevations. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A drainage guarantee is required.**

- F. The plat denotes one access opening along 13th St. North. **Traffic Engineering** needs to comment on the need for complete access control on the east side of the frontage adjoining K-96. The plat's text on the final plat, shall note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer. **Access controls are sufficient.**

- G. The distance to the northernmost lots is approximately 3,000 feet; in excess of the 600 foot maximum noted in the Subdivision Regulations for cul-de-sac access. Currently, the proposed street stub to the west does not have any connection and **Fire Department** needs to comment on a potential emergency access easement for a second point of access to this plat. **City Fire Department requires a second point of access. Applicant has agreed to include an emergency access easement.**

The final plat has included the requested emergency access easement; however it should be extended northward to connect with Crestwood Street.

- H. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided by that railroad indicating their willingness to accept such drainage.
- 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. 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.
- K. **Traffic Engineering** needs to comment on the need for improvements to 13th St. North. **No improvements are needed.**
- L. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also provide for sidewalks along one side of the streets. **The Applicant has submitted an alternate sidewalk plan. The plan denotes a sidewalk around the perimeter of the park (Reserve A) with connections along the northern and western portion of the lake (Reserve E) and continuing along the west side of Chapel Hill Street from the intermediate turnaround to 13th St. North.**

- M. 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 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.
- N. City Fire Department needs to comment on the plat's street names. *The street names are acceptable.*
- O. City Fire Department and Traffic Engineering need to comment on the intermediate turnaround. *The intermediate turnaround is acceptable.*
- P. 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.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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.

S/D 98-84 -- Final Plat of CHAPEL HILL ADDITION

November 19, 1998 - Page 5

- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. *Southwestern Bell has requested additional easements.*
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.