

REMINGTON PLACE

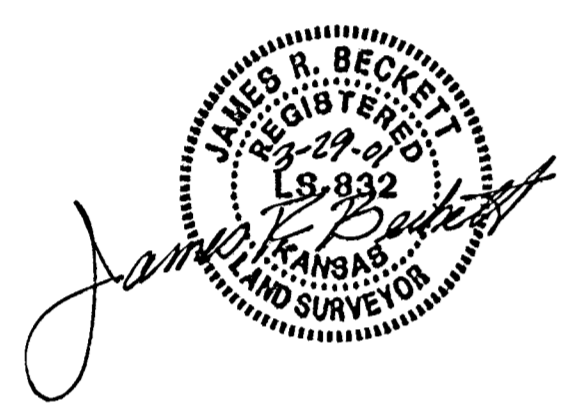
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 29th DAY OF MARCH, 2001, WE HAVE SURVEYED AND PLATTED REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES, AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 9; THENCE S00°37'46"E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 660.00 FEET; THENCE S88°49'59"W A DISTANCE OF 681.47 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 168.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°59'37" AN ARC DISTANCE OF 76.22 FEET; THENCE N11°07'33"E A DISTANCE OF 261.99 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 339.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°17'34" AN ARC DISTANCE OF 72.73 FEET; THENCE N01°10'01"W A DISTANCE OF 6.25 FEET; THENCE N08°03'47"E A DISTANCE OF 81.05 FEET; THENCE N01°10'11"W A DISTANCE OF 170.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE N88°49'59"E SAID NORTH LINE A DISTANCE OF 612.04 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF RESERVE "D", EASTMINSTER, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE EAST ALONG THE EXTENDED NORTH LINE OF SAID RESERVE "D" TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 3, BLOCK 1, HANLEY SECOND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE WEST ALONG THE SAID SOUTH LINE TO THE NORTHEAST CORNER OF RESERVE "C", EASTMINSTER ADDITION; THENCE SOUTH ALONG THE EAST LINE AND EXTENDED EAST LINE OF SAID RESERVE "C" TO THE POINT OF BEGINNING, EXCEPT THE WEST 80 FEET THEREOF.

*Instrument
 record
 4-12-01
 lot 3*



JAMES R. BECKETT, R.L.S. NO. 832
 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, RESERVES, AND STREETS, THE SAME TO BE KNOWN AS REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE 5 FEET WALL EASEMENT ALONG THE SOUTH LINE OF LOT 1, BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

RESERVES "A" THRU "M"

"A", "B", "F" AND "M"

LANDSCAPING, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.

"C" AND "D"

OPEN SPACE, LANDSCAPING AND PIPELINE CONFINED TO EASEMENTS.

"E", "F" AND "G"

OPEN SPACE, PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING, PARKING AND UTILITIES CONFINED TO EASEMENTS. THE PARKING EASEMENTS AS SHOWN IN SAID RESERVES ARE GRANTED FOR RESIDENTIAL PARKING ONLY AND THAT NO OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN THE EASEMENTS.

"H" AND "I"

LANDSCAPING, ENTRY MONUMENTS, STREET, DRAINAGE AND UTILITIES CONFINED TO EASEMENTS.

"K" AND "L"

OPEN SPACE, PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THRU "M" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN REMINGTON PLACE.

RESERVE "N"

OPEN SPACE, PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "M" SHALL BE OWNED AND MAINTAINED BY LOT 1, BLOCK 1, REMINGTON PLACE.

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.

OWNERS:

COVENANT DEVELOPMENT CORPORATION

Stephen R. Dawson
 STEPHEN R. DAWSON, PRESIDENT

S & P DEVELOPMENT, A JOINT VENTURE

BY: RON PEAKE DESIGN-BUILD, INC.
 JOINT VENTURER

Ronald E. Peake
 RONALD E. PEAKE, PRESIDENT

BY: SPROUL CONSTRUCTION COMPANY, INC.
 JOINT VENTURER

David Sproul
 DAVID SPROUL, PRESIDENT

MIDWEST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH

Kenneth Carlson
 KENNETH CARLSON, SUPERINTENDENT

STATE OF ILLINOIS }
 COUNTY OF COOK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF April, 2001, BY STEPHEN R. DAWSON, PRESIDENT OF COVENANT DEVELOPMENT CORPORATION.

Jill A. Hall
 JILL A. HALL, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 12/20/2003

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF April, 2001, BY RONALD E. PEAKE, PRESIDENT OF RON PEAKE DESIGN-BUILD, INC., JOINT VENTURER OF S & P DEVELOPMENT, A JOINT VENTURE.

Gary L. Wiley
 GARY L. WILEY, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 1/15/05

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF April, 2001, BY DAVID SPROUL, PRESIDENT OF SPROUL CONSTRUCTION COMPANY, INC., JOINT VENTURER OF S & P DEVELOPMENT, A JOINT VENTURE.

Gary L. Wiley
 GARY L. WILEY, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 1/15/05

STATE OF NEBRASKA }
 COUNTY OF DOUGLAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF April, 2001, BY KENNETH CARLSON, SUPERINTENDENT OF MIDWEST CONFERENCE OF THE COVENANT CHURCH.

Cheryl B. Roberts
 CHERYL B. ROBERTS, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 12-31-2001



THIS PLAT OF REMINGTON PLACE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 8TH DAY OF FEBRUARY, 2001.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHRISTOPHER S. CARRAHER, CHAIRMAN

MARVIN S. KROUT, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2001.

TRICIA L. ROBELLO, LS #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 _____, 2001.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2001.

_____ COUNTY CLERK

DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, MO., ON THE _____ DAY OF _____, 2001.

_____ REGISTER OF DEEDS

BILL WEEK

_____ DEPUTY

LUNDA KIZZIRE

WE, COMMERCE BANK, N.A., HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

John M. Frazee
 JOHN M. FRAZEE, SENIOR VICE PRESIDENT

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF April, 2001, BY JOHN M. FRAZEE, SENIOR VICE PRESIDENT OF COMMERCE BANK, N.A.

Gary L. Wiley
 GARY L. WILEY, NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: 1/15/05



WE, NATIONAL COVENANT PROPERTIES, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF REMINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

David W. Johnson
 DAVID W. JOHNSON, PRESIDENT

STATE OF ILLINOIS }
 COUNTY OF COOK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF April, 2001, BY DAVID W. JOHNSON, PRESIDENT OF NATIONAL COVENANT PROPERTIES.

Jill A. Hall
 JILL A. HALL, NOTARY PUBLIC

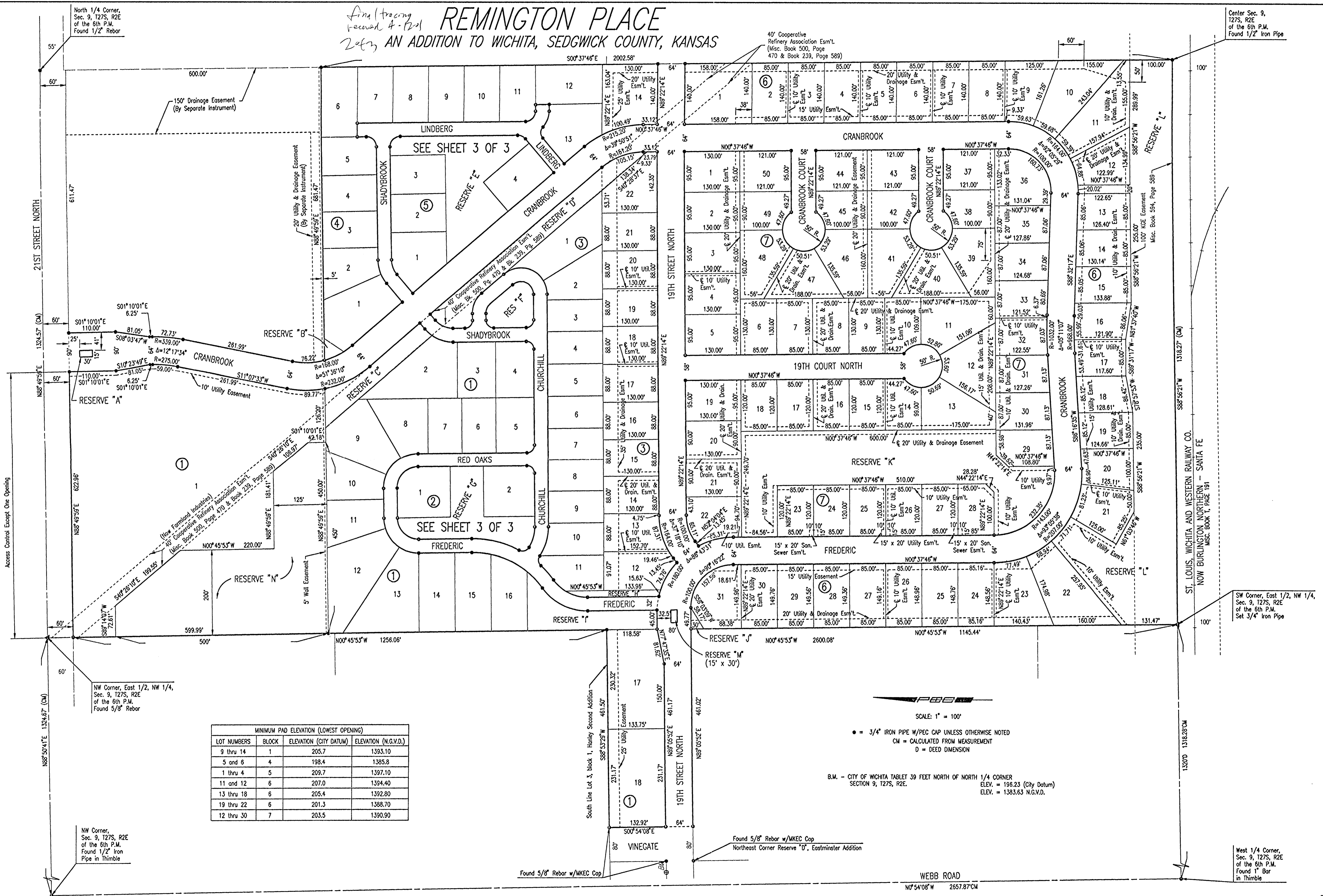
MY APPOINTMENT EXPIRES: 12/20/2003



Final tracing
revised 4-2023
2023

REMINGTON PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



MINIMUM PAD ELEVATION (LOWEST OPENING)

LOT NUMBERS	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (N.G.V.D.)
9 thru 14	1	205.7	1393.10
5 and 6	4	198.4	1385.8
1 thru 4	5	209.7	1397.10
11 and 12	6	207.0	1394.40
13 thru 18	6	205.4	1392.80
19 thru 22	6	201.3	1388.70
12 thru 30	7	203.5	1390.90

SCALE: 1" = 100'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED
 CM = CALCULATED FROM MEASUREMENT
 D = DEED DIMENSION

B.M. - CITY OF WICHITA TABLET 39 FEET NORTH OF NORTH 1/4 CORNER
 SECTION 9, T27S, R2E.
 ELEV. = 196.23 (City Datum)
 ELEV. = 1383.63 N.G.V.D.

North 1/4 Corner,
 Sec. 9, T27S, R2E
 of the 6th P.M.
 Found 1/2" Rebar

Center Sec. 9,
 T27S, R2E
 of the 6th P.M.
 Found 1/2" Iron Pipe

NW Corner, East 1/2, NW 1/4,
 Sec. 9, T27S, R2E
 of the 6th P.M.
 Found 5/8" Rebar

SW Corner, East 1/2, NW 1/4,
 Sec. 9, T27S, R2E
 of the 6th P.M.
 Set 3/4" Iron Pipe

NW Corner,
 Sec. 9, T27S, R2E
 of the 6th P.M.
 Found 1/2" Iron
 Pipe in Thimble

West 1/4 Corner,
 Sec. 9, T27S, R2E
 of the 6th P.M.
 Found 1" Bar
 in Thimble

And facing received 3/8/3 4-12-01

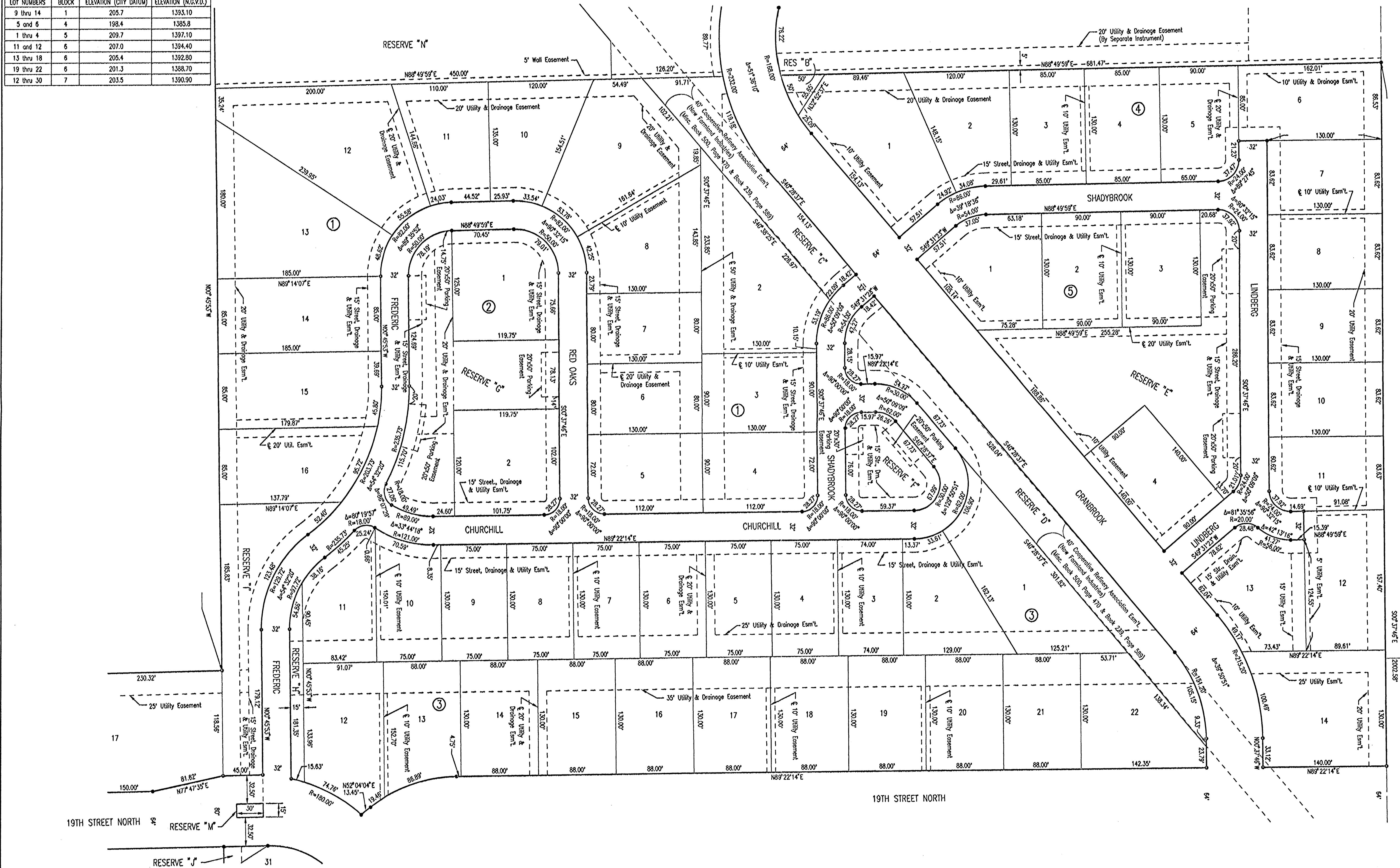
REMINGTON PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

SCALE: 1" = 50'

MINIMUM PAD ELEVATION (LOWEST OPENING)			
LOT NUMBERS	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (N.G.V.D.)
9 thru 14	1	205.7	1393.10
5 and 6	4	198.4	1385.8
1 thru 4	5	209.7	1397.10
11 and 12	6	207.0	1394.40
13 thru 18	6	205.4	1392.80
19 thru 22	6	201.3	1388.70
12 thru 30	7	203.5	1390.90





Wichita-Sedgwick County Metropolitan Area Planning Department

February 8, 2001

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2001-04 -- One- Step Final Plat of REMINGTON PLACE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 8, 2001, 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 January 26, 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.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

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 26, 2001

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2001-04 -- One- Step Final Plat of REMINGTON PLACE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. City Engineering needs to comment on the need for any additional guarantees or easements. An additional 5-ft utility easement is required along the west line of Lot 12, Block 4. A sanitary sewer layout is requested.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. The drainage easement located within Lot 1, Block 1, needs to be platted as a Reserve. Off-site drainage easements need to be established by separate instrument. A drainage guarantee is required. Minimum pad elevations need to be platted for the lots abutting detention ponds.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along 21st St. North. Access controls are approved.
- F. The off-site utility and drainage easement will need to be established by separate instrument.
- G. The off site wall easement will need to be established by separate instrument.

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- 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 drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- J. The wall easements should be referenced in the plattor's text.
- K. The parking easements shall be referenced in the plattor's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- L. The pipeline easements should be denoted on the final plat tracing.
- M. The Subdivision Regulations discourage the inclusion of pipeline easements within the perimeter of urban scale lots. *The pipeline easement in Lot 22, Block 3 shall be included within a Reserve. The pipeline easement located in Lot 1, Block 6 shall be referenced in a restrictive covenant.*
- N. The applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of the 64-ft through street.
- O. 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.
- P. 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.
- Q. The street names need to be approved by the City Fire Department.
- R. 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.
- 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 316-729-0102) 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.

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.

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, February 8, 2001, at 1:00 p.m.

STAFF REPORT
(One-Step Final Approved 1/25/01)

CASE NUMBER: SUB 2001-04 -- REMINGTON PLACE ADDITION

OWNER/APPLICANT: Covenant Development Corporation, Attn: Stephen R. Dawson,
5101 N. Francisco, Chicago, IL 60625; Ron Peake, 1700 Tamarisk,
Wichita, KS 67230

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: East of Webb, South side of 21st St. North

SITE SIZE: 72.15 Acres

NUMBER OF LOTS

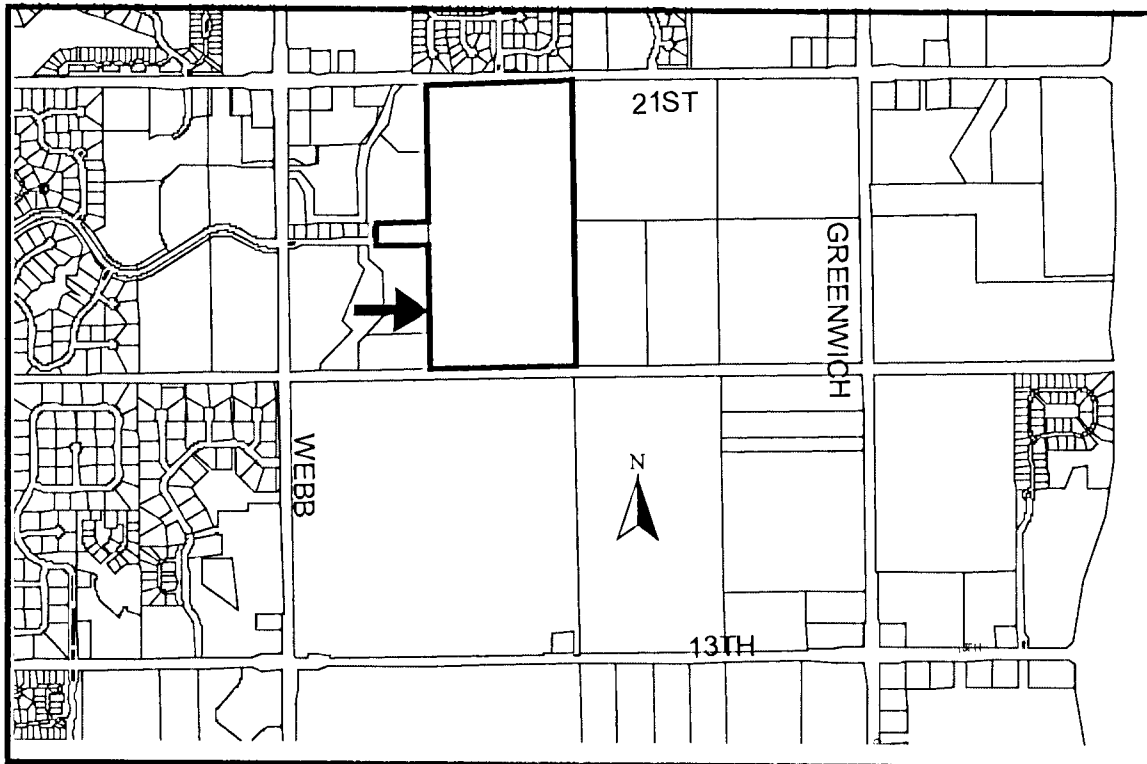
Residential:	139
Office:	.
Commercial:	2
Industrial:	
Total:	<u>141</u>

MINIMUM LOT AREA: 9,750 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential; SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential; NO, Neighborhood Office

VICINITY MAP



Note: This site is scheduled to be annexed by the City on February 16, 2001. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted. A zone change (ZON 2000-61) has been requested for Lots 17 and 18, Block 1 from SF-6, Single-Family Residential to NO, Neighborhood Office.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. **City Engineering** needs to comment on the need for any additional guarantees or easements. **An additional 5-ft utility easement is required along the west line of Lot 12, Block 4. A sanitary sewer layout is requested.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. The drainage easement located within Lot 1, Block 1, needs to be platted as a Reserve. Off-site drainage easements need to be established by separate instrument. A drainage guarantee is required. Minimum pad elevations need to be platted for the lots abutting detention ponds.**
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along 21st St. North. **Access controls are approved.**
- F. The off-site utility and drainage easement will need to be established by separate instrument.
- G. The off site wall easement will need to be established by separate instrument.
- 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 drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- J. The wall easements should be referenced in the plattor's text.
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- L. The pipeline easements should be denoted on the final plat tracing.

SUB 2001-04 -- One-Step Final Plat of REMINGTON PLACE ADDITION
February 8, 2001 - Page 3

- M. The Subdivision Regulations discourage the inclusion of pipeline easements within the perimeter of urban scale lots. The pipeline easement in Lot 22, Block 3, shall be included within a Reserve. The pipeline easement located in Lot 1, Block 6, shall be referenced in a restrictive covenant.
- N. The applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of the 64-ft through street.
- O. 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.
- P. 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.
- Q. The street names need to be approved by the City Fire Department.
- R. 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.
- S. 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.
- 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.
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- 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

SUB 2001-04 -- One-Step Final Plat of REMINGTON PLACE ADDITION
February 8, 2001 - Page 4

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.