

AVALON PARK

AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS

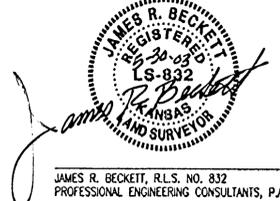
N.E. Corner SW 1/4, Sec. 28
Twp. 26S, R-1-W
Found 3/4" Rebar

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 OF THIS 20th DAY OF MAY, 2003, WE HAVE SURVEYED AND PLATTED AVALON PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 28, T26S, R1W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°34'48"W ALONG THE SOUTH LINE OF SAID S.W. 1/4 A DISTANCE OF 1018.08 FEET TO THE KANSAS SOUTHWESTERN RAILROAD RIGHT OF WAY; THENCE BEARING N39°22'14"W ALONG THE KANSAS SOUTHWESTERN RAILROAD RIGHT OF WAY, A DISTANCE OF 1238.81 FEET; THENCE BEARING N50°37'48"E, A DISTANCE OF 728.44 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A CHORD BEARING OF S36°09'58"E AND RADIUS OF 968.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°09'05", AN ARC DISTANCE OF 36.34 FEET; THENCE BEARING N54°54'34"E, A DISTANCE OF 64.00 FEET; THENCE BEARING N63°56'27"E, A DISTANCE OF 64.00 FEET; THENCE BEARING N89°34'48"E, A DISTANCE OF 577.02 FEET; THENCE BEARING S00°05'39"E, A DISTANCE OF 1580.44 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF KSA 12-512(b) AMENDED.



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MINIMUM OPENINGS	ELEVATION (N.G.S.D.)	CITY DATUM
BLOCK 1 LOTS 1-6, 18-19	1336.0	148.6
LOTS 36-37, 46-52	1337.0	149.6
LOTS 7-17, 20-22, 33-35	1338.2	150.8
LOTS 38-45	1338.3	150.9
LOTS 23, 31-32	1339.0	151.6
LOTS 24-30	1339.7	152.3
BLOCK 2 LOTS 1-4, 10-13	1336.0	148.6
LOTS 5-9	1336.2	148.8
BLOCK 3 LOTS 1-6	1336.0	148.6
LOTS 7-18	1337.0	149.6
BLOCK 4 LOTS 4-9, 22-25	1336.0	148.6
LOTS 1-3, 26-28	1336.8	149.4
LOTS 10-21	1337.0	149.6

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.
THE STREET DEDICATION ALONG 37TH STREET NORTH IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTER'S RIGHT OF ACCESS TO AND FROM 37TH STREET NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 37TH STREET NORTH AT ONE LOCATION AS SHOWN.

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

RESERVES "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE HEREBY PLATTED FOR DRAINAGE, LAKES, LANDSCAPING, RECREATIONAL USES AND UTILITIES CONFINED TO EASEMENTS. RESERVE "C" IS FOR THE SOLE USE OF ADJACENT LOTS. RESERVE "E" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "Z" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN AVALON PARK.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND RESERVES, THE SAME TO BE KNOWN AS AVALON PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

OWNER:
THE CHARLES R. WOODARD AND
CONNIE L. WOODARD TRUSTS
Charles R. Woodard
CHARLES R. WOODARD, TRUSTEE
Connie L. Woodard
CONNIE L. WOODARD, TRUSTEE

MARVIN SCHELLENBERG
Marvin Schellenberg
MARVIN SCHELLENBERG
ANDREA SCHELLENBERG
Andrea Schellenberg
ANDREA SCHELLENBERG
AVALON PARK, LLC
Marvin Schellenberg
MARVIN SCHELLENBERG, MANAGING PARTNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF May, 2003, BY CHARLES R. WOODARD, TRUSTEE OF CHARLES R. WOODARD AND CONNIE L. WOODARD TRUSTS.

Mary A. Farrar
MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04
MARY A. FARRAR
Notary Public - State of Kansas
My Appt. Expires 2/27/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF July, 2003, BY CONNIE L. WOODARD, TRUSTEE OF CHARLES R. WOODARD AND CONNIE L. WOODARD TRUSTS.

Mary A. Farrar
MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04
MARY A. FARRAR
Notary Public - State of Kansas
My Appt. Expires 2/27/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF July, 2003, BY MARVIN SCHELLENBERG, FEE OWNER.

Mary A. Farrar
MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04
MARY A. FARRAR
Notary Public - State of Kansas
My Appt. Expires 2/27/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF July, 2003, BY ANDREA SCHELLENBERG, FEE OWNER.

Mary A. Farrar
MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04
MARY A. FARRAR
Notary Public - State of Kansas
My Appt. Expires 2/27/04

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF July, 2003, BY MARVIN SCHELLENBERG, MANAGING PARTNER OF AVALON PARK, LLC.

Mary A. Farrar
MARY A. FARRAR, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2/27/04
MARY A. FARRAR
Notary Public - State of Kansas
My Appt. Expires 2/27/04

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

DATED THIS _____ DAY OF _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

BERNARD A. HENTZEN, CHAIR
DALE MILLER, SECRETARY

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

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 _____, 2003.

CARLOS MAYANS, MAYOR
PAT GRAVES, CITY CLERK

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

DON BRACE, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 2003.

BILL MECK, REGISTER OF DEEDS
LINDA KIZZIRE, DEPUTY

SCALE: 1" = 100'
• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

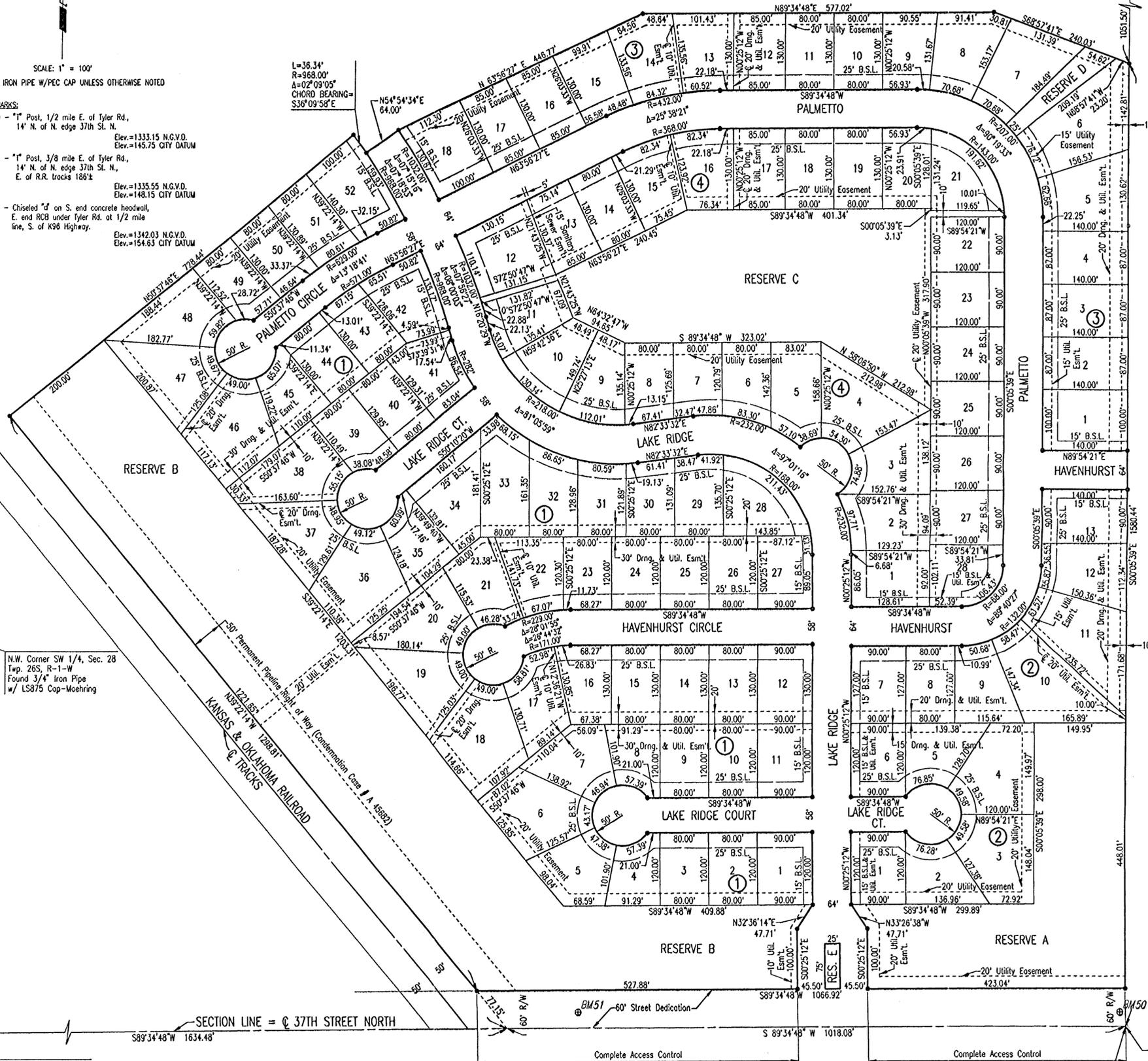
BENCHMARKS:
BM #50 - "T" Post, 1/2 mile E. of Tyler Rd.,
14' N. of N. edge 37th St. N.
Elev.=1333.15 N.G.V.D.
Elev.=145.75 CITY DATUM
BM #51 - "T" Post, 3/8 mile E. of Tyler Rd.,
14' N. of N. edge 37th St. N.,
E. of R.R. tracks 186±
Elev.=1335.55 N.G.V.D.
Elev.=148.15 CITY DATUM
BM #58 - Chiseled "T" on S. end concrete headwall,
E. end RCB under Tyler Rd. at 1/2 mile
line, S. of K96 Highway.
Elev.=1342.03 N.G.V.D.
Elev.=154.63 CITY DATUM

N.W. Corner SW 1/4, Sec. 28,
Twp. 26S, R-1-W
Found 3/4" Iron Pipe
w/ LS875 Cap-Moehring

SECTION LINE = Q TYLER ROAD
N00°00'00"E 2632.44'

SECTION LINE = Q 37TH STREET NORTH
S89°34'48"W 1634.48'

S.W. Cor. SW 1/4,
Sec. 28, Twp. 26S, R-1-W
Found 3/4" Pipe



S.E. Corner SW 1/4,
Sec. 28, Twp. 26S, R-1-W
Found 5/8" Rebar



Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2003

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

RE: SUB 2002-144 -- Final Plat of Avalon Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated January 31, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. (Cost: \$8.00 for the first page; \$4.00 for each additional page); and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Charles and Connie Woodard, 4450 N. Maize Road, Maize, KS 67101
Avalon Park, LLC, 7916 N. 21st Street, Wichita, KS 67202
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2003

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

RE: SUB 2002-144 -- One-Step Final Plat of Avalon Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 has approved the drainage plan. An off-site drainage easement is needed. City Stormwater Management advises of a possible need for a FEMA Map Revision in addition to permit approval by DWR and the Corps of Engineers. County Engineering requests the grading of the north roadside ditch to allow stormwater to flow from the railroad tracks to the big slough. An error on discharge from pond 4 needs to be corrected to show 25 CFS, not 18 CFS.
- E. Traffic Engineering has requested left turn lanes on 37th St. North.
- F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. The applicant shall guarantee paved access of 37th St. between the nearest paved segment and the entrance to the subdivision.

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- H. It is recommended that Reserve C be extended to the street by narrow strips of Reserve between the lots to increase their accessibility and usefulness for all homeowners in the Addition.
- I. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- 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.
- This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for 37th St. North.
- K. 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.
- L. 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 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.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. County Surveying requests that bearings be denoted on lot lines
- O. The City Fire Department/GIS needs to comment on the plat's street names. *New street names are needed.*
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. The platting 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.

- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Westar Energy requests additional easements.**
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, February 6, 2003, at 1:30 p.m.

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

If you have any questions regarding this plat, please call.

STAFF REPORT

(FINAL PLAT APPROVED 1/30/03; PRELIMINARY PLAT APPROVED 1/16/03)

CASE NUMBER: SUB 2002-144 -- AVALON PARK ADDITION

OWNER/APPLICANT: Charles R. and Connie L. Woodard Trusts, 4450 N. Maize Road, Maize, KS 67101; Avalon Park, L.L.C., Attn: Marvin Schellenberg, 7926 21st St. North, Wichita, KS 67205

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

LOCATION: North side of 37th St. North, East side of Tyler Road

SITE SIZE: 120 acres

NUMBER OF LOTS

Residential:	112
Office:	
Commercial:	
Industrial:	
Total:	<u>112</u>

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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 has approved the drainage plan. An off-site drainage easement is needed. City Stormwater Management advises of a possible need for a FEMA Map Revision in addition to permit approval by DWR and the Corps of Engineers. County Engineering requests the grading of the north roadside ditch to allow stormwater to flow from the railroad tracks to the big slough. An error on discharge from pond 4 needs to be corrected to show 25 CFS, not 18 CFS.**
- E. **Traffic Engineering** has requested left turn lanes on 37th St. North.
- F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. The applicant shall guarantee paved access of 37th St. between the nearest paved segment and the entrance to the subdivision.
- H. It is recommended that Reserve C be extended to the street by narrow strips of Reserve between the lots to increase their accessibility and usefulness for all homeowners in the Addition.
- I. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- 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.

This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for 37th St. North.

SUB 2002-144 -- Final Plat of AVALON PARK ADDITION
February 6, 2003 - Page 3

- K. 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.
- L. 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 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.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. **County Surveying** requests that bearings be denoted on lot lines
- O. The **City Fire Department/GIS** needs to comment on the plat's street names. **New street names are needed.**
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.

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February 6, 2003 - Page 4

- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Westar Energy requests additional easements.**
- Z. 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.