

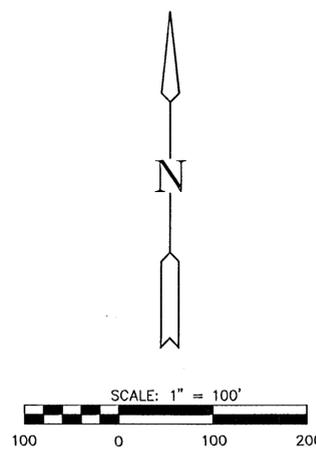
# FINAL PLAT

## HIDDEN ESTATES ADDITION

### AN ADDITION TO SEDGWICK COUNTY, KANSAS

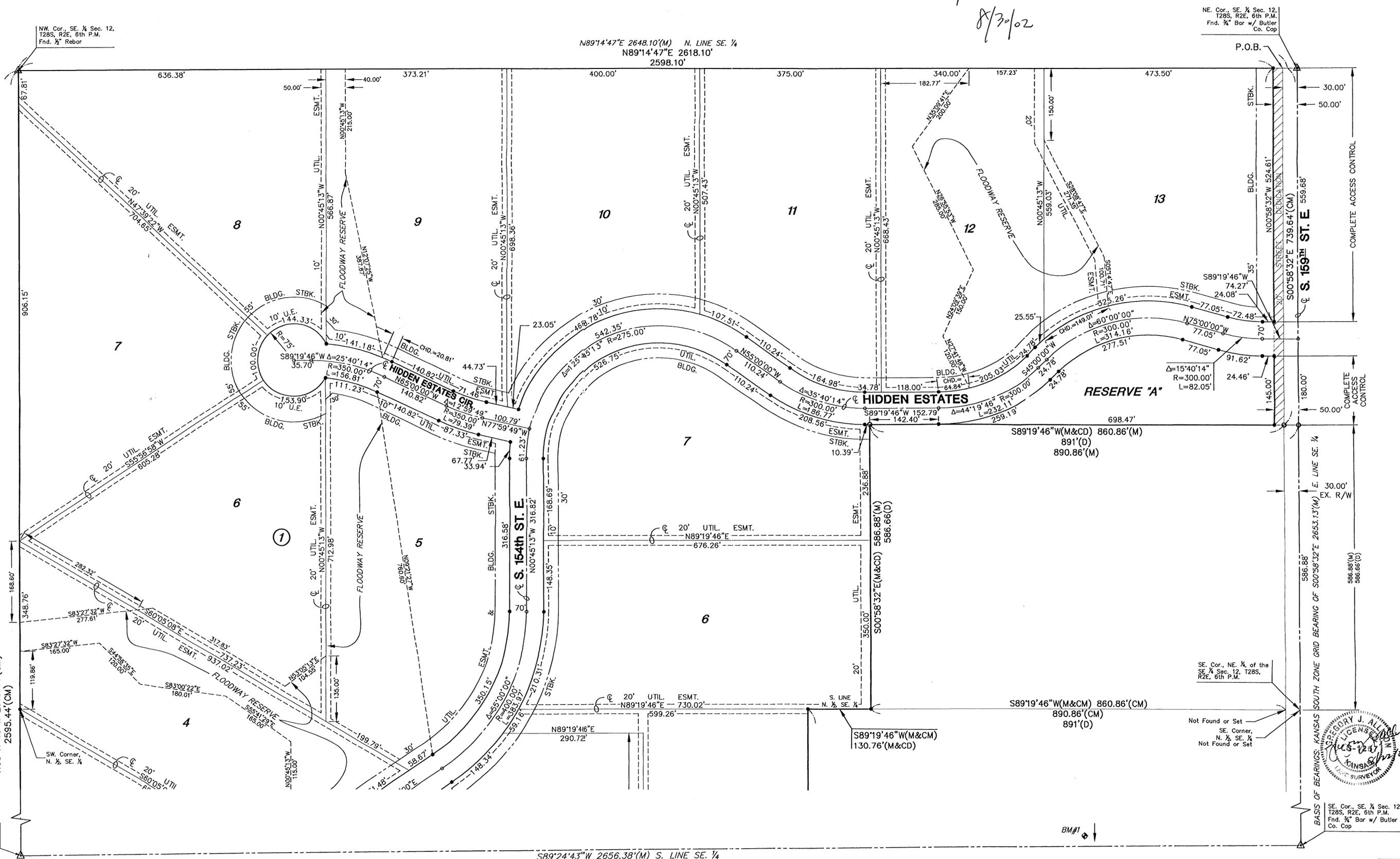
*final facing received 8/30/02*

MINIMUM PAD ELEVATIONS (LOWEST OPENINGS)			
LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
4	1	160.10	1347.5
5	1	159.60	1347.0
6	1	160.10	1347.5
8	1	164.60	1352.0
9	1	164.60	1352.0
12	1	159.60	1347.0
13	1	159.60	1347.0
1	2	155.60	1343.0
2	2	155.60	1343.0
3	2	155.60	1343.5
4	2	156.60	1344.0
5	2	156.10	1343.5



- LEGEND**
- △ = SECTION CORNER MONUMENT FOUND
  - = FOUND 3/4" PIPE
  - = FOUND 1/2" REBAR
  - = SET 5/8" REBAR W/ MKEC CLS #39 CAP
  - B.S. = BUILDING SETBACK
  - U.E. = UTILITY EASEMENT
  - (CM) = CALCULATED FROM MEASURED
  - (M) = MEASURED DIMENSION

- BENCHMARK**
- BM#1 "I" on N. hub-guard of reinforced concrete box culvert 513' West of and 12' North of the SE. cor., Sec. 12, T28S, R2E. Elev. = 1334.97 NGVD 147.57 (City Datum)
- BM#2 "I" on East hub-guard of reinforced concrete box culvert 75' South of the NE. cor., Sec. 12, T28S, R2E, 6th P.M.. Elev. = 1345.94 NGVD 158.54 (City Datum)



# FINAL PLAT

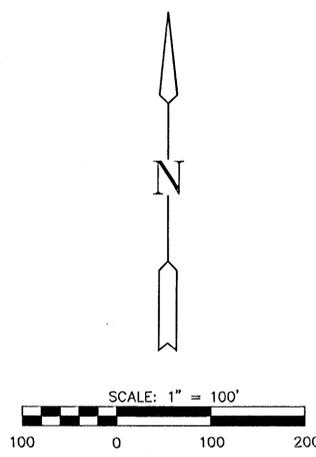
## HIDDEN ESTATES ADDITION

### AN ADDITION TO SEDGWICK COUNTY, KANSAS

BM#2

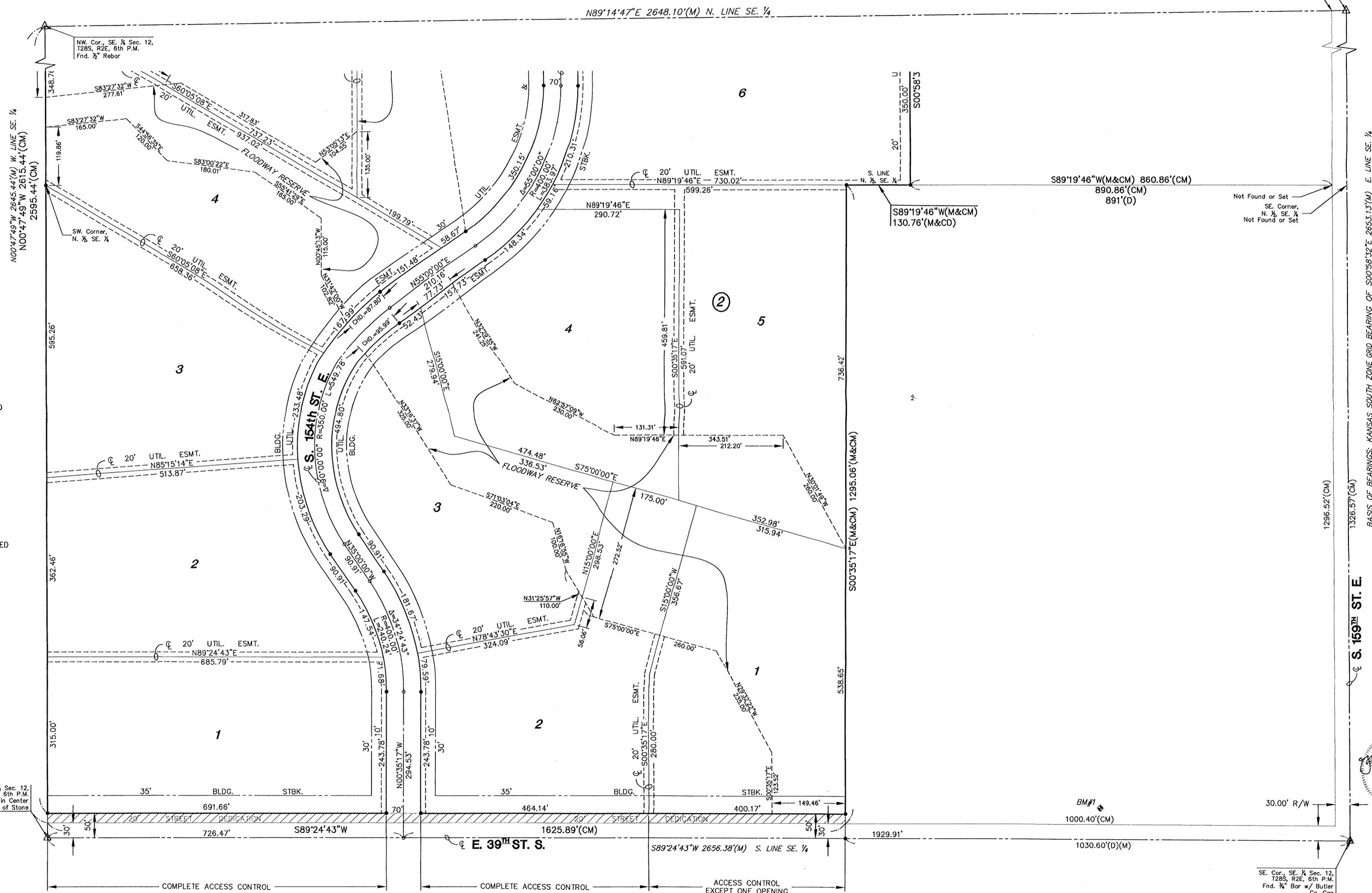
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LOT	BLOCK	ELEVATION (CITY DATUM)	ELEVATION (USGS)
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1	2	155.60	1343.0
2	2	155.60	1343.0
3	2	155.60	1343.5
4	2	156.60	1344.0
5	2	156.10	1343.5

NE. Cor., SE. ¼ Sec. 12,  
T28S, R2E, 6th P.M.  
Fnd. ¾" Bar w/ Butler  
Co. Cop



- LEGEND**
- △ = SECTION CORNER MONUMENT FOUND
  - = FOUND ¾" PIPE
  - ⊙ = FOUND ½" REBAR
  - = SET 5/8" REBAR W/ MKEC CLS #39 CAP
  - B.S. = BUILDING SETBACK
  - U.E. = UTILITY EASEMENT
  - (CM) = CALCULATED FROM MEASURED
  - (M) = MEASURED DIMENSION

- BENCHMARK**
- BM#1 "□" on N. hub-guard of reinforced concrete box culvert 513' West of and 12' North of the SE. cor., Sec. 12, T28S, R2E.  
Elev. = 1334.97 NGVD  
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- BM#2 "□" on East hub-guard of reinforced concrete box culvert 75' South of the NE. cor., Sec. 12, T28S, R2E, 6th P.M.  
Elev. = 1345.94 NGVD  
158.54 (City Datum)



SE. Cor., SE. ¼ Sec. 12,  
T28S, R2E, 6th P.M.  
Fnd. ¾" Bar w/ Butler  
Co. Cop



**FINAL PLAT**  
**HIDDEN ESTATES ADDITION**  
**AN ADDITION TO 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 "HIDDEN ESTATES ADDITION", an addition to Sedgwick County, Kansas, into Lots, Blocks, Streets, and a Reserve, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter, Section 12, Township 28 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas; said tract described as follows:

Said Southeast Quarter, EXCEPT;  
 BEGINNING at the Southeast corner of said Southeast Quarter; thence West along the South line of said Southeast Quarter, 1030.60 feet; thence North at right angle to a point on the North line of the South Half of the Southeast Quarter; thence East along said North line to the Northeast corner thereof; thence South along the East line of said Southeast Quarter to the POINT OF BEGINNING.  
 AND EXCEPT;  
 BEGINNING at the Southeast corner of the North Half of the said Southeast Quarter; thence North along the East line of said Southeast Quarter, 586.66 feet; thence West parallel with the South line of the North Half of said Southeast Quarter, 891 feet; thence South 586.66 feet to the South line of the North Half of said Southeast Quarter; thence East 891 feet to the POINT OF BEGINNING.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 22<sup>nd</sup> day of August, 2002.



Gregory J. Allison, 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 a Reserve the same to be known as "HIDDEN ESTATES ADDITION", an addition to Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities are hereby granted to the public. Reserve "A" is platted for open space, landscaping, irrigation, drainage, and monuments. The reserve shall be owned and maintained by the homeowners association. Streets are hereby dedicated to and for the use of the public. All abutters right of access to or from East 159th Street South over and across the East line of "HIDDEN ESTATES ADDITION", are hereby granted to the the appropriate governing body, as indicated on the face of the plat, and as approved by the appropriate governing body. All abutters right of access to or from South 39th Street East over and across the South line of "HIDDEN ESTATES ADDITION", are hereby granted, provided however, Lot 1, Block 1, shall have one opening as indicated on the face of the plat and as approved by the appropriate governing body. A drainage plan has been developed for the "HIDDEN ESTATES ADDITION." 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. The floodway shall be the responsibility of the owner until such time as the appropriate governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or any other work on be carried out without the permission of the appropriate engineer.

RE Ventures, Inc.

William G. Farha, President  
 William G. Farha, President

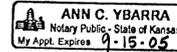
STATE OF KANSAS )  
 ) ss:  
 SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 22<sup>nd</sup> day of August, 2002, before me the undersigned, a Notary Public in and for the County and State aforesaid, came William G. Farha, President, RE Ventures, 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.

Ann C. Ybarrá, Notary Public  
 Notary Public

My appointment expires: 9-15-05



STATE OF KANSAS )  
 ) ss:  
 SEDGWICK COUNTY )

This plat of "HIDDEN ESTATES", 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

\_\_\_\_\_, Acting Secretary  
 Michael E. Lindebak, Acting 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

STATE OF KANSAS )  
 ) ss:  
 SEDGWICK COUNTY )

This plat approved and all dedications shown thereon, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_, Commission Chairman  
 Ben Sciortino, Commission Chairman

Entered on transfer record on this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_, County Clerk  
 Don Brace, County Clerk

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 26th day of August, 2002.

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



**Wichita-Sedgwick County Metropolitan Area Planning Department**

July 11, 2002

MKEC Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

RE: SUB 2002-58 -- One-Step Final Plat of Hidden Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 2002, 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 June 28, 2002.

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 that reads '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](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 28, 2002

MKEC Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

RE: SUB 2002-58 -- One-Step Final Plat of Hidden Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 27, 2002, 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. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. **Due to drainage constraints for Lot 1, Block 2, and Lots 5 and 12, Block 1, County Code Enforcement will meet with applicant prior to final plat submittal.**
- B. **City Water and Sewer Department** requests a petition for future extension of City water and sanitary sewer services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Drainage easements need to be located in floodway reserves. The standard floodway language needs to be included in the plat's text.**
- E. **County Engineering** needs to comment on the access controls. Complete access control has been platted along the plat's frontage to perimeter streets. Lot 1, Block 2 has been platted with no access. **County Engineering has recommended access on the west side of Lot 1, Block 2.**
- F. **The Subdivision Committee has requested utility easements between the lots.**

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

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www.wichitagov.org

- G. County Surveyor has advised that all deltas need the "?" changed.
- H. County Surveyor has advised that Lot 5, Block 2 needs a dimension at the northwest corner.
- I. County Engineering has required that the street layout be reconfigured to connect to the street to the north. MAPD requests a street connection to the west. *Due to drainage constraints, these conditions were not approved by the Subdivision Committee.*
- J. The public streets in this addition must have plans for their construction approved by Sedgwick County Public Works prior to construction.
- K. County Fire Department has advised that the streets need to be installed and approved prior to development of individual lots.
- L. The streets must be constructed to a suburban street standard or a financial guarantee must be on file with the County Engineer prior to the final plat being filed.
- M. Access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection preferable before the start of any above grade construction work. Such drive to be installed according to fire department specifications.
  - 1. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.
  - 2. To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- N. The right-of-way widths should be denoted for the internal streets.
- O. The cul-de-sac bulb needs to be increased to a 75 feet radius.
- P. 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.
- Q. 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.
- R. The applicant is advised that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Clerk and Manager should be added to the list of signatures.

- S. The Applicant is advised that if platted, the building setbacks along 159th St. East and 39th St. South must be 35 feet to conform with the Zoning setback standard for County section line roads.
- T. Lots 6, 7, and 8, Block 1 do not conform with the 200-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. *The lot widths will be revised upon increase of the cul-de-sac bulb diameter.*
- U. Lot 7, Block 1 does not meet the 100-ft lot frontage requirement. *The frontage will be revised upon increase of the cul-de-sac bulb diameter.*
- V. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6, 7, and 8, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The lot depth to width ratio will be revised upon increase of the cul-de-sac bulb diameter.*
- W. The County Fire Department/GIS needs to comment on the plat's street names. *Arterial street names need to be corrected on the face of the plat and in the plat's text. The east/west Hidden Estates Parkway should be revised to Hidden Estates. The north/south Hidden Estates should be revised to "S. 154<sup>th</sup> St. E."*
- X. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- Y. 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.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.

- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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.**
- HH. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, July 11, 2002, 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

**STAFF REPORT**  
(ONE-STEP FINAL PLAT APPROVED 6/27/02)

**CASE NUMBER:** SUB 2002-58 -- HIDDEN ESTATES ADDITION

**OWNER/APPLICANT:** William G. Farha, 8100 E. 22<sup>nd</sup> Street, Wichita, KS 67226

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

**LOCATION:** West side of 159th Street East, North side of 39th Street South

**SITE SIZE:** 116.4 Acres

**NUMBER OF LOTS**

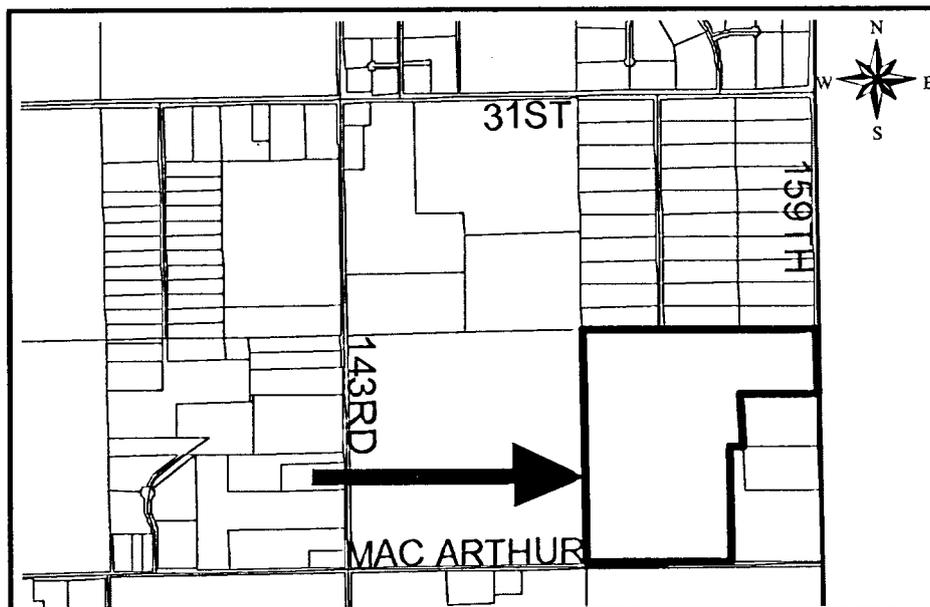
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. **Due to drainage constraints for Lot 1, Block 2, and Lots 5 and 12, Block 1, County Code Enforcement will meet with applicant prior to final plat submittal.**
- B. **City Water and Sewer Department** requests a petition for future extension of City water and sanitary sewer services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Drainage easements need to be located in floodway reserves. The standard floodway language needs to be included in the plat's text.**
- E. **County Engineering** needs to comment on the access controls. Complete access control has been platted along the plat's frontage to perimeter streets. Lot 1, Block 2 has been platted with no access. **County Engineering has recommended access on the west side of Lot 1, Block 2.**
- F. **The Subdivision Committee has requested utility easements between the lots.**
- G. **County Surveyor** has advised that all deltas need the "?" changed.
- H. **County Surveyor** has advised that Lot 5, Block 2 needs a dimension at the northwest corner.
- I. **County Engineering** has required that the street layout be reconfigured to connect to the street to the north. **MAPD** requests a street connection to the west. **Due to drainage constraints, these conditions were not approved by the Subdivision Committee.**
- J. The public streets in this addition must have plans for their construction approved by Sedgwick County Public Works prior to construction.
- K. **County Fire Department** has advised that the streets need to be installed and approved prior to development of individual lots.
- L. The streets must be constructed to a suburban street standard or a financial guarantee must be on file with the County Engineer prior to the final plat being filed.
- M. Access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection preferable before the start of any above grade construction work. Such drive to be installed according to fire department specifications.

**SUB 2002-58 -- One-Step Final Plat of HIDDEN ESTATES ADDITION**  
**July 11, 2002 - Page 3**

1. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.
  2. To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- N. The right-of-way widths should be denoted for the internal streets.
- O. The cul-de-sac bulb needs to be increased to a 75 feet radius.
- P. 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.
- Q. 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.
- R. The applicant is advised that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Clerk and Manager should be added to the list of signatures.
- S. The Applicant is advised that if platted, the building setbacks along 159th St. East and 39th St. South must be 35 feet to conform with the Zoning setback standard for County section line roads.
- T. Lots 6, 7, and 8, Block 1 do not conform with the 200-ft lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. *The lot widths will be revised upon increase of the cul-de-sac bulb diameter.*
- U. Lot 7, Block 1 does not meet the 100-ft lot frontage requirement. *The frontage will be revised upon increase of the cul-de-sac bulb diameter.*
- V. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6, 7, and 8, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The lot depth to width ratio will be revised upon increase of the cul-de-sac bulb diameter.*
- W. The County Fire Department/GIS needs to comment on the plat's street names. *Arterial street names need to be corrected on the face of the plat and in the plat's text. The east/west Hidden Estates Parkway should be revised to Hidden Estates. The north/south Hidden Estates should be revised to "S. 154<sup>th</sup> St. E."*

**SUB 2002-58 -- One-Step Final Plat of HIDDEN ESTATES ADDITION**  
**July 11, 2002 - Page 4**

- X. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- Y. 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.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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.**
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