WILLIAM L. KORBER, L.S.
N. BRENT WOOTEN, P.E.

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

November 3, 1993

Stormwater Permitting Program
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Building 740
Topeka, KS 66620–0001

Re: ***NPDES permit applications***
Wichita, Sedgwick County, Kansas

Dear Sirs,

I am providing to you herein applications for storm water discharge permits. These residential additions are located in Wichita, Sedgwick County, Kansas. Please process these applications and contact me if you should need any additional information or have any questions.

Thank you for your cooperation.

Sincerely,

N. Brent Wooten, P.E.

Please print or type in the unshaded areas only
(fill—in areas are spaced for elite type, i.e., 12 characters/inch).

Form Approved. OMB No. 2040-0086 Approval expires 7-31-88

FORM 1 GENERAL

U.S. ENVIRONMENTAL PROTECTION AGENCY

GENERAL INFORMATION

Consolidated Permits Program

(Read the "General Instructions" before starting.)

I. EPA I.D. NUMBER

F NOT REQUIRED

LABEL ITEMS

I. EPA I.D. NUMBER

III. FACILITY NAME

V. FACILITY MAILING ADDRESS

VI. FACILITY LOCATION

PLEASE PLACE LABEL IN THIS SPACE

GENERAL INSTRUCTIONS

If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill—in area below. Also, if any of the preprinted data is absent *(the area to the left of the label space lists the information that should appear)*, please provide it in the proper fill—in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI *(except VI-B which must be completed regardless)*. Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold—faced terms.

SPECIFIC QUESTIONS	MARK 'X' YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)	X		
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

SPECIFIC QUESTIONS	MARK 'X' YES	NO	FORM ATTACHED
B. Does or will this facility *(either existing or proposed)* include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
D. Is this a proposed facility *(other than those described in A or B above)* which will result in a discharge to waters of the U.S.? (FORM 2D)	X		
F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1 SKIP BAY COUNTRY

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
2 IRMA N. JACOBY	316 721 5844

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
3 418 S. FORESTVIEW CT.			
B. CITY OR TOWN	**C. STATE**	**D. ZIP CODE**	
4 WICHITA	KS	67235	

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
5 NE1/4 SEC 24 TWP 27-S R-2-W			
B. COUNTY NAME			
SEDGWICK			
C. CITY OR TOWN	**D. STATE**	**E. ZIP CODE**	**F. COUNTY CODE (if known)**
6 WICHITA	KS		

NPDES Permit Application for Bay Country

The nature of construction for this project will be installation of sanitary and storm sewers, municipal water service, and construction of streets to serve 305 residential lots. The location and description of the project area are attached. Total area of the project to be affected by excavation is approximately 144 acres.

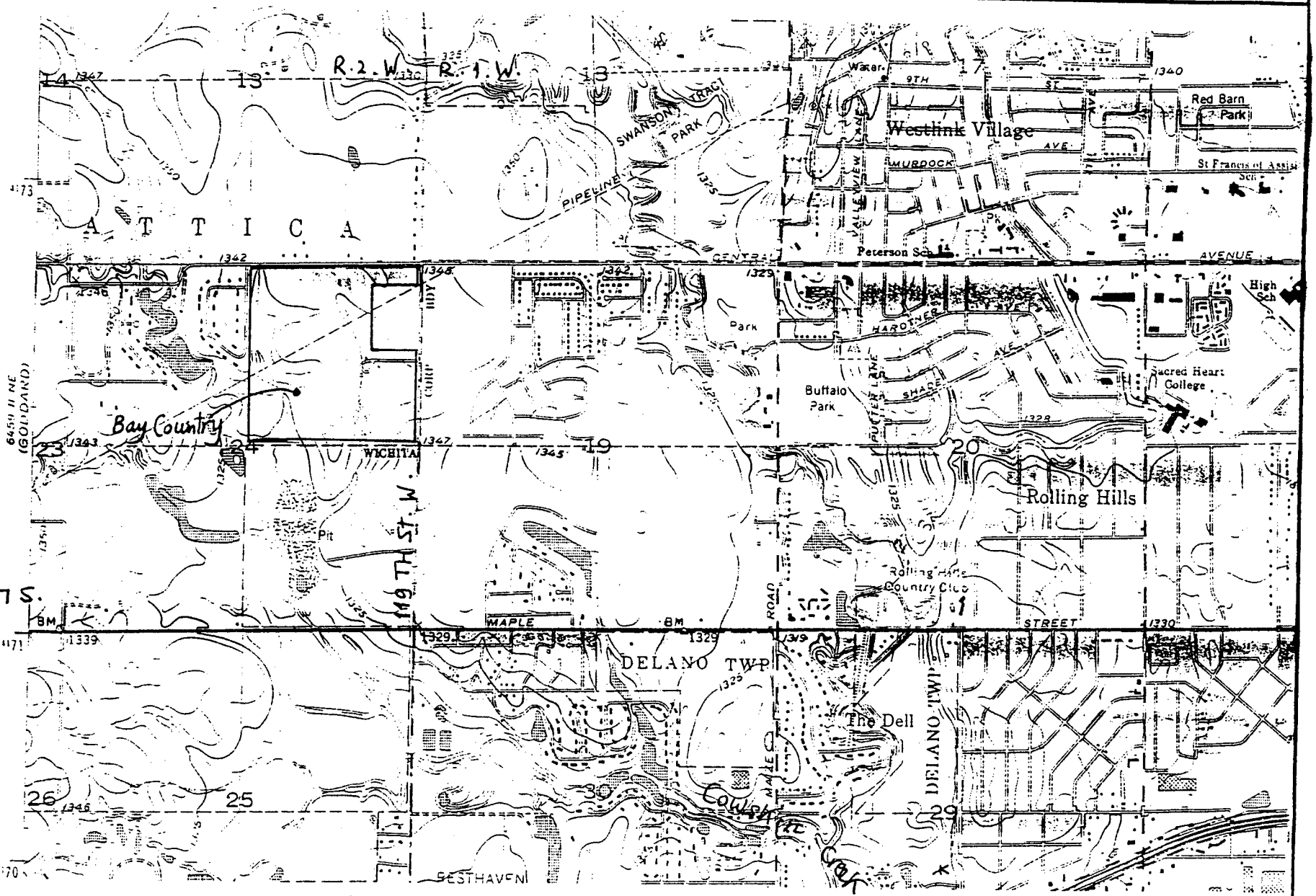
Management practices for control of pollutants in stormwater discharge during construction will adhere to State of Kansas and City of Wichita erosion and sedimentation standards. Compliance with these standards will be subject to verification by those State and City entities and the Engineer.

When construction is completed, measures such as screened inlets, vegetative cover, and rip–rapped outlet control will have been taken to minimize pollutant discharge and erosion due to stormwater conveyance. The stormwater sewer system will be completed in compliance with the State of Kansas and the City of Wichita standards.

At the completion of the proposed construction, the cumulative runoff coefficient for the area is estimated to be 0.5 – 0.6 and runoff will drain south to Cowskin Creek. The approximate impervious area will be 30%. The soil in the area is classified in three series. The first is Blanket Silt Loam, which consists of nearly level, well drained soil. The second is Vanoss Silt Loam, which is gently sloping, well drained soil. The third is Tabler–Drummond Complex, which is nearly level, moderately well drained soil.

LOCATION MAP – Bay Country

North
Scale: 1"=2000'



1. Betty A. Schaar. Vacation of utility easement. No water problem.

2. Lakepoint Company. Vacation of drainage easement. No water problem.

3. Wallace R. Starwalt. Vacation of platted easement. No water problem.

4. Joseph P. Steven. Vacation of N/S Alley. No water problem.

5. John and Mary Becker, Vacation of Alley in Schulte, 1st. No water problem.

6. Leslie A. Linn. Vacation of a portion of an Alley. No water problem.

7. Westwind 3rd Addition. Preliminary Plat. Item B, main to be extended. Petition to extend main in Tyler and 21st St. has been carried and will be ~~recorded~~ filed as a Supply Line. No water problem.

8. Huntington Place Commercial. Final Plat. Item C, main to be extended. 12" Main to be extended in Maize Rd., 8" main extended in Ponderosa Circle.

9. Broadmoor at 21st St.. Preliminary Plat. As platted, Lot 1 is ~~not~~ adjacent to ~~any~~ 21st street, therefore it is ~~not~~ adjacent to ~~any~~ a water main. The S.W. of Lot 1 will have to run service line or interior main to 21st St. for service. All other lots are adjacent. No problem except as noted.

10. Bay Country. Preliminary Plat. Item B, main to be extended. 12" Main to be extended in 119th St., 16" Main to be extended in Central. Interior mains to be extended. No water problem.

11. Wiltel's Addition. Preliminary Plat. Item C, wells. No water problem.

12. R. A. Meirowsky. Grant utility addition. No water problem.

13. Richard and Sharon Thompson. Dedicate utility easement. No water problem.

14. Richard and Sharon Thompson. Dedicate utility easement. No water problem.

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

RECEIVED
MAR 30 1987
DESIGN DIVISION

March 26, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 87-18 - BAY COUNTRY

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 26, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee construction of the storm sewers and storm drains required by this plat.

D. The applicant shall guarantee the paving of the proposed interior streets.

E. The applicant shall attempt to obtain a valid paving petition for Wheatland Street adjacent to the west line of Lots 84 through 102, Block 3. If this petition is not valid, it will be held for additional signatures in the future.

F. The applicant shall guarantee the paving of Central Avenue to a two lane section from the west line of Bay Country to the west line of 119th Street West.

G. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.

H. The applicant shall obtain, by separate instrument, the off-site drainage easements required on the property to the south of this plat.

I. The street paving petition for Bay Country shall provide for the construction of a sidewalk on one side of this street (greater than 48 dwelling units). The paving petition for Hardtner Street, adjacent to the north line of Block 5, shall provide for a sidewalk on one side of this street.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

K. On the final plat, the following street name changes shall be indicated:

1. Jaax and Jaax Circle to Hardtner and Hardtner Circle;
2. Kelsey to Jaax; and
3. Cyrilla Court, adjacent to Lots 5 through 8, Block 5, to Rolling Hills Circle.

L. Prior to filing a final plat, the applicant shall meet with City Engineering to discuss what arrangements need to be made for removal of structures which encroach into street rights-of-way be dedicated by this plat.

M. The final plat shall indicate the recording information for the 40-foot Phillips Pipeline Company easement on this property.

N. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.

O. The applicant shall provide proof, by letter from Phillips Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

Q. If any part of Reserves A, B, C and D are to be designated as a floodway, the plattor's text on the final plat shall reference the standard floodway language.

R. If the platting of minimum building pad elevations are required by this plat, they shall be referenced in both Mean Sea Level as well as City Datum and shall be noted in both the plattor's text and on the face of the plat.

S. 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.

T. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

U. 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.

V. 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 a method similar to special assessments.

W. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.

X. Approval of this preliminary plat, depicting the commercially sized and orientated Lot 9, Block 1 at the southwest corner of Central Avenue and 119th Street West, is subject to the applicant obtaining approval for commercial zoning at this major street intersection. This property is currently zoned R-1 (surburban residential).

Y. The applicant's agent has advised that this plattor also owns the unplatted quarter section to the south. In December of 1981, the Planning Commission approved a final plat for this adjacent quarter section (Westlake Estates) with a street system and lotting arrangement which does not match up to the street dedications proposed by this new plat. Approval of this preliminary plat is subject to the applicant submitting a letter stating that he is the owner of the property to the south and he requests the closure of the Westlake Estates plat file.

Z. The applicant shall obtain, by separate instrument, the off-site street dedication needed from the plat of St. Elizabeth Ann Seton Addition to the north of Block 5.

AA. Prior to submitting a final plat, the applicant shall submit proposed paving layout plans to City Engineering and Traffic Engineering for the numerous intersections proposing reserves for entry markers and landscaping (Reserves E through I).

BB. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

CC. 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.

DD. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.

EE. 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.

FF. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

GG. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Thurman Smith, 11216 W. Maple, Wichita, KS 67209
Jim Weber, County Engineering
✓Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering

1. Samuel E. Henderson. Vacation of utility easement. No water problem.

2. Board of County Commissioners. Vacation of St. R/W. No water problem.

3. Barry L. & Paula M. Downing. Vacation of building set back. No water problem.

4. Inland Investment Inc. Vacation of setback and san. sewer easement. No water problem.

5. Slawson Residential Development Co.. Vacation of building setback. No water problem.

6. Slawson Investment Co.. Vacation of utility easement. No water problem.

7. Smith & Co. Inc. . Vacation of utility easement. No water problem.

8. Gatewood Second Addition. Final Plat. Item B, mains to be extended. No water problem.

9. Bay Country Estates. Preliminary Plat. Item B, mains to be extended. 12" Line to be extended in 119th St from Maple to N.L. of proposed plat. 16" main, existing in Maple.

10. Bay Country. Final Plat. Item B, mains to be extended. 16" main to be extended in Central to U.L. of plat; 12" main to be extended in 119th from Central to S.L. of plat, tieing to existing section of 12" main in 119th.

11. Knetzer Addition. Final Plat. Sold lots of plat now served. No water problem.

12. Spring Hollow Fourth Addition. Item C, mains to be extended. Existing 16" main in Harry St. No water problem

13. Slawson Investment Co. . Grant utility easement. No water problem.

14 Other matters.

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

RECEIVED
MAY 11 1987
DESIGN DIVISION

May 7, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-18 - BAY COUNTRY

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee construction of the storm sewers and storm drains required by this plat.

D. The applicant shall guarantee the paving of the proposed interior streets.

E. The applicant shall attempt to obtain a valid paving petition for Wheatland Street adjacent to the west line of Lots 84 through 102, Block 3. If this petition is not valid, it should be noted that 19 lots will be created without street pavement.

F. The applicant shall guarantee the paving of Central Avenue to a two lane section from the west line of Bay Country Street to the west line of 119th Street West.

G. The applicant shall submit a Letter of Credit as guarantee that all structures will be removed from right-of-way being dedicated by this plat.

H. The street paving petition for Bay Country shall provide for the construction of a sidewalk on one side of this street (greater than 48 dwelling units). The paving petition for Hardtner Street, adjacent to the north line of Block 5, shall provide for a sidewalk on one side of this street.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

J. On the final plat tracing, the street serving Lots 5 through 8, Block 5 shall be indicated as Rolling Hills Circle and not as a Court.

K. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.

L. The applicant shall provide proof, by letter from Phillips Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

N. Since the platting of minimum building pad elevations are required by this plat, they shall be referenced in both Mean Sea Level as well as City Datum and shall be noted in both the plattor's text and on the face of the final tracing.

O. 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.

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 a method similar to special assessments.

R. The applicant shall obtain, by separate instrument, the off-site drainage easements required on the property to the south of this plat.

S. The applicant shall obtain, by separate instrument, the off-site street dedication needed from the plat of St. Elizabeth Ann Seton Addition to the north of Block 5.

T. The final plat tracing shall depict Wheatland Street adjacent to the west line of Lots 84 through 102, Block 3. The centerline of this street shall be labeled along with a dimension for existing half-street right-of-way.

U. The legend on the final plat tracing shall indicate what the abbreviation s.s. easement stands for.

V. On the final plat tracing, the following utility easements shall be labeled:

1. The 10-foot easement centered on the lot line common to Lots 33 and 34, Block 1.
2. The 20-foot easement on the west line of Lots 18, 19 and 20, Block 4.

W. On the final plat tracing, dimensions shall be indicated for the utility easements, crossing the reserves at the following locations:

1. South of Lots 62 and 63, Block 3 within Reserve C.
2. South of Lots 21 and 22, Block 1 within Reserve A.

X. On the final plat tracing, the five foot wall easement adjacent to the east lot line of Lot 1, Block 5, shall be labeled.

Y. On the final plat tracing the following street name changes shall be indicated:

1. Jaax Court to Hardtner Court for the cul-de-sac serving Lots 21 through 24, Block 5.
2. Jaax Court to Hardtner Court for the cul-de-sac serving Lots 59 through 68, Block 4.

Z. The applicant shall obtain, by separate instrument, the off-site utility easement needed on the property to the south. This easement is needed for sanitary sewer.

AA. The final plat tracing shall indicate the minimum building pad elevations required on the lots adjacent to the proposed lakes.

BB. The final plat tracing shall indicate the utility easements requested by K.G.&E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the final plat.

CC. 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.

DD. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

EE. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

FF. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, May 14, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Thurman Smith, 11216 W. Maple, Wichita, KS 67209

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-18 Name: BAY COUNTRY

Preliminary Approved: 3/26/87
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: Southwest corner of Central and 119th Street.
Owner: Thurman Smith, 11216 W. Maple, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English Wichita, KS 67211

1. Gross Acreage of Plat: 143±
2. Number of Lots:
   - Residential: 304
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 305
3. Minimum Lot Area: 9,000 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" & "LC"

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee construction of the storm sewers and storm drains required by this plat.

D. The applicant shall guarantee the paving of the proposed interior streets.

E. The applicant shall attempt to obtain a valid paving petition for Wheatland Street adjacent to the west line of Lots 84 through 102, Block 3. If this petition is not valid, it will be held for additional signatures in the future.

F. The applicant shall guarantee the paving of Central Avenue to a two lane section from the west line of Bay Country Street to the west line of 119th Street West.

G. The applicant shall obtain, by separate instrument, the off-site drainage easements required on the property to the south of this plat.

H. The street paving petition for Bay Country shall provide for the construction of a sidewalk on one side of this street (greater than 48 dwelling units). The paving petition for Hardtner Street, adjacent to the north line of Block 5, shall provide for a sidewalk on one side of this street.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

J. On the final plat tracing, the street serving Lots 5 through 8, Block 5 shall be indicated as Rolling Hills Circle and not as a Court.

K. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.

L. The applicant shall provide proof, by letter from Phillips Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

N. If the platting of minimum building pad elevations are required by this plat, they shall be referenced in both Mean Sea Level as well as City Datum and shall be noted in both the plattor's text and on the face of the final tracing.

O. 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.

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 a method similar to special assessments.

R. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.

S. Approval of this plat, depicting the commercially sized and orientated Lot 9, Block 1 at the southwest corner of Central Avenue and 119th Street West, is subject to the applicant obtaining approval for commercial zoning at this major street intersection. This property is currently zoned R-1 (surburban residential).

T. The applicant shall obtain, by separate instrument, the off-site street dedication needed from the plat of St. Elizabeth Ann Seton Addition to the north of Block 5.

U. The final plat tracing shall depict Wheatland Street adjacent to the west line of Lots 84 through 102, Block 3. The centerline of this street shall be labeled along with a dimension for existing half-street right-of-way.

V. The final plat tracing shall indicate the Film and Page numbers for the easement located at the northwest corner of Hardtner and 119th Street West.

W. The legend on the final plat tracing shall indicate what the abbreviation s.s. easement stands for.

X. On the final plat tracing, the following utility easements shall be labeled:

1. The 10-foot easement centered on the lot line common to Lots 33 and 34, Block 1.
2. The 20-foot easement on the west line of Lots 18, 19 and 20, Block 4.

Y. On the final plat tracing, dimensions shall be indicated for the utility easements, crossing the reserves at the following locations:

1. South of Lots 62 and 63, Block 3 within Reserve C.
2. South of Lots 21 and 22, Block 1 within Reserve A.

Z. On the final plat tracing, the five foot wall easement adjacent to the east lot line of Lot 1, Block 5, shall be labeled.

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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

CC. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

DD. Recording of the plat within 30 days after approval by the City Council.

EE. The representative from City Engineering should be prepared to comment on the following items:

1. the acceptability of the sanitary sewer layout plan;
2. what arrangements have been made for the removal of structures which encroach street rights-of-way being dedicated by this plat;
3. the acceptability of the paving layout plans for the intersections proposing reserves for entry markers and landscaping;
4. the status of the applicant!s drainage plan.

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-18 Name: BAY COUNTRY

Preliminary Approved:
Scheduled S/D Meeting: 3/26/87

DESCRIPTION

General Location: Southwest corner of Central and 119th Street.
Owner: Thurman Smith, 11216 W. Maple, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 143±
2. Number of Lots:
   - Residential: 304
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 305
3. Minimum Lot Area: 9,000 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" & "LC"

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee construction of the storm sewers required by this plat.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant shall guarantee the paving of the proposed interior streets.

F. The applicant shall guarantee the paving of Wheatland Street adjacent to the west line of Lots 84 through 102, Block 3.

G. There should be discussion as to the appropriateness of new development occurring on this quarter section without assurances that major streets are improved. 119th Street is scheduled for design in 1987 and construction in 1988. As Central is not scheduled, consideration should be given to requiring the applicant to guarantee the improvement of Central to a two lane section. Engineering should be prepared to comment.

H. The street paving petition for Bay Country shall provide for the construction of a sidewalk on one side of this street (greater than 48 dwelling units).

I. In order to provide for the movement of pedestrians within this subdivision and, in order to provide for a connecting link of sidewalk from this subdivision to a future arterial sidewalk on 119th Street West, it is recommended that the plattor guarantee sidewalks at the following locations:

   1. One side of Jaax Street adjacent to the north line of Block 5.
   2. One side of Jaax/Kelsey/Rolling Hills adjacent to Block 4.

J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

K. On the final plat, the following street name changes shall be indicated:

   1. Jaax and Jaax Circle to Hardtner and Hardtner Circle;
   2. Cyrilla and Cyrilla Court to Shade and Shade Court; and
   3. Cyrilla Court, adjacent to Lots 5 through 8, Block 5, to Rolling Hills Circle.

L. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.

M. The final plat shall indicate the recording information for the 40-foot Phillips Pipeline Company easement on this property.

N. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline easement on this property.

O. The applicant shall provide proof, by letter from Phillips Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

Q. If any part of Reserves A, B, C and D are to be designated as a floodway, the plattor's text on the final plat shall reference the standard floodway language.

R. If the platting of minimum building pad elevations are required by this plat, they shall be referenced in both Mean Sea Level as well as City Datum and shall be noted in both the plattor's text and on the face of the plat.

S. 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.

T. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

U. 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.

V. 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 a method similar to special assessments.

W. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.

X. Approval of this preliminary plat, depicting the commercially sized and orientated Lot 9, Block 1 at the southwest corner of Central Avenue and 119th Street West, is subject to the applicant obtaining approval for commercial zoning at this major street intersection. This property is currently zoned R-1 (surburban residential).

Y. The applicant's agent has advised that this plattor also owns the unplatted quarter section to the south. In December of 1981, the Planning Commission approved a final plat for this adjacent quarter section (Westlake Estates) with a street system and lotting arrangement which does not match up to the street dedications proposed by this new plat. Approval of this preliminary

plat is subject to the applicant submitting a letter stating that he is the owner of the property to the south and he requests the closure of the Westlake Estates plat file.

Z. The applicant shall obtain, by separate instrument, the off-site street dedication needed from the plat of St. Elizabeth Ann Seton Addition to the north of Block 5.

AA. Prior to submitting a final plat, the applicant shall submit proposed paving layout plans to City Engineering and Traffic Engineering for the numerous intersections proposing reserves for entry markers and landscaping (Reserves E through I).

BB. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

CC. 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.

DD. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.

EE. 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.

FF. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

GG. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.