

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

June 6, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/18/96)

CASE NUMBER: S/D 96-18 ABERDEEN 2ND ADDITION

OWNER/APPLICANT: 3AH Corporation, Attn: Jay Russell/Randy Johnson, 455 North Maize Road, Wichita, Kansas 67277

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 434 North Oliver, Wichita, KS 67208

LOCATION: East of 119th Street West and north of 21st Street North

SITE SIZE: 67.62 Acres

NUMBER OF LOTS

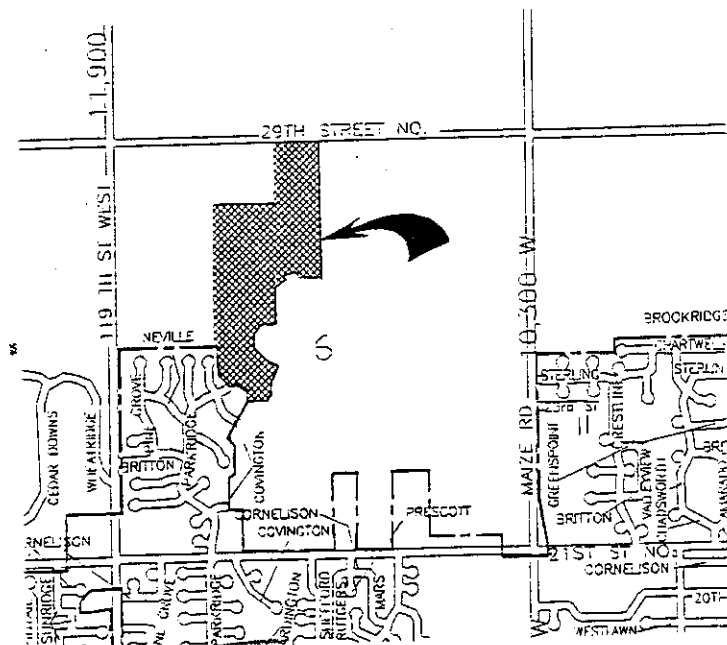
Residential:	175
Office:	
Commercial:	
Industrial:	
Total:	175

MINIMUM LOT AREA: 8,400'

CURRENT ZONING: "R-1" (RR) Rural Residential

PROPOSED ZONING: "AA" (SF-6) Single Family

VICINITY MAP:



NOTE: This plat represents a portion of the Aberdeen 2nd Preliminary plat reviewed by the Subdivision Committee April 18, 1996. This portion is somewhat revised from the corresponding area shown originally on the preliminary plat. Essentially, the area north of Wedgewood has been rotated such that the area of the exception (for a potential church development) has been moved to the northwest corner rather than being in the northeast corner and with the streets Cardington, Wedgewood, etc. and the associated lots and Reserves switching from the east line to the west line of the plat. The street system, lots and Reserve areas south of Wedgewood are essentially the same with the most significant change being the street Landon as a continuous street segment for what was previously two end to end cul-de-saced streets.

Finally, this site is presently in the County, but is platting lot sizes requiring SF-6 zoning. The site is adjacent to Wichita's City limits, and annexation will be required.

STAFF COMMENTS:

- A. Prior to this site being forwarded to the City Council for review, the site shall have been annexed to the City of Wichita. Upon annexation the indicated lot sizes will be allowed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. As noted by City Engineering, this guarantee shall also provide for this site's future participation in the extension of water along 29th Street North adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. Except for the streets shown as cul-de-saced streets, sidewalks shall be included in the paving guarantee for all continuous streets and street segments. Such sidewalks shall also be provided in order to connect to the existing system in the Aberdeen (1st) Addition, but also for the street segments connecting to areas of future development west of this site.
- G. As required for the 1st Aberdeen Addition, a decel lane shall be guaranteed to serve this site's entrance at 21st Street North. Further, both entrances at 21st and 29th Streets should be designed to allow dual exit lanes. The applicant is advised that even though this portion is not now showing such an entrance from 21st Street North, such improvements should be provided for with this and the subsequent plats.
- H. The adjacent or nearby mile line Roads of 119th and 29th streets are at this time unpaved. The Aberdeen (1st) Addition did provide a guarantee for paving a portion of and for participating in paving of another portion of 119th Street West. This second Addition will, eventually, use both 29th and 119th Streets for access. Based upon the City's present policy,

this site shall provide a guarantee to participate in the paving of 29th Street North equal to one (1) lane equivalent for the length of the plat's frontage.

- I. As determined necessary by City Engineering, the applicant shall guarantee temporary turnarounds for streets presently terminating at this plat's eastern and southern lines. The applicant was to meet with City Engineering to determine any such needs prior to submitting a final plat.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. 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 lot owners' association to maintain the "parking strip" located between this plat's boundary and driving surface for 29th Street North.
- L. 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.
- M. The applicant is advised that if any of the intended "recreational uses" for the Reserves includes a swimming pool, that a site development plan must be submitted to Planning for approval, and the plattor's text needs to specifically note such a use for a specific Reserve.
- N. If this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N). City Engineering needs to confirm if minimum pad elevations are required.
- O. If required, the platting of the minimum building pad elevations shall be noted on the face of the final plat tracing as well as in the plattor's text.
- P. 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.
- Q. The applicant is reminded that a platting binder is to be submitted at the time that a final plat is submitted. This plat will be subject to a review of such a platting binder and any relevant conditions found by such a review.
- R. On the final plat tracing, as indicated by the plattor's text, a utility easement shall be provided within Reserve B.

- S. On the final plat tracing, dashed lines shall be used where the streets (Chartwell, Central Park, etc.) terminate at this plat's perimeter. Solid lines are used to indicate private streets.
- T. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- U. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. Prior to submitting the final plat, the applicant was to verify with City Engineering if this site is subject to any requirements in regard to high groundwater levels, that is, whether or not this site is involved with such a condition. City Engineering needs to indicate if there are any requirements in regard to such groundwater levels.
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Z. Recording of the plat within 30 days after approval by the City Council.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS

434 N. Oliver, Suite 110 - Wichita, KS 67208
316/685-4114 - FAX 316/685-4444

May 21, 1996

J.W. Russell Construction
P.O. Box 9007
Wichita, Kansas 67277

Re: Aberdeen 2nd Addition

Dear Sir,

The Kansas Department of Health and Environment is requiring all new developments in excess of five acres in size to submit a National Pollutant Discharge Elimination System (N.P.D.E.S.) permit. This requires the completion of the Environmental Protection Agency Application forms and the preparation of a Storm Water Pollution Prevention Plan (S.W.P.P.P) for your project.

We have completed the Permit Application forms and the S.W.P.P.P. for you to the best of our ability to assist you in applying for this permit. Please review the enclosed information and make any necessary revisions to the forms, sign and date the application and send to:

Stormwater Permitting Program
Bureau of Water
Kansas Department of Health and Environment (K.D.H.E.)
Forbes Field, Building 740
Topeka, Kansas 66620-0001

Please return copies of the signed application to us. It is important that this Permit Application Package be completed and forwarded as soon as possible. Final Approval for the construction of your project could be affected by this application.

Please forward us copies of all information you receive from K.D.H.E. If you should have any questions or comments, please feel free to contact us.

Yours Truly,
Poe and Associates of Kansas, Inc.


Daniel J. Haskins

May 10, 1996

Storm Water Permitting Program
Bureau of Water
Kansas Department of Health
Forbes Field, Bldg. 740
Topeka, Kansas 66620-0001

RE: Storm Water Discharge Permit for Construction Activities

Enclosed is the EPA General Form #1 and a Site Location Map (U.S.G.S.) for the project described as follows:

Project Name: Aberdeen 2nd Addition

1. The total area of the site is approximately 160 acres which will be developed in 4 phases. Each phase consisting of approximately 90 single family homes.
2. No known pollutants will be discharged with the storm water other than sediment. This will be controlled during construction by Hay Bale, Gravel and Silt Fence Sediment Barriers.
3. After construction, any open areas would be planted in grass. Storm sewers will include Rip-Rap at their points of discharge to prevent erosion.
4. Our Engineers estimate of the Rational Formula C Factor for the area after development is 0.5. We estimate that 40% of the area will be impervious after completion of this project. All fill material is to be provided from excavations on this site.
5. Storm water from this project will drain into a tributary of Cowskin Creek.

If you should have any questions or comments, please contact us at your earliest convenience.

Yours Truly,

J. W. Russell Construction Co., Inc.

J. W. Russell

USE PRINT OR TYPE IN THE UNHATCHED areas only
 (Use areas not spaced for this type, i.e. 12 character length)

Form Approved OMB No. 158-00175



U.S. ENVIRONMENTAL PROTECTION AGENCY
GENERAL INFORMATION
 Consolidated Airway Program
 (Read the "General Instructions" before starting.)

EPA I.D. NUMBER
 F NOT REQUIRED D

EPA I.D. NUMBER
 FACILITY NAME
 FACILITY MAILING ADDRESS
 FACILITY LOCATION

J.W. Russell Construction, Inc.
 P.O. Box 9007
 Wichita, KS 67277

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 word 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.

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			SPECIFIC QUESTIONS	MARK X		
	YES	NO	ATTACHED		YES	NO	ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)	X			B. Does or will this facility (either existing or proposed) involve a concentrated animal feeding operation or swine confinement operation facility which results in a discharge to waters of the U.S.? (FORM 2B)	X		
C. Is this a facility which currently results in discharge to waters of the U.S. other than those described in A or B above? (FORM 2C)	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 2C)	X		
E. Does or will this facility treat, store, or dispose of hazardous waste? (FORM 3)	X			F. Do you or will you inject in 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		
G. Do you or will you inject in 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			H. Do you or will you inject in this facility fluids for local processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuels, or recovery of geothermal energy? (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			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		

NAME OF FACILITY
 Aberdeen 2nd Addition

FACILITY CONTACT
 A NAME & TITLE (SEE INSTRUCTIONS) B PHONE AREA CODE & NO
 Jay W. Russell 316 722 2417

FACILITY MAILING ADDRESS
 A STREET OR P.O. BOX B CITY OR TOWN C STATE D ZIP CODE
 P.O. Box 9007 Wichita KS 67212

FACILITY LOCATION
 A STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER B COUNTY NAME C CITY OR TOWN D STATE E ZIP CODE
 See Attached Map Sedgwick Wichita KS

CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)

A. FIRST				B. SECOND			
7				(specify)	7		
C. THIRD				D. FOURTH			
7				(specify)	7		

VIII. OPERATOR INFORMATION

A. NAME										B. If the name listed in Item VIII-A also the owner?	
										<input type="checkbox"/> YES <input type="checkbox"/> NO	
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box. If "Other", specify.)						D. PHONE (area code & no.)					
F = FEDERAL		M = PUBLIC (other than federal or state)				E					
S = STATE		O = OTHER (specify)				A					
P = PRIVATE											
E. STREET OR P.O. BOX											
F. CITY OR TOWN				G. STATE		H. ZIP CODE		IX. INDIAN LAND			
								Is the facility located on Indian land?			
								<input type="checkbox"/> YES <input type="checkbox"/> NO			

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)				D. PSD (Air Emissions from Proposed Sources)			
2	N			9	P		
B. UIC (Underground Injection of Fluids)				E. OTHER (specify)			
9	U			(specify)			
C. RCRA (Hazardous Wastes)				E. OTHER (specify)			
9	R			(specify)			

XI. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

Construction of homes in a proposed residential Subdivision

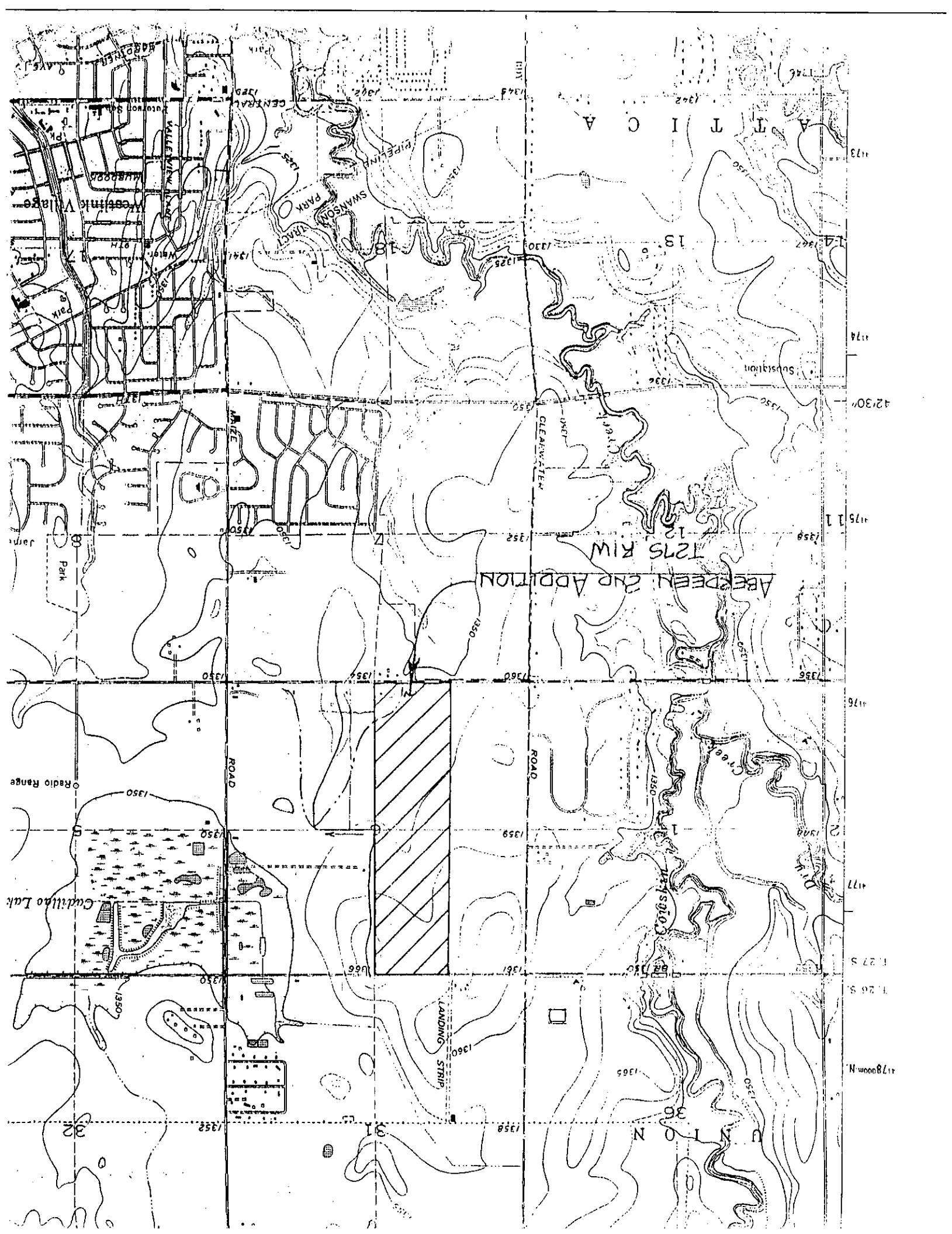
XIII. CERTIFICATION (SEE INSTRUCTIONS)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
J.W. Russell		X		X	

COMMENTS FOR OFFICIAL USE ONLY

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STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I, the undersigned, certify that a Stormwater Pollution Prevention Plan (SWPPP) will be or has been developed for the indicated construction project. I also certify that the SWPPP will be implemented at the time construction begins.

ABERDEEN 2ND ADDITION

Name of Construction Project

[Handwritten Signature]

Owner's Signature

6-12-98

Date



Kansas Department of Health and Environment
Bureau of Water - Industrial Programs Section
Forbes Field - Bldg. 283
Topeka, KS 66620-0001
(913)296-5524

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

April 18, 1996

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 96-18 ABERDEEN 2ND ADDITION

OWNER/APPLICANT: 3AH Corporation, Attn: Jay Russell/Randy Johnson, 455 North Maize Road, Wichita, Kansas 67277

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 434 North Oliver, Wichita, KS 67208

LOCATION: East of 119th Street West and north of 21st Street North

SITE SIZE: 138 ± Acres

NUMBER OF LOTS

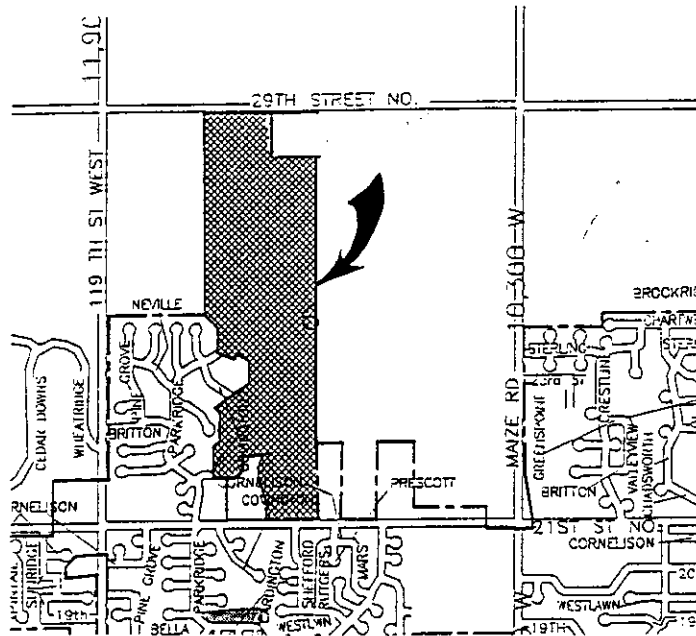
Residential:	269
Office:	
Commercial:	
Industrial:	
Total:	<u>269</u>

MINIMUM LOT AREA: 8,400'

CURRENT ZONING: "R-1" (RR) Rural Residential

PROPOSED ZONING: "AA" (SF-6) Single Family

VICINITY MAP:



NOTE: This area, along with the Aberdeen (1st) Addition located to the southwest, were originally submitted as an overall sketch plat (Neville Property). The Aberdeen (1st) Addition was final platted in May, 1994. This second portion while being submitted again as a preliminary plat, is expected to be finalized out in portions.

When the overall sketch was originally reviewed, the northeast corner was shown as a residential area, but is now being excepted out of the plat for a future church site. As requested, also, a fairly long, through type street that ran between 21st and 29th Streets, has been redesigned to prevent high speed traffic from passing through the neighborhood. However, the original sketch plat showed two (2) connections with the residential areas to the east, but is now only showing one (1). Existing residential development along 21st Street and the major rezoning to "LC" of land further east toward Maize Road, makes a street connection in the southern 1/3rd of this plat imperative in order to avoid either landlocking an area or to at least prevent an awkward, circuitous means of access for that area.

Also, both the Aberdeen (1st) plat and the overall sketch plat indicated (platted) as per the Subdivision Regulations 64-foot streets for the through and looped-type streets, while this plat is now generally showing 58-foot streets in nearly all cases. The narrower 58-foot street is meant to serve short cul-de-saced streets, or limited through streets having limited direct and indirect lot access to the street. Outside of the cul-de-saced streets, not only do the through or looped type streets not meet the limits to be platted at 58-foot rights-of-way, but the interconnection of streets from this Addition to the 1st Aberdeen Addition should be compatible and not go from 58 to 64 feet between the sites.

Finally, this site is presently in the County, but is platting lot sizes requiring City, SF-6 zoning. The site is adjacent to Wichita's City limits, and annexation will be required.

STAFF COMMENTS:

- A. Prior to this site being forwarded to the City Council for review, the site shall have been annexed to the City of Wichita. Upon annexation the indicated lot sizes will be allowed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. **Engineering/Water Department** need to indicate any requirements for water improvements also along 29th Street North.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. Except for the streets shown as cul-de-saced streets, sidewalks shall be included in the paving guarantee for all continuous streets and street segments. Such sidewalks shall also be provided in order to

connect to the existing system in the Aberdeen (1st) Addition, but also for the street segments connecting to areas of future development both east and west of this site.

- G. As required for the 1st Aberdeen Addition, a decel lane shall be guaranteed to serve this site's entrance at 21st Street North.
- H. The adjacent or nearby mile line Roads of 119th and 29th streets are at this time unpaved. The Aberdeen (1st) Addition did provide a guarantee for paving a portion of and for participating in paving of another portion of 119th Street West. This second Addition will, eventually, use both 29th and 119th Streets for access, Both City And Traffic Engineering therefore need to indicate requirements for guaranteeing the paving of these mile line roads, in particular 29th Street North and any related traffic enforcements for the site's entrance/exit at 29th Street North.
- I. As determined necessary by City Engineering, the applicant shall guarantee temporary turnarounds for streets presently terminating at this plat's eastern and western lines.
- 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, except for cul-de-saced street segments, all through type and looped type streets shall be platted with 64-foot rights-of-way.
- L. To allow for needed access (future) to land adjacent to this plat's eastern line, particularly in the southern portion, at least two (2) street stubs shall be provided along this plat's eastern line. In particular, a second street connection shall be provided in the area of Lots 30 to 40 of Block 5.
- M. For the existing home on Lot 1, Block 8, access control, except for one (1) opening to 21st Street North shall be provided. Complete access control to 21st and 29th Streets shall be indicated for all other lots or reserves adjacent to these streets.
- N. Prior to submitting the final plat, the applicant shall meet with City staff (Fire, OCI, GIS-Data Center) to discuss the street names to be used for this plat. Because of the circuitous nature of this Addition's street system, numerous problems would appear to be involved in both properly naming the streets and addressing the lots.
- O. 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.
- 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. This covenant shall also provide for the lot owners' association to maintain the "parking strips" located between this plat's boundaries and driving surface for both 21st and 29th Streets North.

- 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 is advised that if any of the intended "recreational uses" for the Reserves includes a swimming pool, that a site development plan must be submitted to Planning for approval, and the plat's text needs to specifically note such a use for a specific Reserve.
- S. If this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- T. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.
- U. 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.
- V. 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.)
- W. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- X. 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.
- Y. 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.
- Z. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- BB. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- CC. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also Engineering needs to indicate if this area is a high groundwater location and consequently if any additional requirements (building pad elevations) need to be established for any portion of the Addition, in regard to any such groundwater conditions.