

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE	10/18/91	JOB NO.	36-91500-2900
ATTENTION			
RE:	Stone Borough Addition		

TO Mr. Michael E. Lindebak, P.E.
City Engineer
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	10/18/91		Drainage Concept

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO Randy Voth
File

SIGNED: Charles Brown

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



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

May 16, 1994

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

Re: NPDES Permit Application

STONEBOROUGH ADDITION

Dear Sirs,

I am providing to you herein an application for storm water discharge permit. This addition is located in Wichita, Sedgwick County, Kansas. Please process this application and contact me if you need additional information or have any questions.

Thank you for your cooperation.

Sincerely,

N. Brent Wooten, P.E.

Enclosure

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		EPA U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION Consolidated Permits Program (Read the "General Instructions" before starting.)		EPA I.D. NUMBER F NOT REQUIRED	
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 lacks 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'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		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		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	
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			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		
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		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	
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		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	
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	

III. NAME OF FACILITY

1 SKIP STONEBOROUGH ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)
 2 PAUL E. KELSEY

B. PHONE (area code & no.)
 3 16 7 29 0900

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX
 3 9420 W. CENTRAL

B. CITY OR TOWN
 4 WICHITA

C. STATE
 KS

D. ZIP CODE
 67212

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER
 5 SE 1/4 SEC 20 TWP 28-S R-1-E

B. COUNTY NAME
 SEDGWICK

C. CITY OR TOWN
 6 WICHITA

D. STATE
 KS

E. ZIP CODE

F. COUNTY CODE (if known)

CONTINUED FROM THE FRONT

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

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

III. OPERATOR INFORMATION

A. NAME	B. Is the name listed in item VIII-A also the owner?
NA	<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 S - STATE P - PRIVATE M - PUBLIC (other than federal or state) O - OTHER (specify)	
E. STREET OR P.O. BOX	
F. CITY OR TOWN	G. STATE H. ZIP CODE IX. INDIAN LAND
	Is the facility located on Indian lands? <input type="checkbox"/> YES <input type="checkbox"/> NO

EXISTING ENVIRONMENTAL PERMITS

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

I. 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.

II. NATURE OF BUSINESS (provide a brief description)

The owner is developing this area into single family residential home sites. Streets, Storm Sewers, Sanitary Sewers, and Water Lines will be installed by the City of Wichita. The owner will build homes or sell to other builders the lots within the addition. The lots under development by this owner are lots 35 through 68, block 1; and lots 22 through 71, block 3.

III. 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.

NAME & OFFICIAL TITLE (type or print)	B. SIGNATURE	C. DATE SIGNED
Owner - Paul E. Kelsey		5-16-94

COMMENTS FOR OFFICIAL USE ONLY

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NPDES Permit Application for Stoneborough Addition

The nature of construction for this project will be installation of sanitary and storm sewers, municipal water service, and construction of streets to serve 84 residential lots. The location and description of the project area are enclosed. Total area of the project to be affected by excavation is approximately 22 acres.

Management practices for control of pollutants in stormwater discharge during construction will adhere to the State of Kansas and the 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.

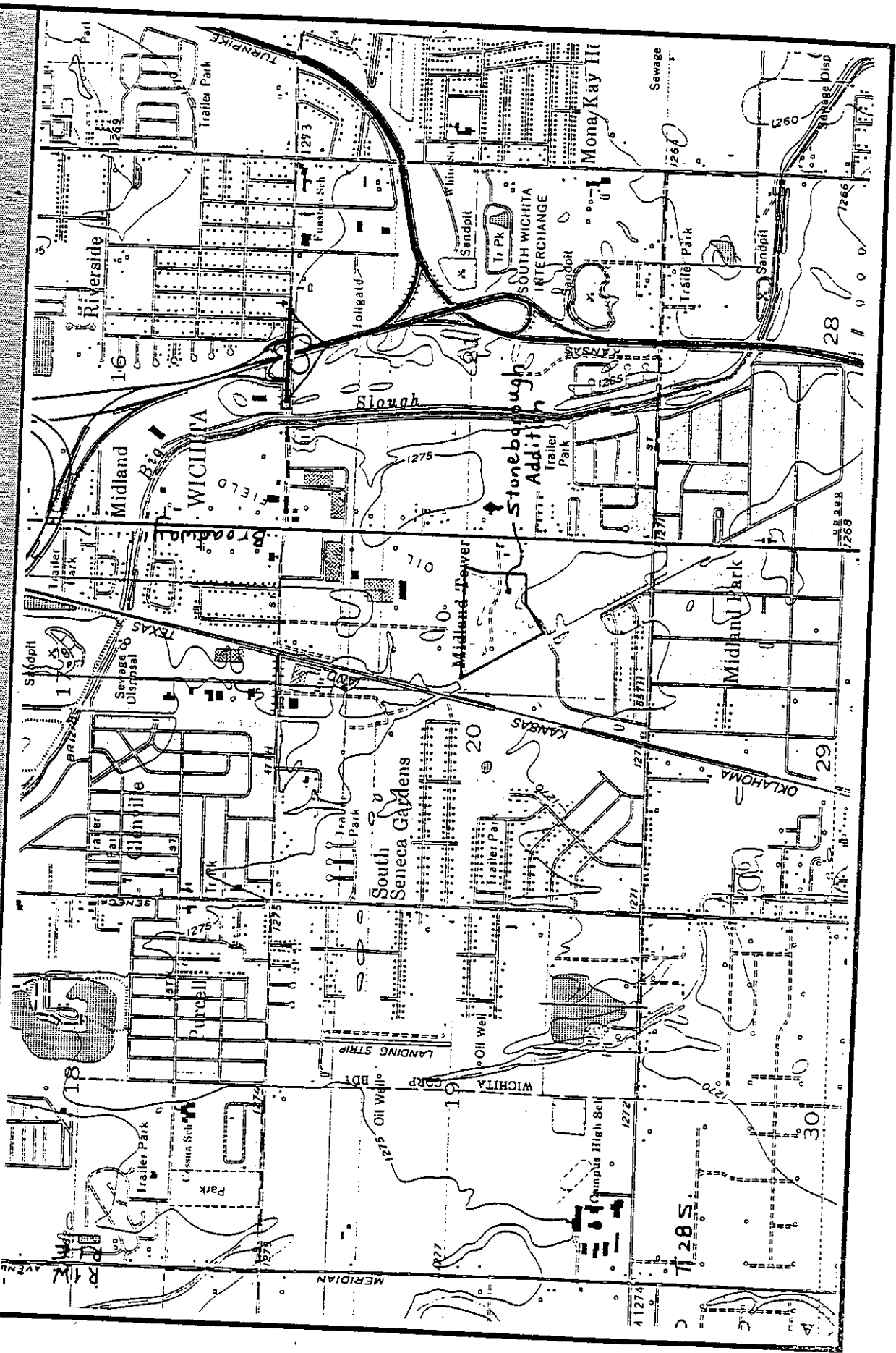
When construction is completed, measures such as screened inlets, vegetative cover, and rip-rapped outlet control will have been taken to minimize pollutant discharge and erosion due to stormwater conveyance. The stormwater sewer system will be completed in compliance with the State of Kansas and the 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 Wichita - Valley Center Floodway. The approximate impervious area will be 30%. The soil in the area is classified in two series. The first is Canadian Fine Sandy Loam, which is nearly level, well drained soil. The second is Carwile Fine Sandy Loam, which is nearly level, somewhat poorly drained soil.

LOCATION MAP:

Stoneborough Addition

North
Scale: 1" = 2000'



**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

October 31, 1991

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 91-46 - STONE BOROUGH ADDITION

OWNER/APPLICANT: Stone Borough Corp. c/o Randall J. Voth, 6325 W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Broadway and 55th St. South

SITE SIZE: 57.4 Acres

NUMBER OF LOTS

Residential:	210
Office:	
Commercial:	
Industrial:	
Total:	210

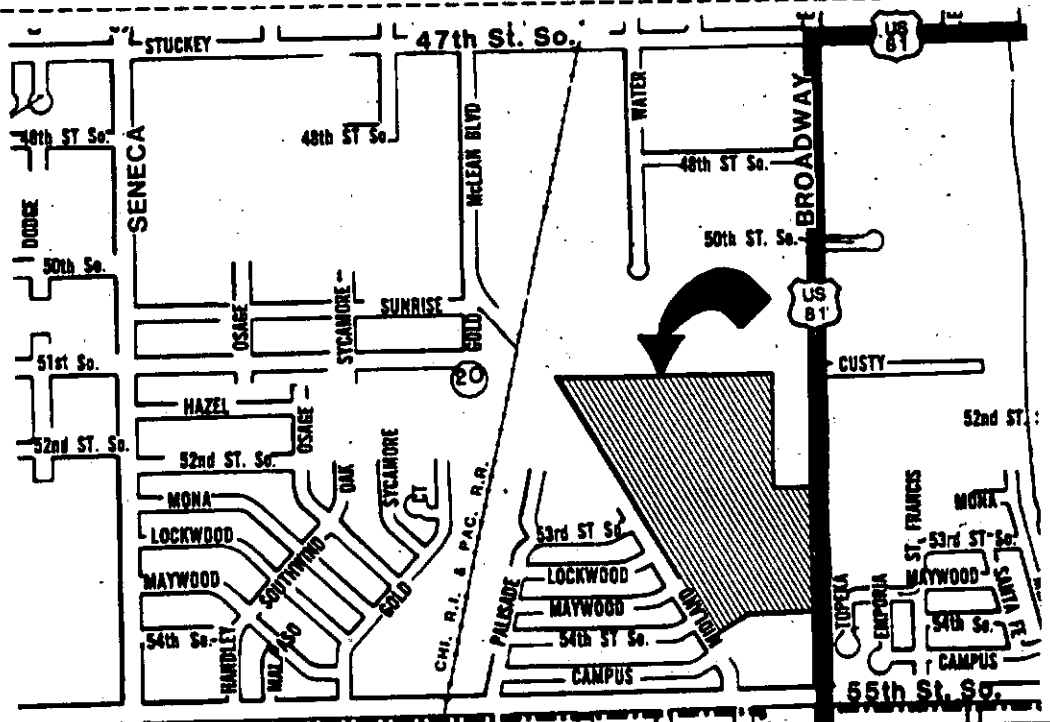
MINIMUM LOT AREA: 7400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "C" Commercial

PROPOSED ZONING: "AA" One Family Dwelling

Gary Wiley

VICINITY MAP:



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 any drainage improvements required by the platting of this property. *channel improve.*
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the sidewalk ordinance, sidewalks shall be guaranteed on both sides of 53rd St. S. (a collector) and on one side of the two major street loops; ie Park Place-Custy-Stone Borough and Market-Maywood-Stone Borough (both streets are long continuous street segments, intersecting a collector, with more than 48 lots accessing the street). *by Sidewalk Certificate?*
- Don't know*
G. Traffic Engineering needs to indicate any traffic improvements required for this site; specifically in regard to the one major entrance into the site off of Broadway.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. This site is effected by a number of zoning issues. A significant portion of this site along Broadway is under "C" Commercial Zoning. Not only is this incompatible with the intended residential use being platted, but such zoning would also require streets in this area to meet the commercial street standard (70 ft. right-of-way, 41 ft. paving). An appropriate rezoning should be requested. Approval of such a zone change should be obtained prior to this plat being scheduled for City Council review.
- Also, a major portion of this site, to the northwest has an active zoning case (Z-2964) for "B" multi-family zoning. As indicated above, this is again not an appropriate zoning classification for what is now being platted. The applicant should request that this zone case be closed.
- J. Fifty-fourth Street to the south of this plat has been dedicated. This proposed plat, however, makes the need for this street impractical. The applicant shall therefore submit a separate vacation request for this street.

- K. The representative from the City's Fire Department should be prepared to indicate if access into this development is adequate for safety considerations. Only one main entrance is shown for the site from Broadway. A secondary entrance to the west is somewhat indirect, crossing by way of a bridge over a drainage ditch that runs along the west line of the addition.
- L. Except for the street name "Stone Borough" this plat is using existing street names. The representative from the Fire Department should also be prepared to indicate if the name Stone Borough is acceptable at this location.
- M. The applicant shall submit a copy of the instrument which establishes the Derby Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. A copy of this plat is being provided to the Kansas Department of Transportation for their comments concerning access or right-of-way for the adjacent State highway (Broadway/U.S. 81).
- P. City Engineering should also be prepared to indicate if any additional right-of-way is required at this location. The addition immediately north dedicated 60 feet of half street right-of-way, while this plat is showing 58.5 feet. The typical requirements for an arterial such as Broadway would only be 50 feet of half street, unless it was a Federal Aid Primary or Secondary highway in the County, in which case 60 feet would be required.
- Q. Upon the recording of this plat, 53rd Street South shall become a designated residential collector street.
- R. 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.
- S. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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.

↑
DON'T
NEED

- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. It can be noted that the layout of this plat, especially in terms of the culs-de-sac stemming from Stone Borough, may result in excessive travel. With the main entrance to the subdivision being from Broadway, people trying to access the lots adjacent to these culs-de-sac must drive around to the west end of the addition in order to go back east into the cul-de-sac. Significantly less driving would be possible if the culs-de-sac stemmed from Market or Park Place. Drainage may be part of the consideration in the present design. The applicant's agent should be prepared to explain the reason for the proposed layout.
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

MA
America
AG NETWORK
OFFICES & STUDIOS

Final

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

November 25, 1991

**STAFF REPORT
(Preliminary Plat Approved 10/31/91)**

CASE NUMBER: S/D 91-46 - STONE BOROUGH ADDITION

OWNER/APPLICANT: Stone Borough Corp. c/o Randall J. Voth, 6325 W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Broadway and 55th St. South

SITE SIZE: 57.4 Acres

NUMBER OF LOTS

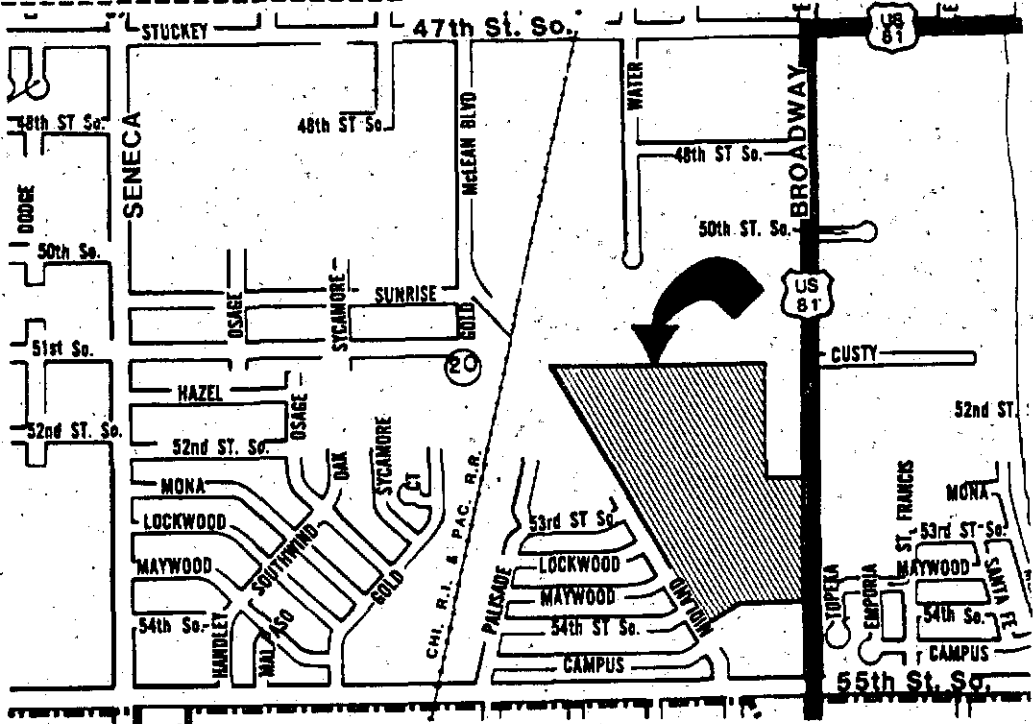
Residential:	211
Office:	
Commercial:	
Industrial:	
Total:	211

MINIMUM LOT AREA: 7400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "C" Commercial

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: One additional lot has been created in Block 4 by the shifting of lot lines.

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 any drainage improvements required by the platting of this property. This guarantee shall provide for any improvements required for the drainage ditch adjacent to this site.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the sidewalk ordinance, sidewalks shall be guaranteed on both sides of 53rd St. S. (a collector) and on one side of the two major street loops; i.e. Park Place-Custy-Stone Borough and Market-Maywood-Stone Borough (both streets are long continuous street segments, intersecting a collector, with more than 48 lots accessing the street). Such guarantees are typically included in the street paving guarantee. However, the applicant should meet with Planning and City Engineering to determine if an alternate method may be used.
- G. The Kansas Department of Transportation (KDOT) has indicated some concern with access to Broadway (U.S. 81). The applicant should contact KDOT to determine if the state has obtained any control of access at this location.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. This site is effected by a number of zoning issues. A significant portion of this site along Broadway is under "C" Commercial Zoning. Not only is this incompatible with the intended residential use being platted, but such zoning would also require streets in this area to meet the commercial street standard (70 ft. right-of-way, 41 ft. paving). An appropriate rezoning is scheduled for public hearing at MAPC on December 5, 1991. Approval of such a zone change should be obtained prior to this plat being approved by City Council.

Also, a major portion of this site, to the northwest has an active zoning case (Z-2964) for "B" multi-family zoning. As

indicated above, this is again not an appropriate zoning classification for what is now being platted. The applicant has now requested that this zone case be closed and the files will be so noted.

- J. Fifty-fourth Street to the south of this plat has been dedicated. This proposed plat, however, makes the need for this street impractical. A separate vacation request for this street has been submitted and is on the same agenda.
- K. The final plat tracing shall indicate the utility easements requested by K.G. & E. The representative from K.G. & E. should indicate if the additional lot on Block 4 alters their requested easements.
- L. The applicant's agent shall determine any setback requirements from the Derby pipeline easement by researching the text of the pipeline agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. Upon the recording of this plat, 53rd Street South shall become a designated residential collector street.
- 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. The final plat tracing shall indicate the required minimum building pad elevations.
- Q. Line 16 and 17 of the platting binder's legal description contains a typographical error (bearing N29 29 deg 32'13"). A corrected legal shall be submitted.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

January 9, 1992

STAFF REPORT

(Revised Final Plat; Final Plat Approved 11/25/91,
Preliminary Plat Approved 10/31/91)

CASE NUMBER: S/D 91-46 - STONEBOROUGH ADDITION 6235

OWNER/APPLICANT: Stoneborough Corp. c/o Randall J. Voth, 6325
W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Broadway and 55th St.
South

SITE SIZE: 57.8 Acres

NUMBER OF LOTS

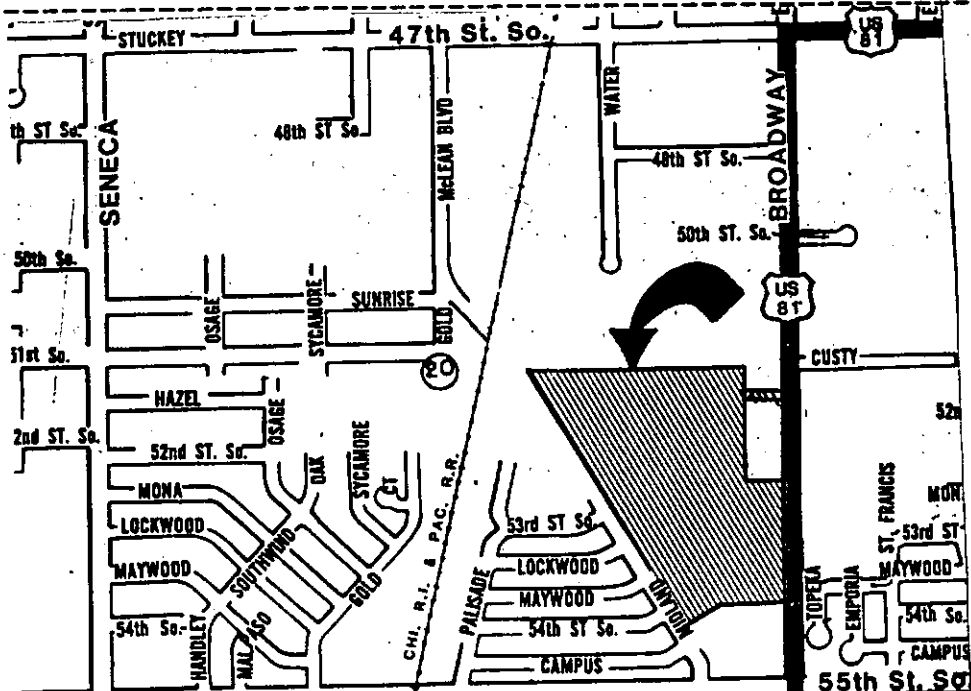
Residential:	212
Office:	
Commercial:	
Industrial:	
Total:	212

MINIMUM LOT AREA: 7400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "C" Commercial

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: This plat involves a revised final plat of the plat approved by the Planning Commission, December 5, 1991. The primary reason for this revision is to remove the street connection for 53rd Street South at the west line of this plat. As a result of this change, the applicant is also proposing to add one additional street segment and opening out to Broadway, reducing the width of 53rd Street from a collector status (66 foot right-of-way) to a 64 foot local residential street, granting a drainage easement in the previous 53rd Street connection, and creating one (1) additional residential lot. With the change in 53rd Street's right-of-way, lot dimensions have also been adjusted either side of this street.

The applicant's desire to revise this plat in order to remove the 53rd Street connection is because of the cost involved in building a crossing or bridge over the drainage ditch that runs along the west line of this plat. As was indicated during the review of this plat the area to the west of this site was platted, and has partially been developed, with a collector street intended to cross this ditch and subsequently connect to this site in the area platted for 53rd Street South. When the areas to the west were originally platted bridges or crossings of such drainage ditches were provided by the City at large. This policy though is no longer in effect and this plat would be required to guarantee this crossing.

Besides for the already platted (and partly built) collector system to the west of this ditch (Palisade/53rd St. S.) this addition's residential development pattern further implies that a collector street should be provided in this addition, and as originally platted, connecting to the collector street to the west. Connections across similar drainage ways is not an exception in this community but rather are quite common.

The issue in this case is not really whether a collector system should be provided as shown on both the previous plats and the original final plat of this site, but rather how the crossing of the ditch is to be paid for. That is, it is the Planning Department's position that this revised plat not be approved and that the applicant's original final plat stand, with the applicant needing to pursue an acceptable means for guaranteeing the crossing of the ditch.

Certain other options may be considered by the Committee; among these options are the following:

Option 1. As indicated above, disapprove the revised final plat and require the applicant to continue pursuing completion of the plat as originally approved.

Option 2. Accept a revised final plat similar to what was submitted but with a contingent street dedication for the 53rd Street stub connection to the west. That is, the second entrance

from Broadway is to be provided in addition to the contingent dedication. Some form of agreement should also be provided for this property to participate in any future crossing of this ditch. Also, 53rd Street should continue to be platted as a collector, i.e. 66 foot right-of-way.

Option 3. Accept the revised plat as submitted.

If option 2 or 3 is accepted the plat would be subject to basically the same conditions as required for the original final plat but with several revisions. Listed below are first the original conditions for the final plat and then those changes or additions to those comments.

Original Conditions: A through W as on November 27, 1991 letter.

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 any drainage improvements required by the platting of this property. This guarantee shall provide for any improvements required for the drainage ditch adjacent to this site.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As required by the sidewalk ordinance, sidewalks shall be guaranteed on both sides of 53rd St. S. (a collector) and on one side of the two major street loops; i.e. Park Place-Custy-Stone Borough and Market-Maywood-Stone Borough (both streets are long continuous street segments, intersecting a collector, with more than 48 lots accessing the street). Such guarantees are typically included in the street paving guarantee. However, prior to submitting the final plat tracing the applicant should meet with Planning and City Engineering to determine if an alternate method may be used.
- G. If improvements are guaranteed by petition; a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. This site is effected by a number of zoning issues. A significant portion of this site along Broadway is under "C" Commercial Zoning. Not only is this incompatible with the

intended residential use being platted, but such zoning would also require streets in this area to meet the commercial street standard (70 ft. right-of-way, 41 ft. paving). An appropriate rezoning is scheduled for public hearing at MAPC on December 5, 1991. Approval of such a zone change should be obtained prior to this plat being approved by City Council.

Also, a major portion of this site, to the northwest has an active zoning case (Z-2964) for "B" multi-family zoning. As indicated above, this is again not an appropriate zoning classification for what is now being platted. The applicant has now requested that this zone case be closed and the files will be so noted.

- I. Fifty-fourth Street to the south of this plat has been dedicated. This proposed plat, however, makes the need for this street impractical. A separate vacation request for this street has been submitted and is on the same agenda.
- J. The final plat tracing shall indicate the utility easements requested by K.G. & E. The representative from K.G. & E. should indicate if the additional lot on Block 4 alters their requested easements.
- K. The applicant's agent shall determine any setback requirements from the Derby pipeline easement by researching the text of the pipeline agreement.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. Upon the recording of this plat, 53rd Street South shall become a designated residential collector street.
- N. 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.
- O. The final plat tracing shall indicate the required minimum building pad elevations.
- P. On the final plat tracing the street name Main shall be used instead of Park Place.
- Q. As requested by K.G. & E., the final plat tracing shall indicate a 10-foot easement between lots 25 and 26, and between 10 and 11, Block 4 instead of between lots 24 and 25 and between 11 and 12.

- R. As requested by K.G. & E. the applicant shall meet with K.G. & E. to determine if a 5-foot private easement will be needed along the east line of the plat.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.

Changes and Additions:

- A. The comment on drainage and paving shall be revised to indicate the appropriate requirements.
- B. Sidewalk requirements shall be adjusted accordingly, i.e. if 53rd St. is not a collector sidewalk is only required on one side, but sidewalk shall be guaranteed along the second street (Hazel) being extended out to Broadway.
- C. As appropriate any comments concerning 53rd St. S. being platted as a collector shall be revised.
- D. Hazel's intersection with Broadway shall not be indicated as a solid line.
- E. A revised platting binder shall be submitted indicating that the property being dedicated for Hazel's extension out to Broadway is in the applicant's ownership.