

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-123 -- HIGH POINT WEST ADDITION

OWNER/APPLICANT: Artech Enterprises, Inc., 9414 West Central Ave., Wichita, KS 67212

SURVEYOR/ENGINEER: Austin Miller P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: East side of 151st St. West, South of Maple

SITE SIZE: 6.07 Acres

NUMBER OF LOTS

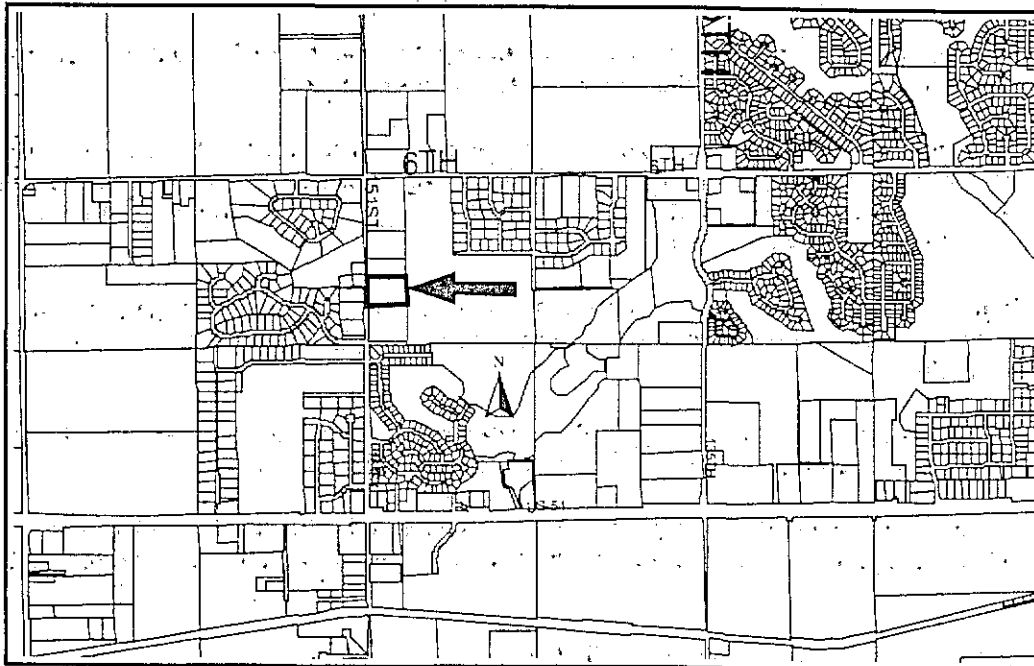
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

Since this plat is located in an area where public services are available for higher density development, MAPD requests a concept plan indicating a resubdivision of this plat in the future to urban-scale lots. The final plat shall contain contingent street dedications and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. County Engineering requests a utility plan. Sanitary sewer extension from West Sedgwick County Sewer District may be required.
- C. City Engineering needs to comment on the need for a guarantee for the extension or future extension of sanitary sewer and municipal water services, or the need for additional guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. MAPD requests a concept plan indicating a resubdivision of this plat in the future to urban-scale lots. The final plat shall contain a contingent street dedication along the common property line and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future. The plat text shall indicate that the contingent street dedication shall be effective upon the replatting of an adjoining lot.
- F. A restrictive covenant shall be provided restricting the location of structures on this plat to avoid interference with the possible future streets and setbacks.
- G. County Engineering needs to comment on the access controls. The plat proposes two access openings along 151st St. West. County Engineering recommends revising the access controls to denote one opening per lot. MAPD recommends one joint opening in alignment with the recommended contingent right-of-way.
- H. City Engineering needs to comment on the status of the applicant's drainage plan, and the need for the platting of a Reserve for the existing pond. County Engineering requests a drainage plan for their review.
- I. Due to the excessive lot depth, City Fire Department needs to comment on the need for a maximum building setback to accommodate fire prevention equipment.
- J. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The year "2000" should be revised to "2001".

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- L. Additional right-of-way needs to be dedicated for 151st St. West. The Subdivision Regulations require a minimum of 50-ft of half street right-of-way for arterials.
- M. The lot depth to width ratio exceeds 2.5 to 1 and a modification from the Subdivision Committee *will be required*.
- N. City Engineering should comment on the need for a No Protest Petition for the future paving of 151st St. West. The Subdivision Regulations require a guarantee for the paving of 151st St. West between the nearest paved segment and the entrance to this plat.
- O. The plat^{or}'s text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. 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.)
- Q. 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.
- R. 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.
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(One-Step Final Plat, Deferred 1/11/01)

CASE NUMBER: SUB 2000-123 – HIGH POINT WEST ADDITION

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SURVEYOR/ENGINEER: Austin Miller P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: East side of 151st St. West, South of Maple

SITE-SIZE: 6.07 Acres

NUMBER OF LOTS

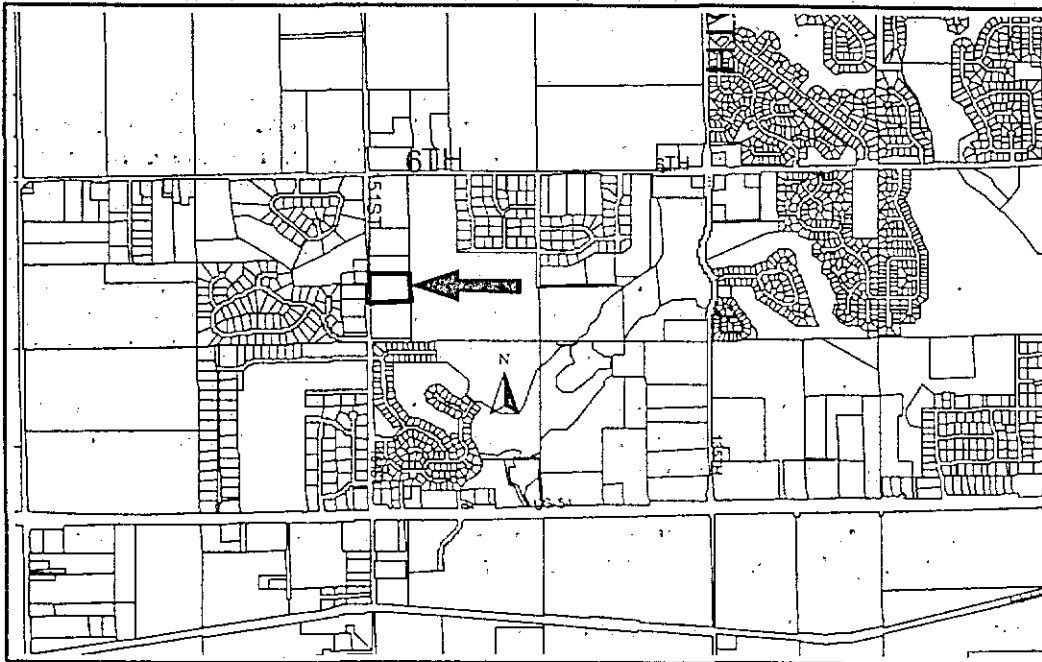
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City of Wichita.

Since this plat is located in an area where public services are available for higher density development, a concept plan has been provided indicating a resubdivision of this plat in the future to urban-scale lots. The final plat contains a contingent street dedication and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. City Engineering needs to comment on the need for a guarantee for the extension or future extension of sanitary sewer and municipal water services, or the need for additional guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. A concept plan has been provided indicating a resubdivision of this plat in the future to urban-scale lots. The final plat contains a contingent street dedication along the common property line and special building setbacks in accordance with the concept plan. MAPD recommends that in accordance with the Subdivision Regulations, the applicant plat the lots as indicated on the concept plan so they may be readily converted to urban-type building sites without replatting. A restrictive covenant shall be submitted tying the lots together and limiting the site to one dwelling unit until municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future street and setbacks.
- E. MAPD recommends that the contingent street dedication should be extended to the east property line for future connection to the adjoining unplatted property and increased to the standard 64 feet for through streets. The plattors text shall reference the contingent street dedication and indicate that it shall be effective upon the lot split or replatting of an adjoining lot.
- F. County Engineering needs to comment on the access controls. The plat proposes two access openings along 151st St. West. County Engineering and MAPD recommend a joint access easement for a shared opening. The access controls should be referenced in the plattor's text.
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. City Engineering needs to comment on the status of the applicant's drainage plan, and the need for the platting of a Reserve for the existing pond.
- I. The bench mark needs a better described location.
- J. The lot depth-to-width ratio exceeds 2.5 to 1 and a modification from the Subdivision Committee will be required.

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- K. Due to the excessive lot depth, City Fire Department needs to comment on the need for a maximum building setback to accommodate fire prevention equipment.
- L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. The year "2000" should be revised to "2001".
- N. County Engineering has required the dedication of an *additional 20-ft of right-of-way* for 151st St. West. This right-of-way needs to be denoted on the face of the plat and referenced in the platlor's text.
- O. City Engineering should comment on the need for improvements to 151st St. West. The Subdivision Regulations require a guarantee for the paving of 151st St. West between the nearest paved segment and the entrance to this plat.
- P. The 10-ft KGE easement needs to be located.
- Q. The Surveyor's Certificate needs corrected to represent the party responsible for the survey.
- R. The contingent street dedication needs length and curve data.
- S. The platlor's text needs corrected to reference "Lots and a Block".
- T. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- U. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of *stormwater*.
- 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. 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.
- X. 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.
- Y. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- Z. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- DD. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(One-Step Final Plat, Deferred 1/11/01, Deferred 4/12/01)

CASE NUMBER: SUB 2000-123 -- HIGH POINT WEST ADDITION

OWNER/APPLICANT: Artech Enterprises, Inc., 9414 West Central Ave., Wichita, KS 67212

SURVEYOR/ENGINEER: Austin Miller P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: East side of 151st St. West, South of Maple

SITE SIZE: 6.07 Acres

NUMBER OF LOTS

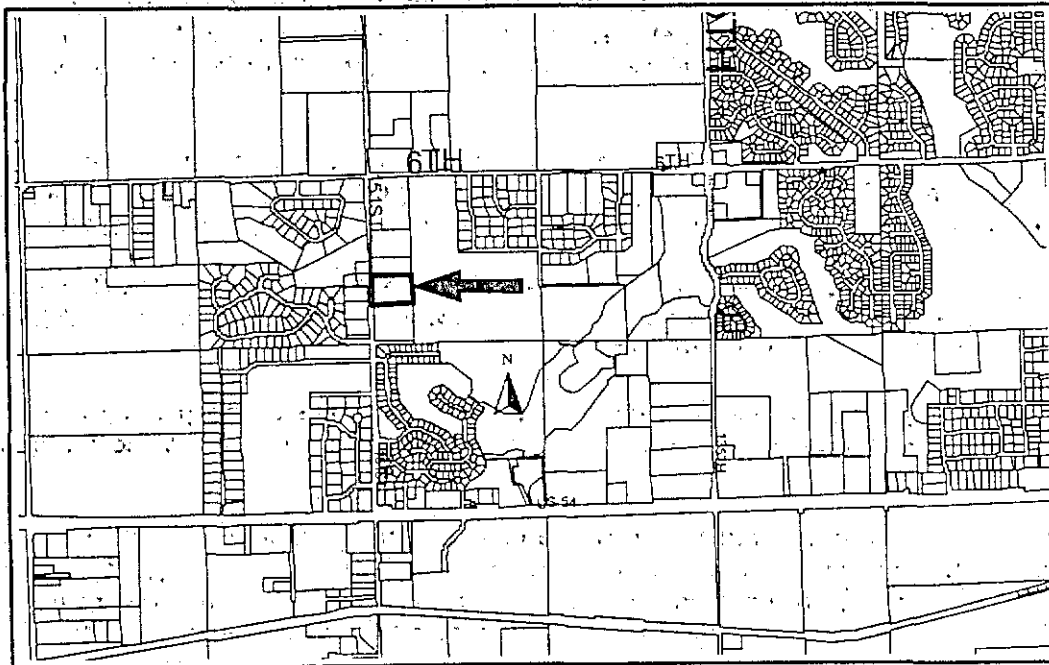
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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STAFF COMMENTS:

- A. The applicant shall submit a petition for the extension of sanitary sewer.
- B. The applicant shall submit a petition for the extension of City water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. A concept plan has been provided indicating a resubdivision of this plat in the future to urban-scale lots. The final plat contains a contingent street dedication along the common property line and special building setbacks in accordance with the concept plan. MAPD recommends that in accordance with the Subdivision Regulations, the applicant plat the lots as indicated on the concept plan so they may be readily converted to urban-type building sites without replatting. A restrictive covenant shall be submitted tying the lots together and limiting the site to one dwelling unit until municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future street and setbacks.
- E. MAPD recommends that the contingent street dedication should be extended to the east property line for future connection to the adjoining unplatted property and increased to the standard 64 feet for through streets. The plat text shall reference the contingent street dedication and indicate that it shall be effective upon the lot split or replatting of an adjoining lot.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 151st St. West. Traffic Engineering and MAPD recommend a joint access easement for a shared opening. The access controls should be referenced in the plat text.
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. City Engineering has approved the drainage plan and has requested the platting of a drainage reserve for the existing pond. The reserve may be owned and maintained by the owner of Lot 2.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The benchmark needs a better described location.

- K. The lot depth-to-width ratio exceeds 2.5 to 1 and a modification from the Subdivision Committee will be required.
- L. Due to the excessive lot depth, City Fire Department needs to comment on the need for a maximum building setback to accommodate fire prevention equipment.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The year "2000" should be revised to "2001".
- O. Traffic Engineering has required the dedication of an additional 20-foot of right-of-way for 151st St. West. This right-of-way needs to be denoted on the face of the plat and referenced in the plat's text.
- P. City Engineering has required a No Protest Petition regarding the paving of 151st St. West.
- Q. The 10-foot KGE easement needs to be located.
- R. The Surveyor's Certificate needs corrected to represent the party responsible for the survey.
- S. The contingent street dedication needs length and curve data.
- T. The plat's text needs corrected to reference "Lots and a Block".
- U. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- V. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- W. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- X. 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.
- Y. 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.
- Z. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- AA. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- EE. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-101 – HIGH POINT WEST ADDITION

OWNER/APPLICANT: T.D. Development, LLC, Attention: Tim Abbott, 1489 N. Valleyview Ct., Wichita, KS 67212

SURVEYOR/AGENT: Poe and Associates, Attn: Kenny E. Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: South of Maple, East side of 151st St. West

SITE SIZE: 6.38 acres

NUMBER OF LOTS

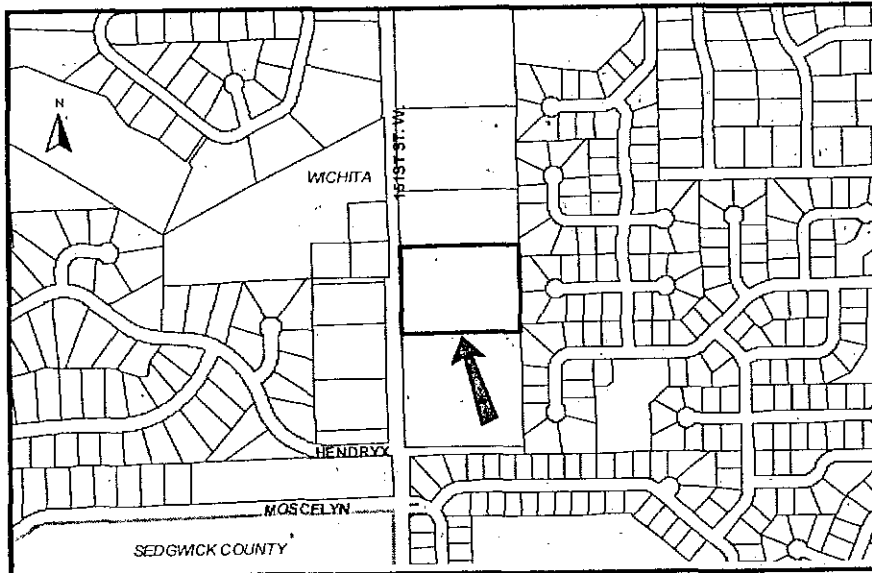
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 7,200 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes complete access control along the 151st St West street frontage except for one street opening. Access controls shall be referenced in the plat's text on the final plat.
- E. The nose of reserve A needs to be flush with the right-of-way line.
- F. The plat needs a legal description.
- G. The lots within blocks 1 and 3 shall be renumbered and included within one block.
- H. The Applicant shall guarantee the paving of the proposed streets.
- I. Reserves B and D are indicated as providing for "blanket" utility uses. These utilities should be restricted to easements that are located within the reserves to avoid conflict with the possible locations of structures indicated therein (gazebos).
- J. The parking areas within Reserves B and C need to be included as "parking easements" and need to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- K. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- L. 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.
- M. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- N. The turnaround needs to be increased to a 37-foot property line radius.
- O. Since this plat proposes the platting of narrow street right-of-way, adjacent 15-foot street, drainage and utility easements are needed.
- P. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- Q. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-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.
- R. GIS has requested Summit Road be replaced with a new street name. Ridge Line and Ridge Line Cir need to be replaced with Hayden and Hayden Cir.

- S. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 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: 316-946-4556) 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 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. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- AA. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/29/07)

CASE NUMBER: SUB 2007-101 – HIGH POINT WEST ADDITION

OWNER/APPLICANT: T.D. Development, LLC, Attention: Tim Abbott, 1489 N. Valleyview Ct., Wichita, KS 67212

SURVEYOR/AGENT: Poe and Associates, Attn: Kenny E. Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: South of Maple, East side of 151st St. West (District V)

SITE SIZE: 6.38 acres

NUMBER OF LOTS

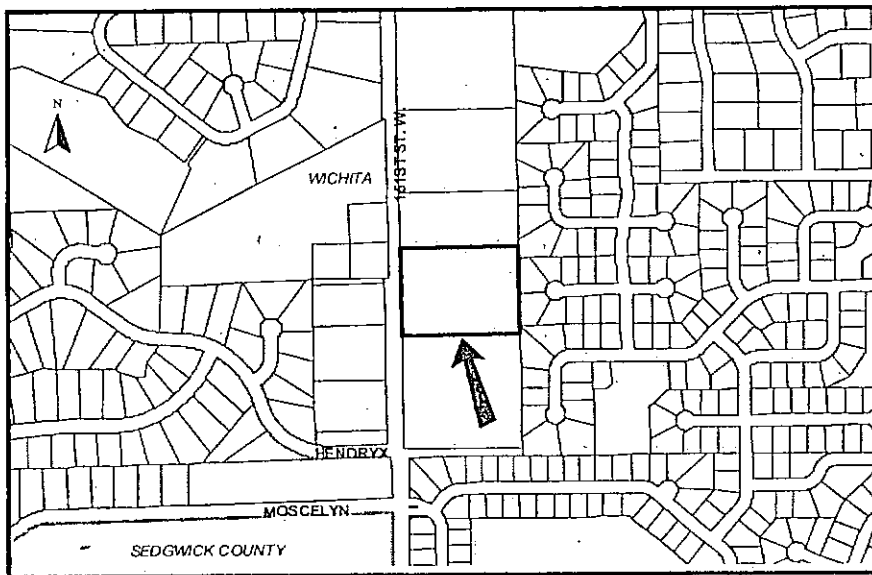
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	<u>20</u>

MINIMUM LOT AREA: 7,200 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. City Water Utilities Department has required that the applicant guarantee the extension of City water and sanitary sewer (mains and laterals) to serve all the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes complete access control along the 151st St West Street frontage except for one street opening.
- E. The Applicant shall guarantee the paving of the proposed streets.
- F. The parking easements within the Reserves shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- I. The plat's text shall include language that the owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- J. The turnaround needs to be increased to a 37-foot property line radius.
- K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- L. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. GIS has requested Summit Road be replaced with a new street name.
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- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Westar Energy has requested additional easements and advised that any reconstruction or relocation of existing facilities will be at applicant's expense.
- V. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.