



**Note:** This is a replat of the Verda Vista Addition. The Applicant has requested a zone change (ZON 2000-50) from SF-6, Single-Family Residential to LC, Limited Commercial for the north 239 feet of the plat.

**STAFF COMMENTS:**

- A. **City Engineering** needs to comment on the need for any guarantees or easements, and the need for a temporary easement to cover the sanitary sewer line located in the southern portion of the plat.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes three access openings along Maize Road. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 200 feet of the intersection of Kellogg and Maize are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.
- F. **Traffic Engineering** needs to comment on the need for additional right-of-way.
- G. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- H. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- I. A platting binder is required incorporating all of the property within the plat.
- J. The dedication of right-of-way established by separate instrument shall be provided.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. 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.
- M. 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.)

- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.





CITY OF  
WICHITA

FAX TRANSMITTAL



DATE:

11/28/00

TO:

Joe Surmeier

Phone:

262-2691

Fax:

262-3003

FROM:

Vicky Huang

Email:

268-4114

Phone:

268-4236

SUBJ:

Proposed Plat of Outh Trip  
8<sup>th</sup> at Kellogg & Maize (NE Corner)

See the City's new web site at [www.wichitagov.org](http://www.wichitagov.org)

Number of pages including cover

4

See attached

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City Engineer's Office  
455 N Main, 7th Floor  
Wichita, Kansas 67202  
Phone: 316-268-4501  
Fax: 316-268-4114



Parcel name: QUIKTRIP 8TH ADD. CLOSURE

PT. 1	North: 5000.0000	East : 7000.0000
Line	Course: N 88-23-24.0 E	Length: 205.100
PT. 2	North: 5005.7625	East : 7205.0190
Line	Course: S 01-18-55.0 E	Length: 239.790
PT. 3	North: 4766.0357	East : 7210.5232
Line	Course: N 88-20-04.0 E	Length: 94.000
PT. 4	North: 4768.7678	East : 7304.4834
Line	Course: S 01-18-55.0 E	Length: 256.820
PT. 5	North: 4512.0155	East : 7310.3785
Line	Course: S 77-23-30.0 W	Length: 227.450
PT. 6	North: 4462.3665	East : 7088.4134
Line	Course: N 40-05-06.0 W	Length: 105.630
PT. 7	North: 4543.1830	East : 7020.3958
Line	Course: N 01-18-15.0 W	Length: 217.240
PT. 8	North: 4760.3667	East : 7015.4514
Line	Course: S 88-20-04.0 W	Length: 10.000
PT. 9	North: 4760.0761	East : 7005.4556
Line	Course: N 01-18-09.4 W	Length: 239.986
PT. 1	North: 5000.0000	East : 7000.0000

Perimeter: 1596.016 Area: 128,407 sq.ft. 2.95 acres

