

STAFF REPORT

(Revised Preliminary Plat, Preliminary Plat Approved 12/16/04)

CASE NUMBER: SUB 2004-147 -- PIER 37 ADDITION

OWNER/APPLICANT: Russell Investments, LLC, Attn: J. Russell, P.O. Box 75337, Wichita, KS 67275-0337; Box Development, LLC, Attn: Mike Boyd, 128 S. Dellrose, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 37th St. North, West side of Ridge

SITE SIZE: 59.29 acres

NUMBER OF LOTS

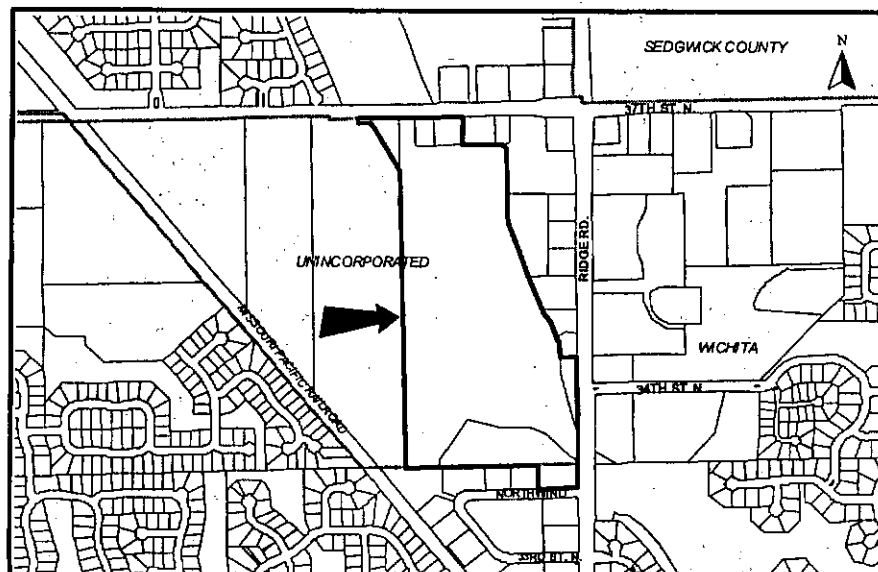
Residential:	29
Office:	
Commercial:	2
Industrial:	
Total:	<u>31</u>

MINIMUM LOT AREA: 13,448 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. Lot 1 has been approved for a zone change (ZON 2004-47) from SF-20, Single-Family Residential to LC, Limited Commercial along with Protective Overlay #147 addressing permitted uses, signs, access, lighting, screening, building materials and setbacks.

Lot 31, has been approved for a zone change (ZON2004-42) from SF-20, Single-Family Residential to LC, Limited Commercial. Protective Overlay #146 was approved for the site addressing permitted uses, signs, screening and building materials. The site is located within the 100-year floodplain.

The revised preliminary plat has replaced one industrial lot with 10 residential lots. A 32-ft street right-of-way has replaced a private drive.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone changes will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. In lieu of assessment for sewer main is needed, which may be included with lateral petition.
- C. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- D. The plat proposes two openings to 37th St. North and one opening to Ridge Road. The final plat shall reference the dedication of access controls in the plat's text. **The access controls are approved.**
- E. In accordance with Protective Overlay #147, a cross-lot access agreement with the property to the east along 37th St. North shall be provided.
- F. **City Fire Department** needs to comment on the street length of 37th Ct N (3,400 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. An emergency access easement has been proposed which extends to the south. **City Fire Department requests the emergency access easement be replaced with a dedicated street right-of-way and paved to city standards.**
- G. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per **City Fire Department** standards.
- H. 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.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which 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.

- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- K. The final plat 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 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.
- N. 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.
- O. GIS has requested 37th Ct N needs to be changed to "Wild Rose Cir".
- P. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO's and their special conditions for development on this property.
- Q. County Surveying advises that the benchmark needs a better description.
- R. 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.
- S. 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.
- 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 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:

SUB 2004-147-- Revised Preliminary Plat of PIER 37 ADDITION

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- 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. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Revised Preliminary Plat Approved 4/27/06, Preliminary Plat Approved 12/16/04)

CASE NUMBER: SUB 2004-147 -- PIER 37 ADDITION

OWNER/APPLICANT: Russell Investments, LLC, Attn: J. Russell, P.O. Box 75337, Wichita, KS 67275-0337; Box Development, LLC, Attn: Mike Boyd, Boyd Building, Inc, 1707 N. Waterfront Pkwy, Wichita, KS 67206-6617

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 37th St. North, West side of Ridge

SITE SIZE: 59.29 acres

NUMBER OF LOTS

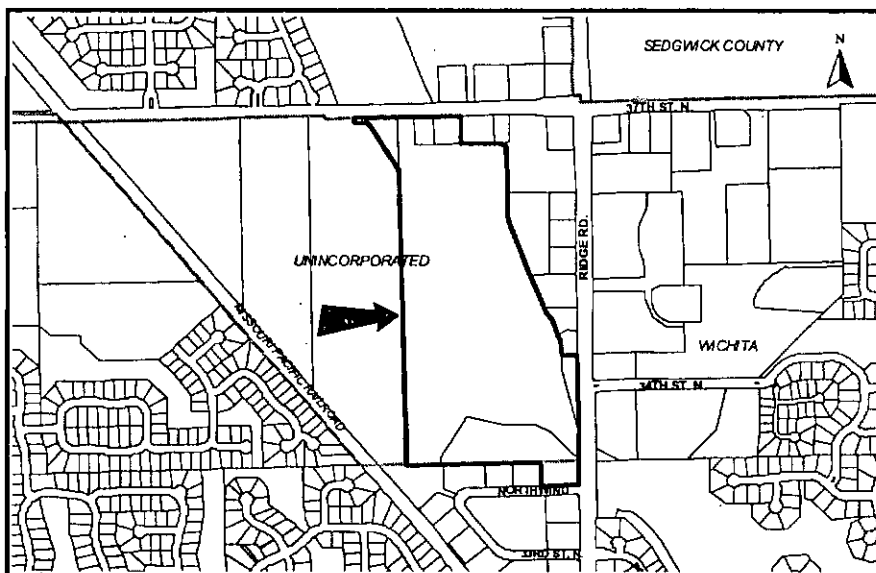
Residential:	29
Office:	
Commercial:	2
Industrial:	
Total:	<u>31</u>

MINIMUM LOT AREA: 13,448 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required.

Lot 30, has been approved for a zone change (ZON2004-42) from SF-20, Single-Family Residential to LC, Limited Commercial. Protective Overlay #146 was approved for the site addressing permitted uses, signs, screening and building materials. The site is located within the 100-year floodplain.

Lots 22-30, Block A have been approved for a zone change (ZON 2004-39) from SF-5, Single-Family Residential to LI, Limited Industrial.

This revised plat has included a private street serving 29 lots.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone changes will be zoned SF-5, Single-Family Residential.
- B. Lots 22-30, Block A have been approved for a zone change (ZON 2004-39) to LI, Limited Industrial. Prior to this plat being considered by MAPC, the Applicant shall submit a letter to MAPC requesting a withdrawal of the zone change request.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. In lieu of assessment for sewer main is needed, which may be included with lateral petition.
- D. City Engineering needs to comment on the status of the applicant's drainage concept. ***The drainage concept is approved subject to the applicant expanding the boundaries of Reserve B to include all of the floodplain. All property located below the 100-year water surface elevations should be located within a Reserve.***
- E. The plat proposes one opening to 37th St. North and one opening to Ridge Road. ***The access controls are approved.***
- F. Two emergency access easements have been proposed which extend to the south. ***The Subdivision Committee approved a paved emergency access easement at the end of the cul-de-sac which includes a Knox-box. Maintenance responsibilities shall be specified within a restrictive covenant.***
- G. The emergency access easements shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- H. 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.

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- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot. 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.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- 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.
- 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 the governing body.
- M. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities.
- N. The applicant shall guarantee the paving of the proposed interior streets. For Reserve A being platted for private streets, improvements shall be guaranteed for construction to a public street standard; however as private improvements, guarantees cannot be provided through the use of petitions.
- O. 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.
- P. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO's and their special conditions for development on this property.
- Q. County Surveying advises that the benchmark needs a better description.
- R. A bold line at the intersection of Wild Rose Cir and 37th St North should be added to denote this is a Reserve (private street).
- S. County Fire Department recommends platting of an emergency access easement to the lake from the south end of Wild Rose Circle.
- T. 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.

SUB 2004-147 -- Final Plat of PIER 37 ADDITION
September 28, 2006 - Page 4

- 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 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.)
- 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: 316-946-4556) 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 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-147 -- PIER 37 ADDITION

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SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 37th St. North, West side of Ridge

SITE SIZE: 60.46 acres

NUMBER OF LOTS

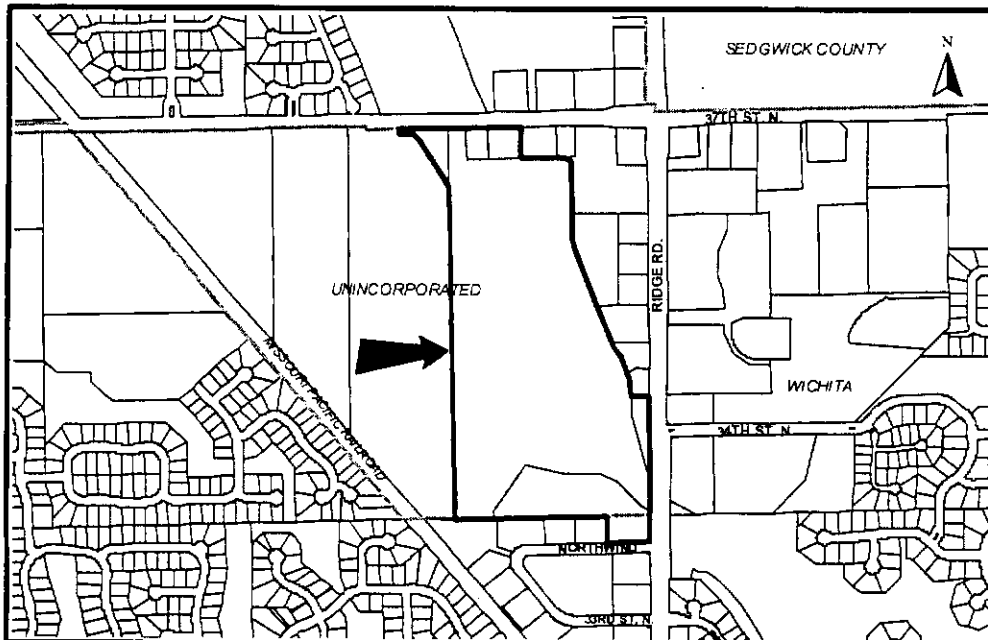
Residential:	12
Office:	
Commercial:	2
Industrial:	2
Total:	16

MINIMUM LOT AREA: 25,500 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; LC, Limited Commercial; LI, Limited Industrial

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for zone changes (ZON 2004-47, ZON 2004-39, ZON2004-42) from SF-20, Single-Family Residential to LI, Limited Industrial and LC, Limited Commercial.

Protective Overlay #145 was approved for the site addressing permitted uses, setbacks and storage. Protective Overlay #146 was approved for the site addressing permitted uses, signs, screening and building materials. Protective Overlay #147 was approved for the site addressing permitted uses, signs, access, lighting, screening, building materials and setbacks. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone changes will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes two openings to 37th St. North and one opening to Ridge Road. The final plat shall reference the dedication of access controls in the plattor's text. The access controls are approved.
- E. In accordance with Protective Overlay #147, a cross-lot access agreement with the property to the east along 37th St. North shall be provided.
- F. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant that 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. A covenant shall be submitted regarding the private street (Reserve A), which sets forth ownership and maintenance responsibilities. The plattor's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.

STAFF REPORT

(Final Plat, Final Plat Deferred 10/28/06, Revised Preliminary Plat Approved 4/27/06, Preliminary Plat Approved 12/16/04)

CASE NUMBER: SUB 2004-147 -- PIER 37 ADDITION

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SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 37th St. North, West side of Ridge

SITE SIZE: 59.29 acres

NUMBER OF LOTS

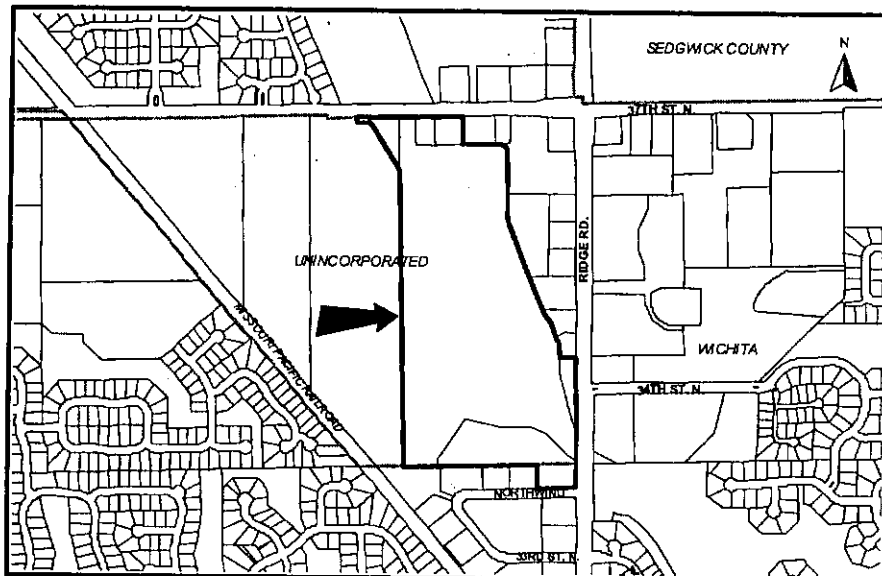
Residential:	29
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Industrial:	
Total:	31

MINIMUM LOT AREA: 13,448 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required.

Lot 30, has been approved for a zone change (ZON2004-42) from SF-20, Single-Family Residential to LC, Limited Commercial. Protective Overlay #146 was approved for the site addressing permitted uses, signs, screening and building materials. The site is located within the 100-year floodplain.

Lots 22-29, Block A have been approved for a zone change (ZON 2004-39) from SF-5, Single-Family Residential to LI, Limited Industrial.

This revised plat has included a private street serving 29 lots.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone changes will be zoned SF-5, Single-Family Residential.
- B. Lots 22-30, Block A have been approved for a zone change (ZON 2004-39) to LI, Limited Industrial. Prior to this plat being considered by MAPC, the Applicant shall submit a letter to MAPC requesting a withdrawal of the zone change request.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. In lieu of assessment for sewer main is needed, which may be included with lateral petition.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. 20' drainage easements shall be shown on the plat between lots 4&5, 14&15, 21&22 and 27&28, Block A.
- E. The plat proposes one opening to 37th St. North and one opening to Ridge Road. The access controls are approved.
- F. Two emergency access easements have been proposed which extend to the south. The Subdivision Committee approved a paved emergency access easement at the end of the cul-de-sac which includes a Knox-box. Maintenance responsibilities shall be specified within a restrictive covenant.
- G. The emergency access easements shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- H. 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.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot. 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 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.)
- 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: 316-946-4556) 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 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- 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.
- 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 the governing body.
- M. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities.
- N. The applicant shall guarantee the paving of the proposed interior streets. For Reserve A being platted for private streets, improvements shall be guaranteed for construction to a public street standard; however as private improvements, guarantees cannot be provided through the use of petitions.
- O. 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.
- P. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO's and their special conditions for development on this property.
- Q. County Surveying advises that the benchmark needs a better description.
- R. A bold line at the intersection of Wild Rose Cir and 37th St North should be added to denote this is a Reserve (private street).
- S. County Fire Department recommends platting of an emergency access easement to the lake from the south end of Wild Rose Circle.
- T. 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.
- U. The plattor'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.

- ~~X~~ Reserve A being platted as a private street shall be labeled as a private street and shown an appropriate street name.
 - ~~X~~ For Reserve A being platted for private streets, improvements shall be guaranteed for construction to a public street standard; however as private improvements, guarantees cannot be provided through the use of petitions.
 - ~~X~~ Since the private street within Reserve A needs to be constructed to a public street standard, a 15-ft street, drainage and utility easement is needed in the adjoining lots.
 - ~~X~~ City Fire Department has required a second point of access for Reserve A.
- O. 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.
 - P. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.
 - Q. The setback and utility easement for the south property line of Lot 15 shall be denoted correctly.
 - R. County Surveying advises that the benchmark needs a better description.
 - S. 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.
 - T. The platting 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.
 - U. 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.)
 - V. 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.
 - W. 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.

- X. 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.

- Y. 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.

- Z. Perimeter closure computations shall be submitted with the final plat tracing.

- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

- BB. 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.

- CC. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - PIER 37 ADDITION

PT 01	North: 30831.4436	East : 48395.1301
Line	Course: S 89-31-48 W	Length: 1328.9900
PT 02	North: 30820.5419	East : 47066.1848
Line	Course: N 00-01-42 W	Length: 2202.1400
PT 03	North: 33022.6816	East : 47065.0958
Line	Course: N 31-53-28 W	Length: 350.2700
PT 04	North: 33320.0797	East : 46880.0458
Line	Course: N 44-12-31 W	Length: 45.5200
PT 05	North: 33352.7087	East : 46848.3060
Line	Course: S 89-29-21 W	Length: 22.6700
PT 06	North: 33352.5066	East : 46825.6369
Line	Course: S 75-26-48 W	Length: 16.4600
PT 07	North: 33348.3705	East : 46809.7050
Line	Course: S 89-29-21 W	Length: 79.1200
PT 08	North: 33347.6651	East : 46730.5882
Line	Course: N 55-55-48 W	Length: 30.0100
PT 09	North: 33364.4768	East : 46705.7293
Line	Course: N 00-30-39 W	Length: 95.0000
PT 10	North: 33459.4731	East : 46704.8823
Line	Course: N 89-29-21 E	Length: 360.0000
PT 11	North: 33462.6827	East : 47064.8680
Line	Course: N 89-29-21 E	Length: 246.5700
PT 12	North: 33464.8810	East : 47311.4282
Line	Course: S 00-07-25 W	Length: 256.0000
PT 13	North: 33208.8816	East : 47310.8759
Line	Course: N 89-29-21 E	Length: 498.9600
PT 14	North: 33213.3301	East : 47809.8160
Line	Course: S 36-35-04 E	Length: 41.9800
PT 15	North: 33179.6210	East : 47834.8364
Line	Course: S 03-40-06 E	Length: 275.6000
PT 16	North: 32904.5857	East : 47852.4695
Line	Course: S 00-04-56 E	Length: 220.0000
PT 17	North: 32684.5859	East : 47852.7852
Line	Course: S 08-16-52 E	Length: 68.7300
PT 18	North: 32616.5726	East : 47862.6844
Line	Course: S 18-44-24 E	Length: 713.1100
PT 19	North: 31941.2672	East : 48091.7882
Line	Course: S 43-09-07 E	Length: 68.6200
PT 20	North: 31891.2060	East : 48138.7199
Line	Course: S 24-28-08 E	Length: 139.6200
PT 21	North: 31764.1258	East : 48196.5504
Line	Course: S 08-13-43 E	Length: 141.8500
PT 22	North: 31623.7362	East : 48216.8524
Line	Course: N 89-31-43 E	Length: 180.0000
PT 23	North: 31625.2171	East : 48396.8463
Line	Course: S 00-07-25 W	Length: 793.7700
PT 01	North: 30831.4489	East : 48395.1338