



**Note:** This site was approved for a zone change from SF-6, Single-Family Residential to LI, Limited Industrial (Z-3303) subject to platting. The plat involves the vacation of 31<sup>st</sup> Street South.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer. City Engineering needs to comment on the need for any other guarantees or easements.
- 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 plan.
- D. MAPD recommends that Eitel Road be vacated and this lot tied together by restrictive covenant with the adjoining lot to the east. Complete access control should be dedicated across the plat's frontage to K-42. A cross-lot circulation agreement should also be provided.
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.

- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

**MID-CONTINENT AIRPORT  
5TH ADDITION PLAT BOUNDARY**

1534 North: 1667232.2724 East : 1621118.5857  
Line Course: S 00-56-57 E Length: 880.68'

1508 North: 1666351.7130 East : 1621133.1730  
Line Course: N 73-09-30 E Length: 104.41'

1570 North: 1666381.9648 East : 1621233.1090  
Line Course: N 00-56-57 W Length: 853.24'

1533 North: 1667235.0720 East : 1621218.9767  
Line Course: S 88-24-09 W Length: 100.43'

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Perimeter: 1938.76' Area: 87,062 sq.ft. 2.00 acres

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