

Note: The eastern portion of 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 indicates the vacation of the portion of Pawnee lying within the plat.

The portion of the plat south of vacated Pawnee is located in a designated ponding area as identified by the Wichita -Valley Center Flood Control Project. The Army Corps of Engineers has been notified for their comments.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any 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. Traffic Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control.
- E. The centerline of May Street abutting the north line of the plat shall be indicated. Traffic Engineering needs to indicate the need for additional right-of-way for May Street.
- F. The applicant shall guarantee the closure of the street return for Pawnee.
- G. 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.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.

- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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
3RD ADDITION PLAT BOUNDARY**

1337 North: 1675285.6422 East : 1628597.4979
Line Course: S 00-20-53 E Length: 2639.06'

1335 North: 1672646.6297 East : 1628613.5241
Line Course: S 00-41-43 E Length: 1202.07'

1336 North: 1671444.6498 East : 1628628.1110
Line Course: S 88-43-53 W Length: 1386.43'

1332 North: 1671413.9547 East : 1627242.0175
Line Course: N 00-30-15 W Length: 1198.00'

1331 North: 1672611.9097 East : 1627231.4759
Line Course: S 88-33-39 W Length: 1208.47'

312 North: 1672581.5600 East : 1626023.3900
Line Course: N 01-03-38 W Length: 2634.33'

1209 North: 1675215.4400 East : 1625974.6300
Line Course: N 88-28-01 E Length: 2623.81'

1337 North: 1675285.6422 East : 1628597.4979

Perimeter: 12892.17' Area: 8,535,342 sq.ft. 195.94 acres

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Wichita-Sedgwick County Metropolitan Area Planning Department

June 29, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-46 -- One-Step Final Plat of MID CONTINENT AIRPORT THIRD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 23, 2000, with the following addition to Item "C":

Rand Publishing shall be notified in the event there are any changes in the drainage plan.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil *Neil Evan Strahl*

Neil Evan Strahl, Senior Planner
Current Plans Division

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JUN 30 2000

CITY - ENGINEERING

SUB 2000-46 -- One-Step Final Plat of MID CONTINENT AIRPORT THIRD ADDITION

June 29, 2000

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Copies to: Wichita Airport Authority, C/O Bailis Bell, Director of Airports, P.O. Box 9130
Wichita, KS 67209-0139
Tony Lies, 2252 S. Hoover, Wichita, KS 67209
Ralph Vautrauers, 2820 S. Hoover, Wichita, KS 67215
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1144 S. Seneca, Wichita, KS 67213