



TRANSMITTAL

TO:
 Scott Lindebak
 COMPANY:
 City of Wichita
 ADDRESS:
 7th Floor City Hall
 CITY/STATE:
 Wichita

FROM:
 Trevor Kurth
 DATE:
 9-20-06
 PROJECT:
 Meadowlake Beach
 PROJECT NUMBER:

RE:
 Meadowlake Beach Drain Concept

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	9-25-06	Meadowlake Beach Drain Concept

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: 
 Trevor R. Kurth, I.E.

Copy: file

ENGINEERING
 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

B a u g h m a n
 Company, P. A.
 315 Ellis Street
 Wichita, Kansas 67203
 P 316.262.7271
 F 316.262.0149

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2006-87 -- MEADOWLAKE BEACH ADDITION

OWNER/APPLICANT: JRD, L.L.C., Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-0337; Ben and Mary Titus Trust et al, Attn: Fred Pinaire, 3116 E. 55th St. South, Derby, KS 67037

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

LOCATION: Northwest corner of 55th St. South and Clifton

SITE SIZE: 139.7 acres

NUMBER OF LOTS

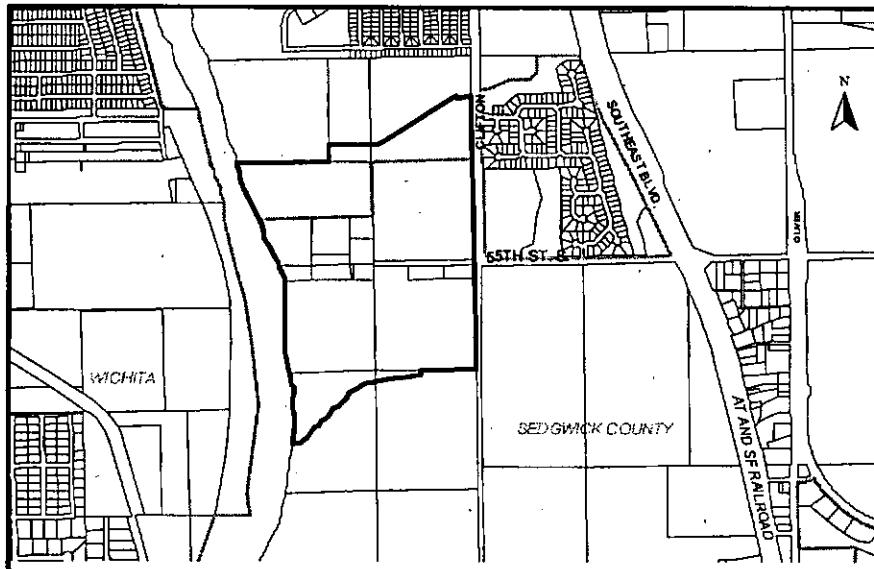
Residential:	370
Office:	
Commercial:	
Industrial:	
Total:	<u>370</u>

MINIMUM LOT AREA: 7,500 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation. This plat is located within the Derby Area of Influence.

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 property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The sewer main in lieu of assessment fees need to be included with sewer petition.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. *County Engineering requests a drainage plan for review.*
- E. **Sedgwick County** recommends City of Wichita annex Clifton per KSA Statute 12-520(f).
- F. The applicant shall verify the width of Reserve "B".
- G. The owners of the reserves on the plat shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- H. **Traffic Engineering** needs to comment on the access controls. Complete access control is denoted along the Clifton frontage with the exception of three street openings. The final plat shall reference the dedication of access controls in the plat's text. *The Shoffner street opening needs to be relocated approximately 125 feet to the south in alignment with the major opening in the Clifton Heights Commercial Addition.*
- I. **Traffic Engineering** needs to comment on the need for additional right-of-way along Clifton. *The right-of-way is approved.*
- J. The Applicant shall guarantee the paving of the proposed streets.
- 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.

SUB 2006-87 -- Preliminary Plat of MEADOWLAKE BEACH ADDITION
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- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- O. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. 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.
- P. 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.
- Q. GIS needs to comment on the plat's street names. ***Revised street names are needed.***
- 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 exception area on the plat needs to be clarified.
- T. 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.
- 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. 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.

CLOSURE

26/07

CLOSURE - MEADOWLAKE BEACH ADDITION

PT 01	North: 50000.0000	East : 10000.0000
Line	Course: S 00-00-06 E	Length: 1309.5600
PT 02	North: 48690.4400	East : 10000.0381
Line	Course: S 00-19-28 W	Length: 27.6700
PT 03	North: 48662.7704	East : 9999.8814
Line	Course: S 89-59-54 W	Length: 340.0200
PT 04	North: 48662.7606	East : 9659.8614
Curve	Length: 198.7612	Radius: 160.8651
	Delta: 70-47-36	Tangent: 114.3068
	Chord: 186.3570	Course: N 54-36-18 W
	Course In: N 00-00-06 W	Course Out: S 70-47-30 W
RP	North: 48823.6257	East : 9659.8567
PT 05	End North: 48770.7004	East : 9507.9472
Line	Course: N 19-12-30 W	Length: 23.3300
PT 06	North: 48792.7316	East : 9500.2716
Line	Course: S 70-47-30 W	Length: 139.4300
PT 07	North: 48746.8585	East : 9368.6038
Line	Course: N 00-01-18 W	Length: 43.9000
PT 08	North: 48790.7585	East : 9368.5872
Line	Course: S 89-58-42 W	Length: 365.4900
PT 09	North: 48790.6203	East : 9003.0973
Line	Course: N 74-32-18 W	Length: 337.6200
PT 10	North: 48880.6277	East : 8677.6961
Line	Course: N 00-04-35 W	Length: 219.3200
PT 11	North: 49099.9475	East : 8677.4037
Line	Course: S 89-58-42 W	Length: 275.0000
PT 12	North: 49099.8435	East : 8402.4037
Line	Course: N 00-04-35 W	Length: 190.0000
PT 13	North: 49289.8433	East : 8402.1504
Line	Course: S 89-58-42 W	Length: 490.0000
PT 14	North: 49289.6580	East : 7912.1504
Line	Course: S 00-04-35 E	Length: 600.0000
PT 15	North: 48689.6585	East : 7912.9503
Line	Course: S 89-58-42 W	Length: 396.3600
PT 16	North: 48689.5087	East : 7516.5904
Line	Course: N 23-30-42 W	Length: 108.2900
PT 17	North: 48788.8083	East : 7473.3896
Line	Course: N 32-06-48 W	Length: 114.0900
PT 18	North: 48885.4423	East : 7412.7399
Line	Course: N 30-36-11 W	Length: 114.6800
PT 19	North: 48984.1491	East : 7354.3577
Line	Course: N 24-45-25 W	Length: 120.0800
PT 20	North: 49093.1929	East : 7304.0718
Line	Course: N 04-59-16 W	Length: 127.0800
PT 21	North: 49219.7916	East : 7293.0231
Line	Course: N 17-16-41 W	Length: 23.2600
PT 22	North: 49242.0020	East : 7286.1147
Line	Course: N 27-02-35 W	Length: 69.8100
PT 23	North: 49304.1794	East : 7254.3749
Line	Course: N 14-15-32 W	Length: 59.4100
PT 24	North: 49361.7591	East : 7239.7420
Line	Course: N 30-25-46 W	Length: 163.3600
PT 25	North: 49502.6168	East : 7157.0039
Line	Course: N 23-35-36 W	Length: 64.4800
PT 26	North: 49561.7069	East : 7131.1962
Line	Course: N 15-58-36 W	Length: 121.8900
PT 27	North: 49678.8888	East : 7097.6465
Line	Course: N 19-51-22 W	Length: 70.3200
PT 28	North: 49745.0281	East : 7073.7617
Line	Course: N 04-20-32 W	Length: 59.5700
PT 29	North: 49804.4271	East : 7069.2514

CLOSURE

Line	Course: N 11-33-03 W	Length: 82.2800	
PT 30	North: 49885.0408		East : 7052.7759
Line	Course: N 18-21-04 W	Length: 120.0300	
PT 31	North: 49998.9666		East : 7014.9858
Line	Course: N 89-55-59 E	Length: 1172.8700	
PT 32	North: 50000.3370		East : 8187.8550
Line	Course: N 00-00-06 W	Length: 225.6100	
PT 33	North: 50225.9470		East : 8187.8484
Line	Course: N 89-59-54 E	Length: 570.0000	
PT 34	North: 50225.9636		East : 8757.8484
Line	Course: N 59-59-37 E	Length: 1155.0000	
PT 35	North: 50803.5751		East : 9758.0433
Line	Course: S 30-00-23 E	Length: 35.0000	
PT 36	North: 50773.2662		East : 9775.5467
Line	Course: N 79-41-19 E	Length: 177.2900	
PT 37	North: 50805.0007		East : 9949.9734
Line	Course: S 00-00-06 E	Length: 805.0000	
PT 38	North: 50000.0007		East : 9949.9968
Line	Course: N 89-59-54 E	Length: 50.0000	
PT 01	North: 50000.0022		East : 9999.9968

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 9/28/06)

CASE NUMBER: SUB 2006-87 -- MEADOWLAKE BEACH ADDITION

OWNER/APPLICANT: JRD, L.L.C., Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-0337; Ben and Mary Titus Trust et al, Attn: Fred Pinaire, 3116 E. 55th St. South, Derby, KS 67037

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

LOCATION: Northwest corner of 55th St. South and Clifton

SITE SIZE: 43.09 acres

NUMBER OF LOTS

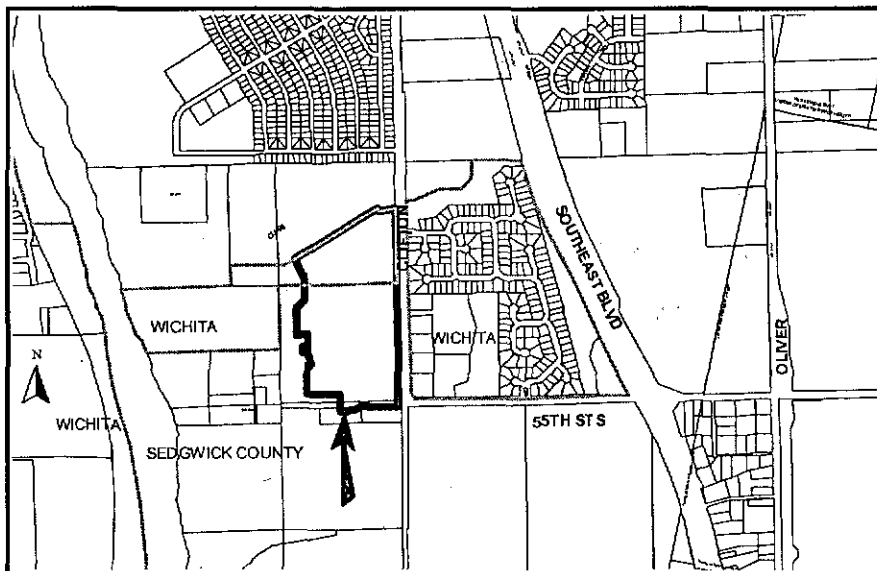
Residential:	114
Office:	
Commercial:	
Industrial:	
Total:	114

MINIMUM LOT AREA: 7,200 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



SUB 2006-87 -- Final Plat of MEADOWLAKE BEACH ADDITION
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NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation. This plat is located within the Derby Area of Influence.

This is a final portion of the overall preliminary plat and represents the first phase of development.

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 property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The sewer main in-lieu-of assessment fees need to be included with sewer petition.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering recommends easements for drainage. City Engineering has approved the drainage plan.
- E. Sedgwick County recommends City of Wichita annex Clifton per KSA Statute 12-520(f).
- F. County Engineering requests that the applicant verify the width of Reserve "B" in accordance with the drainage plan.
- G. The owners of the reserves on the plat shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- H. Complete access control is denoted along the Clifton frontage with the exception of three street openings. The final plat shall reference the dedication of access controls in the plat's text. Access controls are approved.
- I. Traffic Engineering needs to comment on the need for additional right-of-way along Clifton. The right-of-way is approved.
- J. The Applicant shall guarantee the paving of the proposed streets.
- K. The plat's text shall include a correct spelling of "drainage".
- 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.

SUB 2006-87 -- Final Plat of MEADOWLAKE BEACH ADDITION

November 8, 2006 - Page 3

- 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 applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- O. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. 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.
- P. 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.
- Q. GIS needs to comment on the plat's street names. Meadowlake needs to be revised to Meadowview.
- 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 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.
- 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.
- 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. 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

(Revised Final Plat, Final Plat Approved 11/8/06, Overall Preliminary Plat Approved 9/28/06)

CASE NUMBER: SUB 2006-87 -- MEADOWLAKE BEACH ADDITION

OWNER/APPLICANT: JRD, L.L.C., Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-0337; Ben and Mary Titus Trust et al, Attn: Fred Pinaire, 3116 E. 55th St. South, Derby, KS 67037

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

LOCATION: Northwest corner of 55th St. South and Clifton

SITE SIZE: 99.4 acres

NUMBER OF LOTS

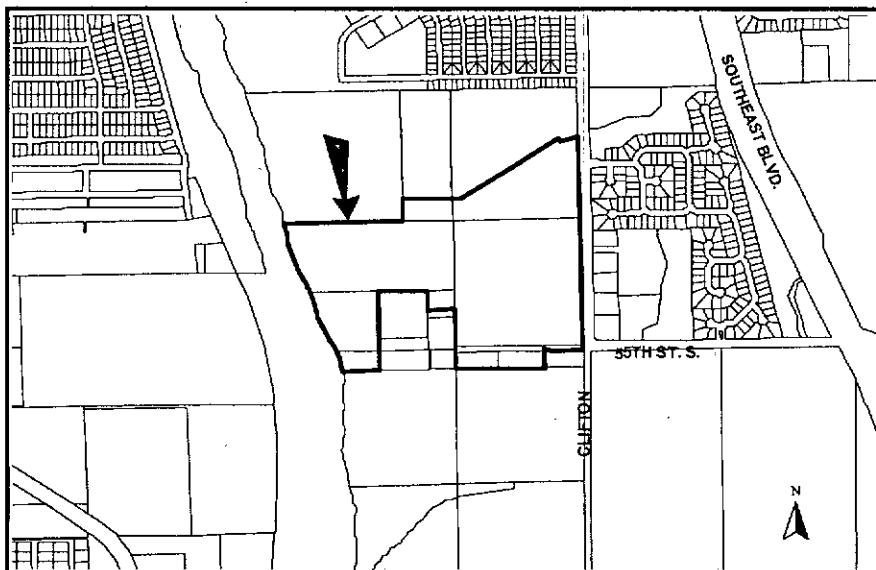
Residential:	194
Office:	
Commercial:	
Industrial:	
Total:	<u>194</u>

MINIMUM LOT AREA: 7,200 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation. This plat is located within the Derby Area of Influence.

This is a final portion of the overall preliminary plat and represents the first phase of development. The street layout and lot configuration is consistent with the preliminary plat

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 property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The sewer main in lieu of assessment fees need to be included with sewer petition.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs to review a revised drainage plan.
- E. Sedgwick County recommends City of Wichita annex Clifton per KSA Statute 12-520(f).
- F. The owners of the reserves on the plat shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair, or maintenance.
- G. Complete access control is denoted along the Clifton frontage with the exception of two street openings. The final plat shall reference the dedication of access controls in the plat's text. Access controls are approved.
- H. Traffic Engineering needs to comment on the need for additional right-of-way along Clifton. The right-of-way is approved.
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. 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.
- K. 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.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. 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.
- N. GIS needs to comment on the plat's street names. Revised street names are needed.
- O. The Shoffner Circle right-of-way needs corrected.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Y. 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.

SUB 2006-87 -- Revised Final Plat of MEADOWLAKE BEACH ADDITION
December 28, 2006 - Page 4

- Z. 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.