

**STAFF REPORT**

(Final Plat, Revised Preliminary Plat, Deferred 9/28/06, Preliminary Plat Deferred 7/13/06)

**CASE NUMBER:** SUB 2006-52 -- STONERIDGE ESTATES

**OWNER/APPLICANT:** Frank and Kim McCormick, 3225 N. Westwind Bay Ct., Wichita, KS 67205

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** South of 61st St. North, West side of Ridge

**SITE SIZE:** 17 acres

**NUMBER OF LOTS**

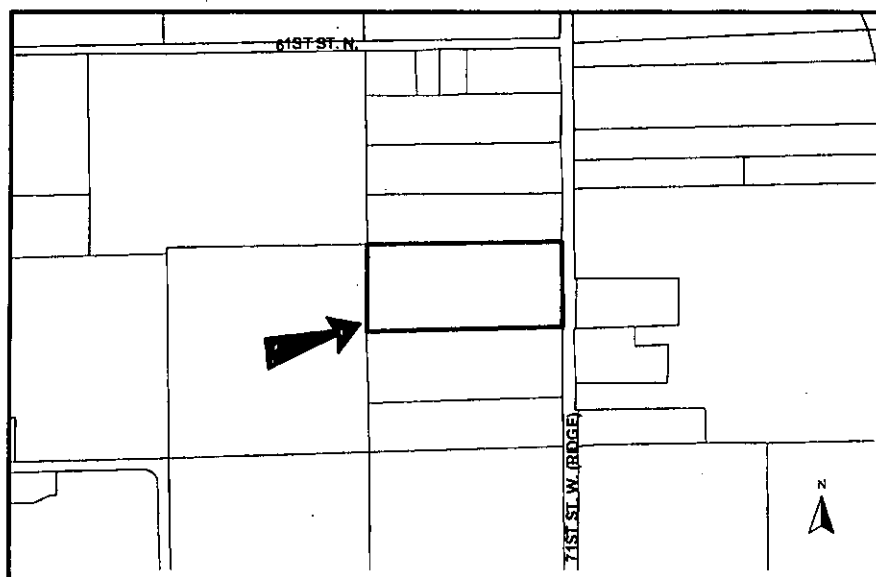
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

**MINIMUM LOT AREA:** 43,560 square feet

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-20, Single-Family Residential

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence. A zone change request has been approved (ZON 2006-27) from RR, Rural Residential to SF-20, Single-Family Residential.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. *A memorandum has been approved specifying approval of the proposed individual alternative sewer system from County Code Enforcement. A maintenance agreement is needed.*
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- E. Sedgwick County Fire Department needs to provide access to Reserve A for maintenance.
- F. Dimensions are needed on the west line of Lot 8.
- G. Applicant should contact Westar Energy as to proposed uses for Reserve "A" within 150' KG&E easement.
- H. The owners of the reserve on the plat shall bear the cost of any repair or replacement of improvements within said reserve resulting from street construction, repair, or maintenance.
- I. A legal description is needed.
- 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. County Engineering needs to comment on the need for access controls. *Access control along Ridge Road is approved. 75' complete access control is needed along Hidden Acres.*

- M. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- N. The applicant shall guarantee the installation of the proposed street. The guarantee shall include the installation of a temporary turnaround.
- O. 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.
- P. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- Q. On the final plat, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- R. GIS needs to comment on the plat's street names. The street names are approved.
- 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 platator'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

**STAFF REPORT**

(Revised Preliminary Plat, Deferred 9/28/06, Preliminary Plat Deferred 7/13/06)

**CASE NUMBER:** SUB 2006-52 -- STONERIDGE ESTATES ADDITION

**OWNER/APPLICANT:** Frank and Kim McCormick, 3225 N. Westwind Bay Ct., Wichita, KS 67205

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** South of 61st St. North, West side of Ridge

**SITE SIZE:** 17 acres

**NUMBER OF LOTS**

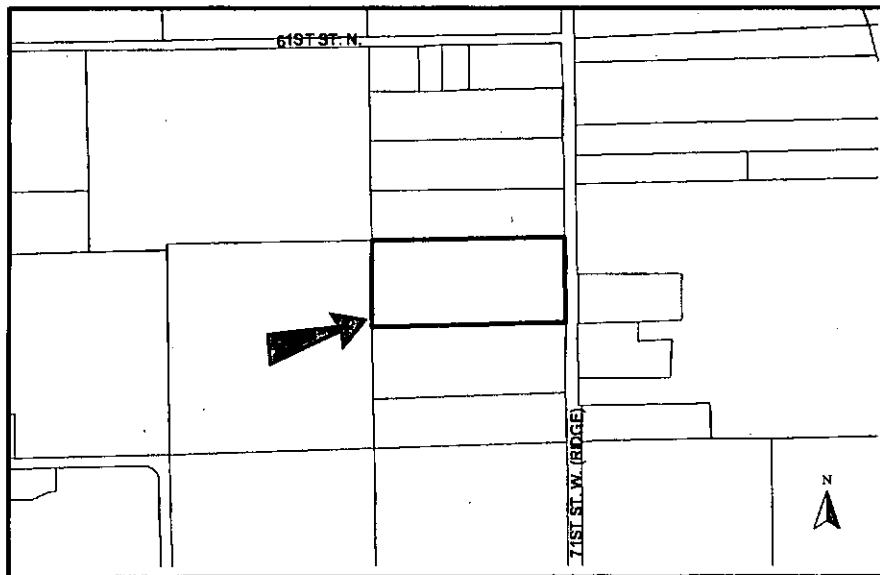
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

**MINIMUM LOT AREA:** 40,000 square feet

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-20, Single-Family Residential

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence. A zone change request has been approved (ZON 2006-27) from RR, Rural Residential to SF-20, Single-Family Residential.

The lot sizes have been increased to one acre in accordance with the Urban Fringe Development Standards for rural lots with individual domestic wells.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. **A memorandum has been approved specifying approval of the proposed individual alternative sewer system from County Code Enforcement. A maintenance agreement is needed.**
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis must be provided to **Sedgwick County Code Enforcement** to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage concept.. **A revised drainage plan is needed. Applicant may need water appropriation from DWR for the pond.**
- E. **Sedgwick County Fire Department** needs emergency access to the cabana at the pool area.
- F. Applicant should contact Westar Energy as to proposed uses for Reserve "A" within 150' KG&E easement.
- G. The owners of the reserve on the plat shall bear the cost of any repair or replacement of improvements within said reserve resulting from street construction, repair, or maintenance.
- H. A legal description is needed.
- I. 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.
- J. **County Engineering** has required the \$475 per acre arterial paving fee.
- 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.

**SUB 2006-52 -- Revised Preliminary Plat of STONERIDGE ESTATES**

November 30, 2006 - Page 3

- L. County Engineering needs to comment on the need for access controls. **Complete access control is needed on Ridge except for the existing drive on Lot 9. 75' complete access control is needed on Hidden Acres.**
- M. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- N. The applicant shall guarantee the installation of the proposed street.
- O. 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.
- P. The reference to the contingent dedication of right-of-way needs to be deleted.
- Q. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- R. Hidden Acres shall be extended to the west side of the plat.  
  
The street has been extended as requested.
- S. GIS needs to comment on the plat's street names. **Hidden Acres Court should be replaced with Hidden Acres Cir.**
- 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 platator'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. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

**STAFF REPORT**

(Revised Preliminary Plat, Preliminary Plat Deferred 7/13/06)

**CASE NUMBER:** SUB 2006-52 -- STONERIDGE ESTATES

**OWNER/APPLICANT:** Frank and Kim McCormick, 3225 N. Westwind Bay Ct., Wichita, KS 67205

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** South of 61st St. North, West side of Ridge

**SITE SIZE:** 17 acres

**NUMBER OF LOTS**

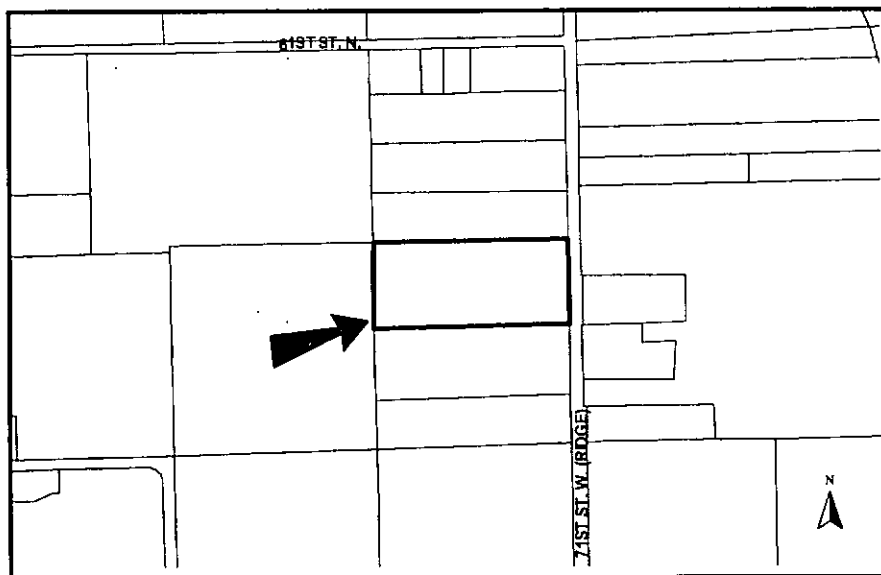
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

**MINIMUM LOT AREA:** 40,000 square feet

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-20, Single-Family Residential

**VICINITY MAP**



**SUB 2006-52-- Revised Preliminary Plat of STONERIDGE ESTATES**  
**September 28, 2006 - Page 2**

**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence. A zone change request has been approved (ZON 2006-27) from RR, Rural Residential to SF-20, Single-Family Residential.

The lot sizes have been increased to one acre in accordance with the Urban Fringe Development Standards for rural lots with individual domestic wells.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. **A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.**
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis must be provided to **Sedgwick County Code Enforcement** to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A revised drainage plan is needed. Applicant may need water appropriation from DWR for the pond.**
- E. **Sedgwick County Fire Department** needs emergency access to the cabana at the pool area.
- F. Applicant should contact Westar Energy as to proposed uses for Reserve "A" within 150' KG&E easement.
- G. The owners of the reserve on the plat shall bear the cost of any repair or replacement of improvements within said reserve resulting from street construction, repair, or maintenance.
- H. A legal description is needed.
- I. 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.
- J. 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.

- K. County Engineering needs to comment on the need for access controls. *Complete access control is needed on Ridge except for the existing drive on Lot 9. 75' complete access control is needed on Hidden Acres.*
- L. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- M. The applicant shall guarantee the installation of the proposed street.
- N. 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.
- O. The reference to the contingent dedication of right-of-way needs to be deleted.
- P. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- Q. Hidden Acres shall be extended to the west side of the plat.  
  
The street has been extended as requested.
- R. GIS needs to comment on the plat's street names. *Hidden Acres Court should be replaced with Hidden Acres Cir.*
- 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 platator'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.

**SUB 2006-52-- Revised Preliminary Plat of STONERIDGE ESTATES**  
**September 28, 2006 - Page 4**

- 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2006-52 -- STONERIDGE ESTATES

**OWNER/APPLICANT:** Frank and Kim McCormick, 3217 N. Northshore Ct., Wichita, KS 67205

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** South of 61st St. North, West side of Ridge

**SITE SIZE:** 17 acres

**NUMBER OF LOTS**

Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

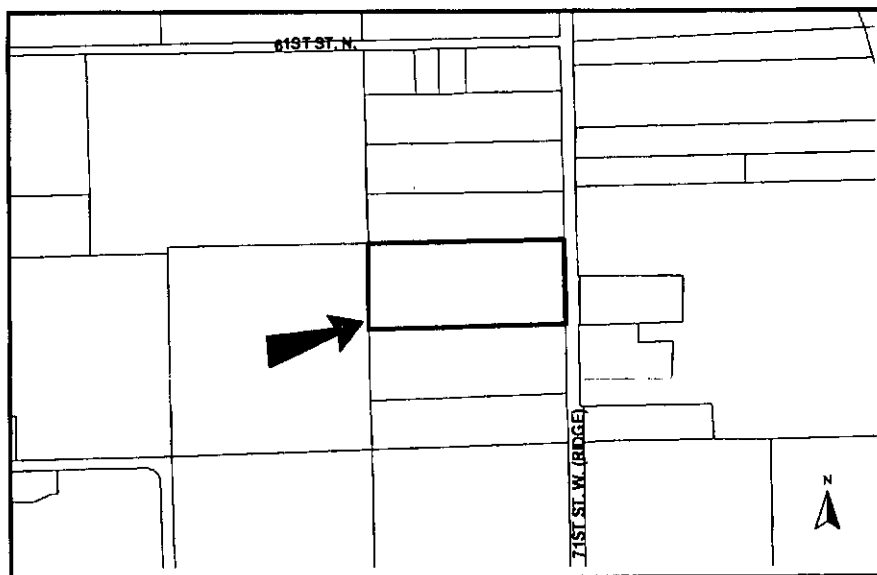
**MINIMUM LOT AREA:** 40,000 square feet

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-20, Single-Family Residential

*DEFERRED*

**VICINITY MAP**



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence. A zone change request has been submitted from RR, Rural Residential to SF-20, Single-Family Residential.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- 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 considered by MAPC, the zone change will need to be 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 Water and Sewer Department has requested petitions for future water and sewer (main & lateral).
- E. County Engineering needs to comment on the status of the applicant's drainage concept. *The Applicant may need water appropriation from DWR for the pond. A drainage plan is needed. The drainage plan needs to address offsite outlet for drainage. A reserve needs to be created for the proposed pond.*
- F. A legal description is needed.
- G. 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.
- H. 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.
- I. County Engineering needs to comment on the need for access controls. *Complete access control is needed on Ridge except for the existing drive. 75' complete access control is needed on Hidden Acres.*
- J. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- K. The applicant shall guarantee the installation of the proposed street.

**SUB 2006-52 -- Preliminary Plat of STONERIDGE ESTATES**  
**July 13, 2006 - Page 3**

- L. 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.
- M. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text. The language should state that "the contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- N. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- O. Hidden Acres shall be extended to the west side of the plat.
- P. GIS needs to comment on the plat's street names. *Hidden Acres Court should be replaced with Hidden Acres Cir or Ridge Ct.*
- Q. 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.
- R. 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.

**SUB 2006-52 -- Preliminary Plat of STONERIDGE ESTATES**  
**July 13, 2006 - Page 4**

- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.