

NOTE: This is a replat of the Resurvey of Bucks 2nd Addition and a portion of the Schuckman's Addition.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that municipal services are available to serve the site.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Storm Water Management needs to comment on the drainage plan.
- D. County Surveying requests the entity benefiting from the easement be denoted for the 10-foot easement, Book 656, Page 191, and advises that the easement needs to be located definitely with respect to the subdivision.
- E. The preliminary plat denotes one access opening along Hillside. Complete access control needs denoted on the final plat along the remaining frontage. The final plat shall reference the dedication of access controls in the plat's text.
- F. The plat's text shall note the dedication of the alley to and for the use of the public.
- G. The lot lines need to be denoted with a solid line.
- H. The centerline of Hillside should be denoted along with the half street right of way width denoted at various locations.
- I. On the final plat tracing, the MAPC signature block needs to reference "G. Nelson Van Fleet" as Chair.
- J. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- K. GIS requests the abbreviation of the street types.
- L. 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 storm water.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- P. 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.
- Q. 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 National Pollutant Discharge Elimination System 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.