

**AGENDA**  
**SUBDIVISION AND UTILITY ADVISORY COMMITTEE**  
**THURSDAY, APRIL 12, 2012**  
**10:00 A.M.**

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on Thursday, April 12, 2012 at 10:00 a.m. in the Planning Department Conference Room, City Hall, 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, Kansas.

**NOTE:** Vacation legal descriptions are available for public inspection in the Metropolitan Area Planning Department.

1. **VAC2012-00008: County request to vacate a portion of platted complete access control;** generally located southeast of the 135th Street West and 31st Street South intersection.
2. **VAC2012-00009: City request to vacate a portion of a platted setback;** generally located south of 31st Street South, midway between Dugan Avenue and Ridge Road, on the south side of 35th Street South.
3. **VAC2012-00010: City request to vacate a portion of a platted setback;** generally located midway between Douglas Avenue & Kellogg Street, west of Oliver Avenue, on the southeast corner of Dellrose and Pershing Avenues.
4. **SUB 2012-00006: Preliminary Plat – SANDCRESS LAKE ADDITION;** located on the southeast corner of 29<sup>th</sup> Street North and Hoover Road.  
*Engineer: Baughman Company, P.A.*  
*Acreage: 145.88 acres*  
*Lots: 221*
5. **SUB 2012-00005: One-Step Final Plat – DUGAN INDUSTRIAL 3<sup>RD</sup> ADDITION;** located east of Maize, north of MacArthur.  
*Engineer: K.E. Miller Engineering, P.A.*  
*Acreage: 1.5 acres*  
*Lots: 1*

STAFF REPORT

CASE NUMBER: VAC2012-00008 - County request to vacate a portion of platted complete access control

APPLICANT/OWNER: Dustin Evans (owner)

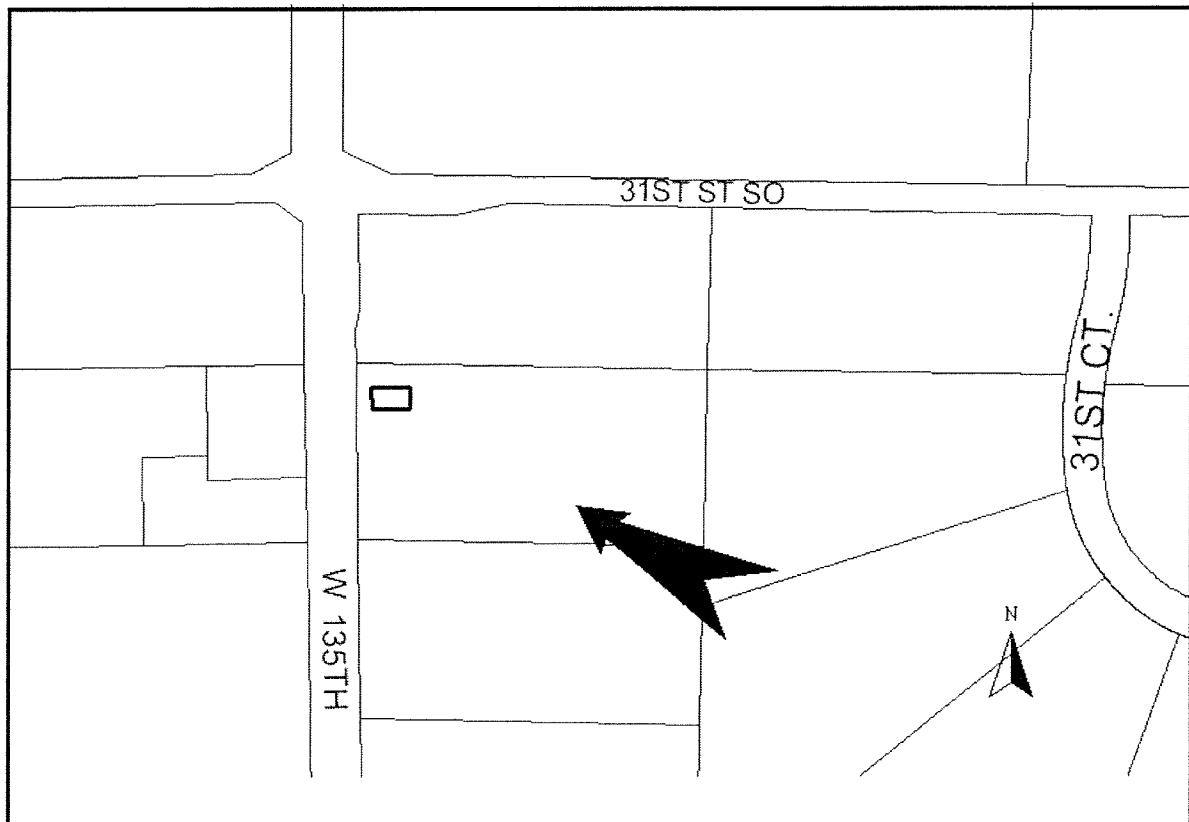
LEGAL DESCRIPTION: Generally described as vacating that portion of platted complete access control beginning 50 feet south of the north lot line of Lot 3, Block A, Overview Hills Addition, to allow a drive from said lot's west lot line onto 135<sup>th</sup> Street West, Sedgwick County, Kansas.

LOCATION: Generally located southeast of the 135th Street West & 31st Street South intersection (BoCC #1)

REASON FOR REQUEST: Northwest corner is dryer than the southwest corner of the site

CURRENT ZONING: The site, abutting southern and eastern properties and adjacent northern properties are zoned SF-20 Single-Family Residential ("SF-20"). Adjacent western properties are zoned RR Rural Residential ("RR").

VICINITY MAP:



The applicant proposes to shift the platted permitted access onto 135<sup>th</sup> Street West from the south 20 feet of the west lot line of Lot 3, Block A, to a point beginning 50 feet from the north end of the west lot line of said lot. This would place the applicant's drive approximately 50 feet from the abutting northern property's drive. The abutting northern property was platted for access onto 31<sup>st</sup> Street South, not 135<sup>th</sup>; Lot 4, Block A, Overview Hills Addition. On the property located west of the site, across 135<sup>th</sup>, there is a circle drive onto 135<sup>th</sup> facing the general area where the applicant's proposes where his drive will go. Both 135<sup>th</sup> and 31<sup>st</sup> are unpaved Afton Township Roads. There are no public utilities located in area of the vacation request. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the area of the vacation. The Overview Hills Addition was recorded with the Register of Deeds October 24, 2001.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from County Public Works, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted complete access control.

- (1) Vacate that portion platted complete access control along the site's 135<sup>th</sup> Street West's frontage, as approved by County Public Works. Provide Planning Staff with a legal description of the approved vacated portion of the complete access control on a Word document, via e-mail, to be used on the Vacation Order and Vacation Petition. All Provide to Planning prior to the case going to Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense.
- (3) All improvements shall be according to County Standards and at the applicant's expense, including all required County permits, inspections and the construction of the drive onto 135<sup>th</sup>.
- (4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.





# VAC2012-08

## 2011 development



Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.

WICHITA

STAFF REPORT

CASE NUMBER: VAC2012-00009 - Request to vacate a portion of a platted setback

OWNER/APPLICANT: Jimmy L. and Mary E. Porter

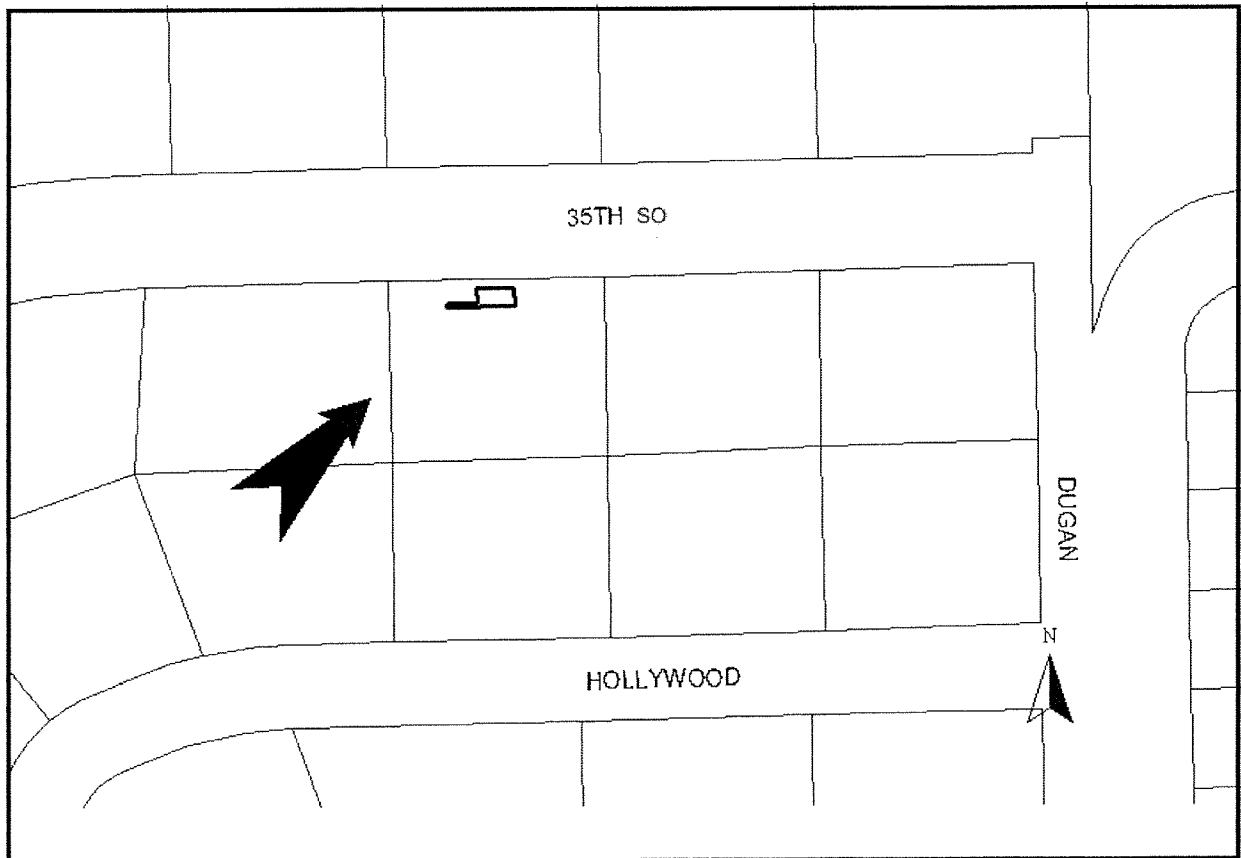
LEGAL DESCRIPTION: The south 10 feet of the platted 30-foot front yard setback that runs parallel to the north lot line of Lot 8, Block F, Prospect Park Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located east of Ridge Road, west of Dugan Avenue, on the south side of 35<sup>th</sup> Street South. (WCC #IV)

REASON FOR REQUEST: Existing encroachment and proposed addition

CURRENT ZONING: Subject property and all abutting and adjacent properties are zoned SF-5 Single-family Residential ("SF-5").

VICINITY MAP:



The applicants propose to vacate the south 10 feet of the platted 30-foot front yard setback, on the described lot. The UZC's minimum front yard setback for the SF-5 zoning district is 25 feet. The applicants are requesting a reduction of the front yard setback to 20 feet. If the setback was not platted the applicants could request an Administrative Adjustment that would reduce the SF-5 zoning district's minimum 25-foot front yard setback by 20%, resulting in a 20-foot front yard setback. Reduction beyond the 20-foot front yard setback would require a variance, which is a separate public hearing process. There are no platted easements within the platted setback. There are no manholes, sewer or water lines within the described portion of the platted setback. Comments from Storm Water and franchised utilities have not been received and are needed to determine if they have utilities located within the described setback. The Prospect Park Addition was recorded with the Register of Deeds October 18, 1955.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works, Water & Sewer, Storm Water, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted setback.

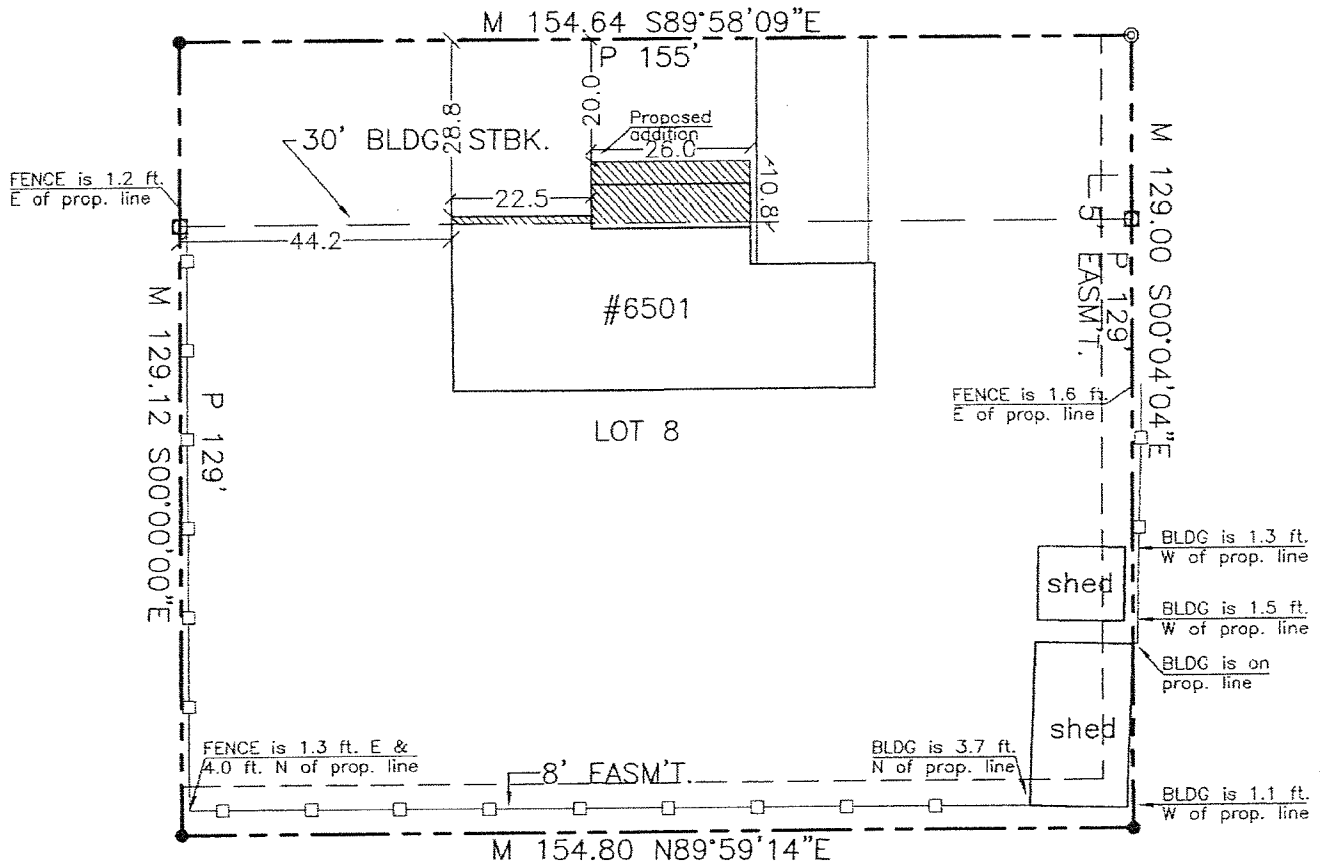
- (1) Vacate the south 10 feet of the platted 30-foot front yard setback that runs parallel to the north lot line of Lot 8, Block F, Prospect Park Addition, Wichita, Sedgwick County, Kansas.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

VAC2012-09

LEGAL DESCRIPTION:

LOT 8, BLOCK F, PROSPECT PARK ADDITION, SEDGWICK CO., KS.

35TH STREET SOUTH



- - "Armstrong" capped rebar set
- ⊙ - "Baughman" capped rebar found
- - hub set on 30' setback line
- M - measured distance
- P - plat distance

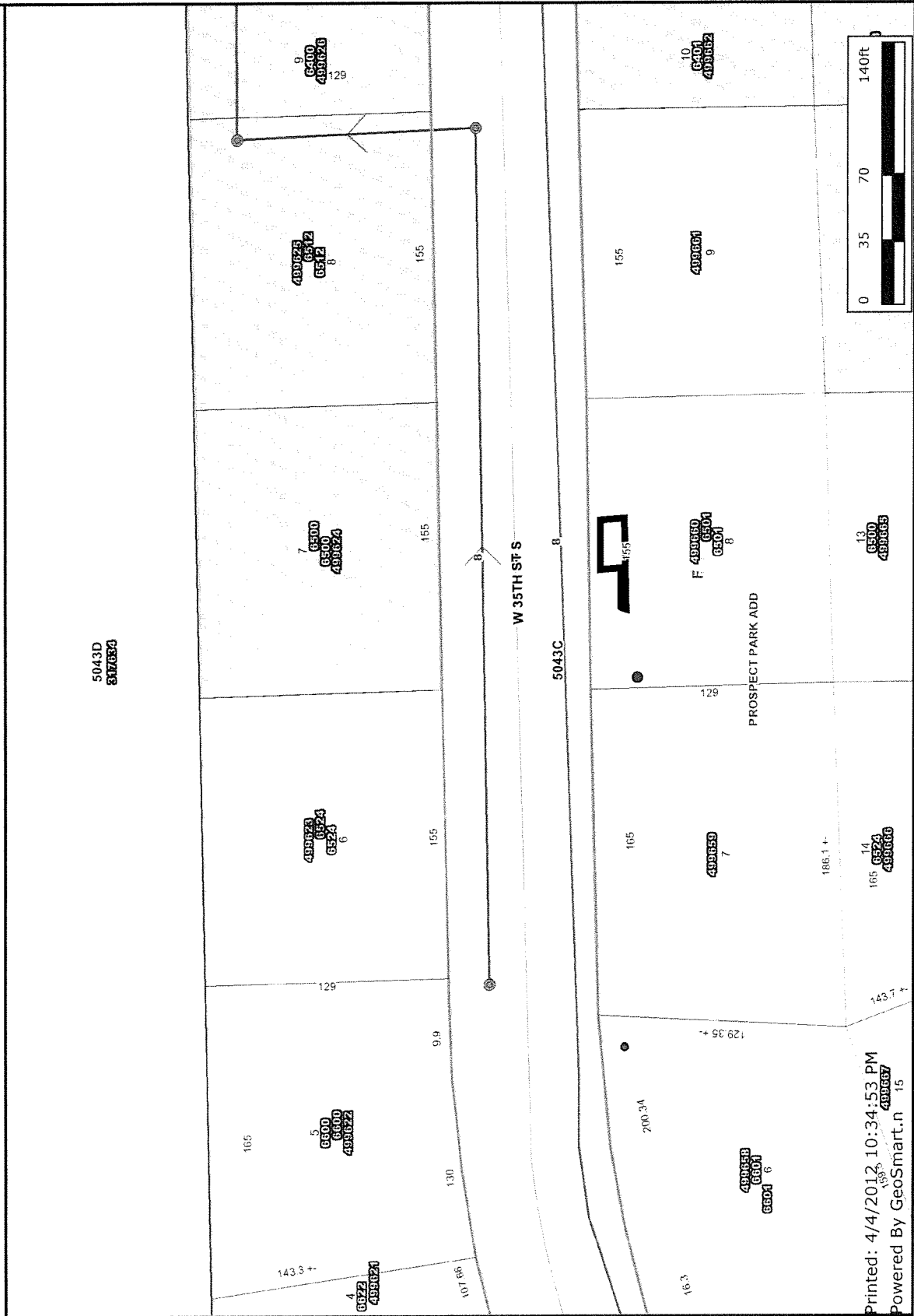


SCALE 1"=30'



# vac2012-09

## water & sewer



5043D  
637084

5043C

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	Sewer Manholes
	Sewer Observation Manholes
	Hydrant Schematic
	Water Valve Schematic
	Water Node Schematic
	City Limit Boundaries
	Historic Districts
	Old Town Delano Overlay District
	NO
	YES
	Property Parcels
	Lot Block
	Subdivisions
	Sewer Flow
	Sewer Lines
	Water Lines Schematic
	Roads
	State Highway
	US Federal Highway
	Interstate
	KTA
	Arterial
	Collector
	Minor
	Ramp
	Railroads
	Quarter Section
	Waterways
	Streams



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STAFF REPORT

CASE NUMBER: VAC2012-00010 - Request to vacate a portion of a platted setback

OWNER/APPLICANT: Don & Nancy Glenn

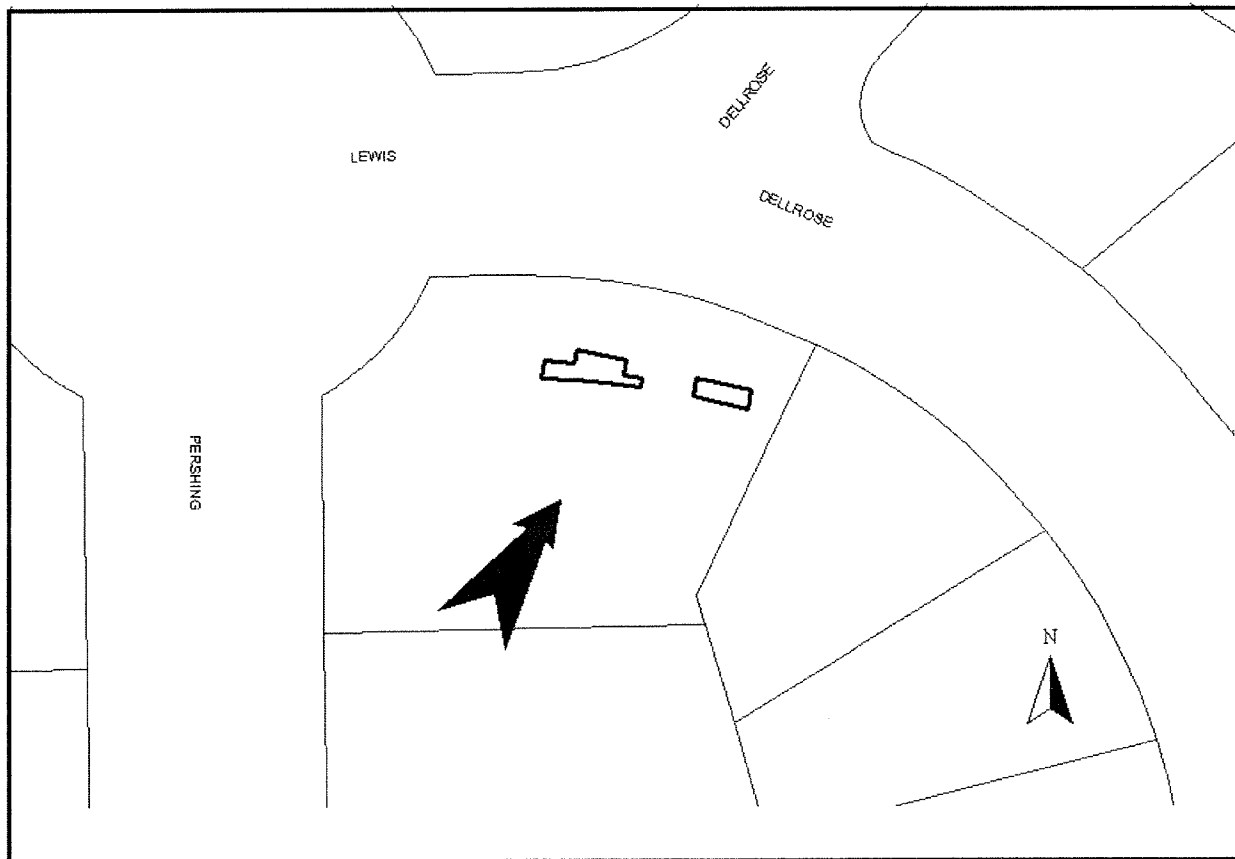
LEGAL DESCRIPTION: The south approximately 12 feet of the platted 35-foot street side yard setback that runs parallel to the north lot line of Lot 19, Block 12, Lincoln Heights Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located midway between Douglas Avenue and Kellogg Street, west of Oliver Avenue, on the southeast corner of Dellrose and Pershing Avenues. (WCC #IV)

REASON FOR REQUEST: Existing encroachment and proposed addition

CURRENT ZONING: Subject property and all abutting and adjacent properties are zoned SF-5 Single-family Residential ("SF-5").

VICINITY MAP:



The applicants propose to vacate the south 12 feet of the platted 35-foot street side yard setback, on the described lot. The principle structure already encroaches into the platted setback and the applicants propose to build a stand-alone addition that will line up with the encroaching portion of the principle structure. Staff found no record of a vacation and the applicants have not provided a recorded vacation. The UZC's minimum front yard setback for the SF-5 zoning district is 25 feet. The applicants are requesting a reduction of the street side yard setback to 23 feet. If the setback was not platted the applicants could request an Administrative Adjustment that would reduce the SF-5 zoning district's minimum 25-foot street side yard setback by 20%, resulting in a 20-foot front yard setback. Reduction beyond the 20-foot front yard setback would require a variance, which is a separate public hearing process. There are no platted easements within the platted setback. There are no manholes, sewer or water lines within the described portion of the platted setback. Comments from Storm Water and franchised utilities have not been received and are needed to determine if they have utilities located within the described setback. The Lincoln Heights Addition was recorded with the Register of Deeds February 26, 1927.

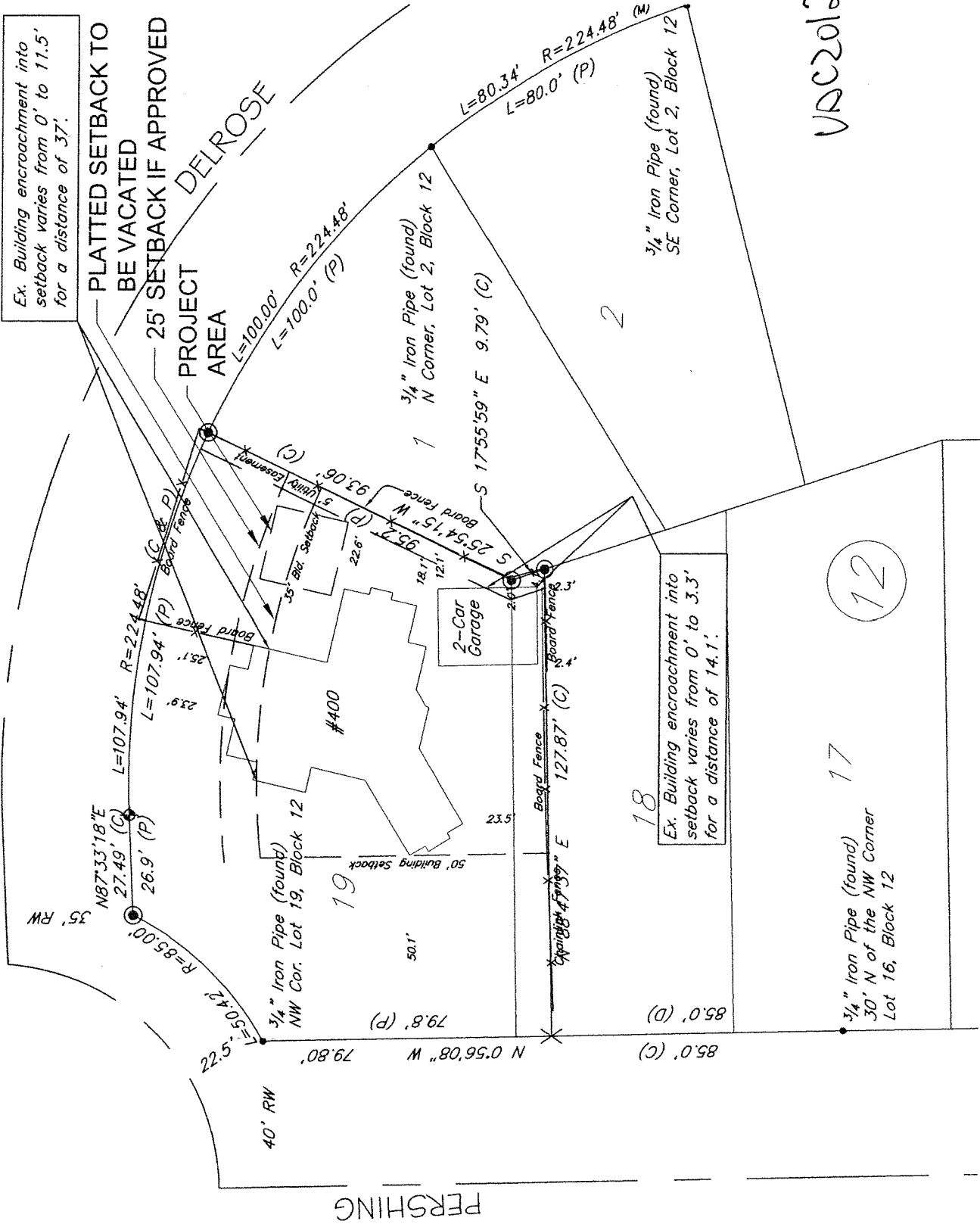
Note: (a) The applicants' exhibit shows an existing two car garage encroaching into the rear setback. The rear setback is the SF-5 zoning district's 20-foot minimum. The applicants have not provided a copy of a recorded adjustment or variance for the encroachment, nor have the applicants requested an adjustment or a variance. The applicants' exhibit also shows the existing garage encroaching into a 5-foot easement that covers a sewer line and man holes. This is not a platted easement, nor have the applicants provided a copy of a recorded easement. The applicants have not applied for a vacation of the easement. However, Public Works needs to address the encroachment, and; (b) the proposed stand-alone structure is shown to be up against the 5-foot wide easement shown on the applicants' site plan. The applicants need to provide the documentation that established the 5-foot wide easement. If such documentation cannot be provided the applicants may need to move the proposed stand-alone structure further away from the sewer line, as directed by Public Works.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works, Water & Sewer, Storm Water, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the platted setback.

- (1) Vacate the south 12 feet of the platted 35-foot street side yard setback that runs parallel to the north lot line of Lot 19, Block 12, Lincoln Heights Addition, Wichita, Sedgwick County, Kansas.
- (2) The proposed stand-alone structure is shown to be up against the 5-foot wide easement as shown on the applicants' site plan. The applicant needs to provide the documentation that established the 5-foot wide easement. If such documentation cannot be provided the applicants may need to move the proposed stand-alone structure further away from the sewer line, as directed by Public Works.

- (3) The existing garage is also shown as encroaching into the 5-foot easement shown on the applicants' exhibit. The easement covers a sewer line and man holes. This is not a platted easement, nor have the applicants provided a copy of a recorded easement. Provide Public Works with all necessary agreements to remove the City from any liability in case of damage to the existing two car garage in case of maintenance, repair or removal of the sewer line and manhole in the 5-foot wide easement shown on the applicants' exhibit.
- (4) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant.
- (5) All improvements shall be according to City Standards and at the applicant's expense.
- (6) Per MAPC Policy Statement #7, all conditions shall be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

LEWIS STREET



Ex. Building encroachment into setback varies from 0' to 11.5' for a distance of 37'.

PLATTED SETBACK TO BE VACATED  
25' SETBACK IF APPROVED

PROJECT AREA

Ex. Building encroachment into setback varies from 0' to 3.3' for a distance of 14.1'.

VAC2012-10



**Skinner Design Studios**  
Landscape Architecture Urban Design Environmental Art  
P: 316.260.9950 C: 316.304.2865 E: [kskinner@skinnerdesignstudios.com](mailto:kskinner@skinnerdesignstudios.com)

Site Plan - Vacation Exhibit

Scale: 1" = 40'-0"  
copyright 2012







**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2012-00006 – SANDCRESS LAKE ADDITION

**OWNER/APPLICANT:** LaFarge North America, Inc., Attn: Chris Blasdel, 9229 East 37<sup>th</sup> Street North, Wichita, KS 67226; (Contract purchaser) Fly High, Inc., Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275; (Contract purchaser) Fly High, Inc., Attn: Les Eck, 7310 East Kellogg, Wichita, KS 67207

**SURVEYOR/AGENT:** Baughman Company, P.A. Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** Southeast corner of 29<sup>th</sup> Street North and Hoover Road (District V)

**SITE SIZE:** 145.88 acres

**NUMBER OF LOTS**

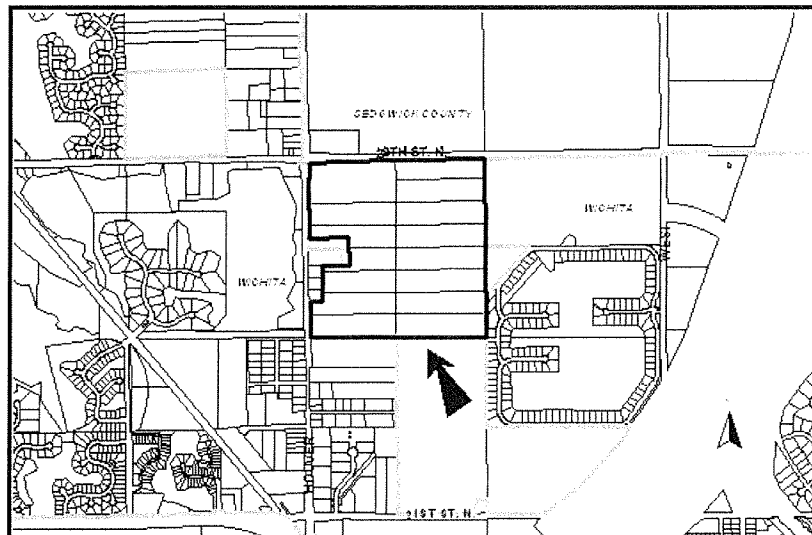
Residential:	221
Office:	
Commercial:	
Industrial:	
Total:	221

**MINIMUM LOT AREA:** 11,475 square feet

**CURRENT ZONING:** SF-20 Single-family Residential, LC Limited Commercial

**PROPOSED ZONING:** SF-5 Single-family Residential, LC Limited Commercial

**VICINITY MAP**



**SUB 2012-06 -- One-Step Final Plat of SANDCRESS LAKE ADDITION**  
**April 12, 2012 - Page 2**

**NOTE:** This site is located in the County adjoining Wichita's municipal boundaries and annexation is required. The site is currently zoned SF-20 Single-family Residential and LC Limited Commercial. The residential portion of the property will be converted to SF-5 Single-family Residential upon annexation.

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. As this site is adjacent to Wichita's municipal boundaries, the applicant shall submit a request for annexation. Upon annexation, the residential portion of the property will be zoned SF-5 Single-family Residential and allow for the lot sizes being platted. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water (transmission and distribution) and sewer (main and lateral) to serve all lots being platted. An additional 50-foot raw water line easement is needed adjacent to the east side of the Hoover Road right-of-way.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Stormwater Management needs to comment on the drainage concept.
- E. County Public Works recommends paving 29<sup>th</sup> Street North from Hoover to Flora.
- F. County Public Works requests a drainage plan.
- G. The plat proposes complete access control along Hoover and one street opening along 29<sup>th</sup> Street North. The final plat shall reference the dedication of access controls in the plat's text.
- H. The right-of-way width of 26<sup>th</sup> Court North which extends to the south line of the plat should be widened to 64 feet in order to provide for connection with potential subdivision of the property to the south.
- I. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- J. Block numbers or letters shall be denoted on the face of the plat and referenced in the plat's text on the final plat.
- K. Right-of-way widths need included for the southernmost Flora Court.
- L. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all loop streets and through, non cul-de-sac streets.
- M. Since Reserve P includes a swimming pool, a site plan shall be submitted with the final plat for review by MAPD. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- N. 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.
- O. 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.
- P. The street length of 27<sup>th</sup> Circle North (1000+ feet) exceeds the 800-foot maximum length permitted by the Subdivision Regulations. City Fire Department recommends a loop street connecting with 26<sup>th</sup> Court North to the south.

**SUB 2012-06 -- One-Step Final Plat of SANDCRESS LAKE ADDITION**  
**April 12, 2012 - Page 3**

- Q. The street length of 26<sup>th</sup> Court North (900+ feet) located in the southwestern corner of the plat exceeds the 800-foot maximum permitted by the Subdivision Regulations. City Fire Department requests the street length be shortened to 800 feet.
- R. This plat proposes the platting of narrow street (32-foot) right-of-way for a portion of Sandcress along the northeast corner of the site. In accordance with the Subdivision Regulations, the applicant shall plat adjacent 15-foot street, drainage and utility easements and submit a restrictive covenant which contains restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- S. This property is within a zone identified by the City Engineer's 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.
- T. GIS has approved the plat's street names.
- U. Due to the northwest corner of the plat zoned LC Limited Commercial, a zone change to SF-5 Single-Family Residential is needed.
- V. 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.
- W. The platting 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.
- X. 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.)
- Y. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Z. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- AA. 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.
- BB. 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 Stormwater 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Westar Energy has requested additional utility easements to be platted on this property.
- EE. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2012-00005 – DUGAN INDUSTRIAL 3<sup>RD</sup> ADDITION

**OWNER/APPLICANT:** John E. Dugan, 2416 Morning Dew, Wichita, KS 67205-1302

**SURVEYOR/AGENT:** K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

**LOCATION:** East of Maize, North of MacArthur (District IV)

**SITE SIZE:** 1.5 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

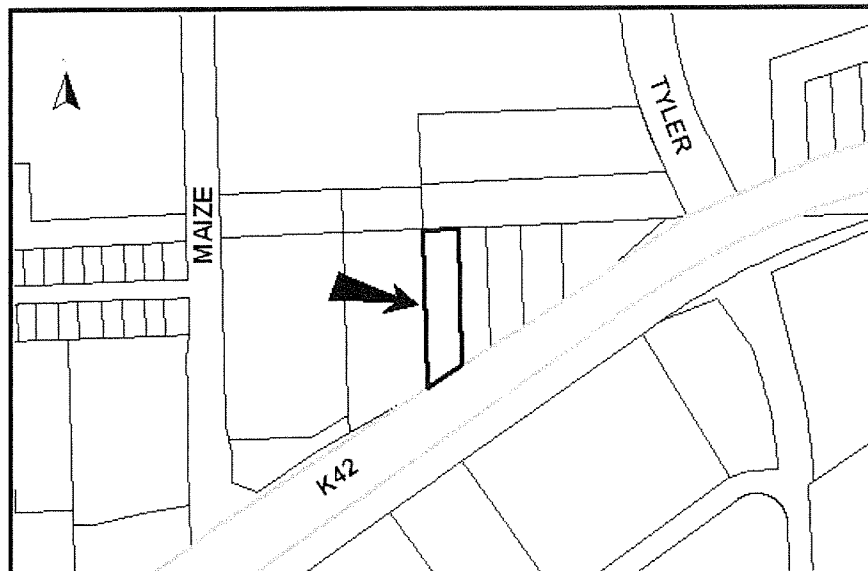
**MINIMUM LOT AREA:** 1.5 acres

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** LI Limited Industrial

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**VICINITY MAP**



**SUB 2012-00005 -- One-Step Final Plat of DUGAN INDUSTRIAL 3<sup>RD</sup> ADDITION**  
**April 12, 2012 - Page 2**

**NOTE:** This is an unplatted site located within the City of Wichita. The site has been approved for a zone change (ZON 2012-00004) from SF-5 Single-family Residential to LI Limited Industrial.

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. The final plat tracing shall be submitted with a revised name, as an Addition now within Wichita exists with the name "Dugan Industrial 3<sup>rd</sup> Addition".
- B. City of Wichita Public Works and Utilities Department advises that water services are available to the site. A petition for sewer extension (mains and laterals) is needed.
- C. City Stormwater Management needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes one opening along K-42.
- E. The word "except" needs spelled correctly in the access control label.
- F. The legend needs expanded to include (C), (D) and (M).
- G. The MAPC signature block needs corrected to delete "day of Kansas".
- H. A lot number and block number or letter shall be designated on the face of the plat.
- I. In the surveyor's certificate, the reference to "K.S.A. 12-512(b)" should read "K.S.A. 12-512b."
- J. 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.
- K. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- L. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- M. 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.
- N. The platlor'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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- R. 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.

- S. 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 Stormwater 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. 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.
- V. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).