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NOTE: This is a replat of Cadillac Lake Addition. The site is subject to the Cadillac Lake Community Unit Plan (DP-336).

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests the applicant extend water (distribution) to serve lots 13 and 14. In-lieu-of-assessments are due on sewer (mains and laterals) for Lots 13 and 14. In-lieu-of-assessments are due on water (transmission) for Lots 13 and 14. City Engineering requests a Utility Concept and an Encroachment Agreement.
- B. Petitions for sewer, water, drainage and traffic improvements have been submitted with Cadillac Lake Addition and new petitions are requested.
- 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 has approved the drainage plan.
- E. County Surveying advises that street right-of-way width needs shown from the northwesterly corner of Lot 6, Block 1 to the west line of the section.
- F. County Surveying advises that all easements including the ones recorded by separate instrument need sufficient ties to locate them definitely with respect to the subdivision.
- G. Traffic Engineering has approved the access controls. The plat denotes four openings along Maize Road including one rights-in/rights-out opening and seven openings along 29th Street North including three rights-in/right-out openings. The plat's text states that all access openings are to be in accordance with City of Wichita access management standards.
- H. 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.
- I. The applicant will be denoting Lot 14 as a Reserve for City parkland. 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 restrictive 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. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- L. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted and inspected.

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- M. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the area being platted,
- N. In accordance with the Kansas State Board of Technical Professions, the designation of Licensed Surveyors has been changed to “Professional Surveyors”, and using the two-letter designation of “PS” in the signature block is needed.
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- P. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lots 4 and 5. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- Q. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- R. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- S. 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.
- 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V. 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.
- W. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.

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- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one 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.

- Y. Perimeter closure computations shall be submitted with the final plat tracing.

- Z. Westar Energy advises that no additional easements will be needed at this time; however Westar reserves the right to request them by separate instrument at a later time if needed. Richard Aitken, Area Construction Services Representative, will be the contact for this plat, and is working with the agent and applicant. He can be reached at 316-261-6734. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.

- AA. A compact disk (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 disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).