

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

April 27, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-13 EAST SUBSTATION ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 20, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:sm

cc: City of Wichita, Attn: Larry Henry, 8th Floor City Hall, 455  
N. Main, Wichita, KS 67202  
Mike Lindebak, City Engineer

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

April 20, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-13 EAST SUBSTATION ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall provide for any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.
- B. The applicant shall provide for the paving of the interior street (Osie/Gouverneur from Harry) and the cul-de-sac required for the proper termination of Osie Circle.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this plat is proposing the vacation of a portion of the south half of Osie, abutting property owners to the north should also consent in the vacation. The applicant shall therefore attempt to get the owners of Lot 1, Grillot 3rd and lots 11 and 12, Grillot Addition to sign a separate vacation application for the north half of Osie. As part of the vacation, the owner of Lot 12, who is also the owner of Lot 2, Grillot Addition should be required to submit a covenant requiring that these two lots not be sold separately. The covenant is necessary since Lot 12 will no longer have access to a public street. If such a covenant cannot be obtained the City by separate instrument should establish an access easement to the benefit of Lot 12, Grillot Addition which would allow access to Osie Circle.
- E. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall

reference the quarter section in which the plat is located. Section 5-402(D)(3).

- F. The applicant shall submit an avigational easement covering all of 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.
- G. The final plat tracing shall indicate utility easements for the planned storm water sewer and existing sanitary sewer along this plat's east line. Also, the plat tracing shall indicate the utility easements requested by Southwestern Bell Telephone and indicated on the enclosed marked copy of the plat.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 26, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:sm

Enclosure

cc: City of Wichita, Attn: Larry Henry, 8th Floor City Hall, 455  
N. Main, Wichita, KS 67202

Mike Lindebak, City Engineer

# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

March 23, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-13 EAST SUBSTATION ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 22, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall provide for any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.
- B. The applicant shall provide for the paving of the interior street and the cul-de-sac required for the proper termination of Gouverneur Circle (Osie Circle).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, the street adjacent to this plat's north line shall be indicated as "Osie Circle" and not "Gouverneur Circle." This is the name under which this street is presently platted as "Osie Circle."
- E. Since this plat is proposing the vacation of a portion of Osie, abutting property owners should also consent in the vacation. The applicant shall therefor attempt to get the owners of Lot 1, Grillot 3rd and Lots 11 and 12, Grillot Additions to sign a separate vacation application. As part of the vacation, the owner of Lot 12, who is also the owner of Lot 2, Grillot Addition should be required to submit a covenant requiring that these two lots not be sold separately. The covenant is necessary since Lot 12 will no longer have access to a public street.

If the owners to the north will not sign the vacation application, it is recommended that the Planning Commission authorize the Director of Planning to sign the application. Further, the City by separate instrument should establish an access easement to the benefit of Lot 12, Grillot Addition which would allow access to Osie Circle.

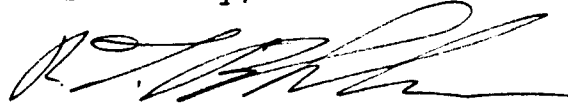
- F. On the final plat reference to KSA 12-512(b) shall be indicated for the vacation of street right-of-way and floodway associated with the Reserve.
- G. On the final plat dimensions shall be indicated from lot corners to better locate the boundaries of both the drainage dedication and sewer easements crossing this plat.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- K. On the final plat, the dedication of drainage right-of-way, shall be referenced in the platting's text.
- L. The applicant shall submit an avigational easement covering all of 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.
- M. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- N. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. As indicated by the drainage concept, an easement shall be provided for a required storm sewer.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 90-13 East Substation Addition  
Page 3

Q. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: City of Wichita, Attn: Larry Henry, 8th Floor City Hall,  
455 N. Main, Wichita, KS 67202  
Mike Lindebak, City Engineer

Vicky Huang

**THE CITY OF WICHITA**

OFFICE OF Maintenance Engineer

DATE August 10, 1989

TO Mike Lindebak, City Engineer

FROM Larry D. Henry, P.E., Maintenance Engineer *LDH*

SUBJECT East Substation Site

Enclosed is information for use by the consultant in preparing the necessary CUP for the War Industries Subdivision Plat. (Proposed for new maintenance substation.)

If more information is needed, Bob Loveland and I are available for consultation.

Thanks.

LDH:ns

Enclosures

**THE CITY OF WICHITA**

**OFFICE OF Street Maintenance**

**DATE August 9, 1989**

**TO LARRY HENRY, P.E., Maintenance Engineer**

**FROM Bob Loveland, Street Maintenance Supervisor** *BL*

**SUBJECT Activity at Northeast Substation**

**BUILDING NEEDS:**

Main Building including shop	6,000 Sq Ft
Salt Building	3,000 " "
Enclosed Out Building	3,000 " "
Open Out Building	3,000 " "

**EQUIPMENT STORED:**

- 3 - Road Graders
- 1 - High Loader (Rubber tire)
- 1 - Front End Loader
- 1 - Crawler Loader and trailer
- 1 - Mowing Tractor
- 1 - Riding Mower
- 5 - Dump trucks
- 4 - Compressor Trucks
- 4 - Asphalt Rollers with trailers
- 1 - Bantam
- 1 - Tandem Axle Dump Truck
- 2 - Pull Type Compressors
- 3 - Pickup Trucks
- 1 - Rock Crusher - 300 ton per day (very dusty in wind)
- 1 - Conveyor Belt
- 5 - Snow Plows
- 1 - V-Plow for Grader
- 20 - Personal Cars & Motorcycles
- 1 - Arrow Board

**MATERIAL:**

- Salt and Sand
- Road Gravel
- AB-3 Rock
- City Crushed Rock
- Mud-balls
- Fill Dirt
- Bricks (Street)
- Cold Patch - Asphalt
- Culvert Pipe (All types)
- Lumber - many sizes and length
- Concrete and Asphalt
- Piles - take out material

Page 2 Activity at Northeast Substation (Cont'd)

Barricades Arms, Legs and Flag Poles  
Emulsion Storage Tank 500 gallon

SUMMARY:

Larry, the only activity that will be working out of the new substation will be Street Maintenance. Most of the work we do, is with asphalt or concrete, and our normal hours are from 8:00 A.M., to 4:30 P.M.,. This would mean most of the time our access would be between those hours, which would miss normal rush hours.

The exception would be in winter months when, we would be involved in Snow and Ice Control. We would be storing salt and sand for this operation.

The only noisy operation would be the rock crusher, and there is some dust connected to this operation during the dry months. It may be possible to locate it at a separate location, if it was a problem.

I feel if it was landscaped properly we could be a good neighbor.

**SUMMARY REPORT ON TRAFFIC DATA COLLECTIONS BY THE  
TRAFFIC COUNTERS AT THE NORTHEAST SUBSTATION**

Submitted to **Mr. Larry D. Henry,**  
**Acting Maintenance Engineer**

By  
**Zongbin Zhao**

**Maintenance Division**

**June 29, 1989**

**SUMMARY REPORT ON THE TRAFFIC DATA COLLECTIONS  
BY THE TRAFFIC COUNTERS AT THE  
NORTHEAST SUBSTATION**

**JUNE 29, 1989**

DAY AND TIME (24 HOURS/DAY)	ORIGINAL DATA	FACTOR* 0.7	FACTOR* 0.5
6/22 - 6/26 (2:00 pm - 2:00 pm)	293	205	147
6/26 - 6/27 (2:00 pm - 2:00 pm)	328	230	164
6/27 - 6/28 (2:00 pm - 2:00 pm)	316	221	158
<b>AVERAGE</b>	<b>312</b>	<b>219</b>	<b>156</b>

\* Due to the facts that one count is obtained in the counter by a two wheels movement (front and rear) and the natures of the vehicles in operations, alternatives are also given by the multiplication of the original data by a factor.

REPORT #1

TRAFFIC DATA COLLECTIONS BY TRAFFIC COUNTERS  
AT NORTHEAST SUBSTATION  
JUNE 29, 1989

The following data were collected from 2:00 pm on June 22 to 2:00 pm on June 26. This is a 24-hour count.

Due to the facts that one count is obtained in the counter by a two wheels movement (front and rear) and the natures of the vehicles in operations, alternatives are also given by the multiplication of the original data by a factor.

TIME	NUMBER OF VEHICLE		HOURLY	FACTOR	FACTOR
	N. GATE	S. GATE	TOTAL	0.7	0.5
3:00 pm	22	19	41	28.7	20.5
4:00 pm	24	17	41	28.7	20.5
5:00 pm	18	2	20	14.0	10.0
6:00 pm	19	10	29	20.3	14.5
7:00 pm	0	0	0	0.0	0.0
8:00 pm	0	0	0	0.0	0.0
9:00 pm	0	0	0	0.0	0.0
10:00 pm	0	0	0	0.0	0.0
11:00 pm	0	0	0	0.0	0.0
12:00 pm	0	0	0	0.0	0.0
1:00 am	0	0	0	0.0	0.0
2:00 am	0	0	0	0.0	0.0
3:00 am	0	0	0	0.0	0.0
4:00 am	0	0	0	0.0	0.0
5:00 am	0	0	0	0.0	0.0
6:00 am	0	0	0	0.0	0.0
7:00 am	31	0	31	21.7	15.5
8:00 am	15	3	18	12.6	9.0
9:00 am	9	15	24	16.8	12.0
10:00 am	14	14	28	19.6	14.0
11:00 am	7	3	10	7.0	5.0
12:00 am	6	5	11	7.7	5.5
1:00 pm	19	8	27	18.9	13.5
2:00 pm	10	3	13	9.1	6.5
<b>TOTAL</b>			<b>293</b>	<b>205.1</b>	<b>146.5</b>

REPORT #2

TRAFFIC DATA COLLECTIONS BY TRAFFIC COUNTERS  
AT NORTHEAST SUBSTATION  
JUNE 29, 1989

The following data were collected from 2:00 pm on June 26 to 2:00 pm on June 27. This is a 24-hour count.

Due to the facts that one count is obtained in the counter by a two wheels movement (front and rear) and the natures of the vehicles in operations, alternatives are also given by the multiplication of the original data by a factor.

TIME	NUMBER OF VEHICLE		HOURLY	FACTOR	FACTOR
	N. GATE	S. GATE	TOTAL	0.7	0.5
3:00 pm	8	7	15	10.5	7.5
4:00 pm	8	6	14	9.8	7.0
5:00 pm	22	3	25	17.5	12.5
6:00 pm	18	8	26	18.2	13.0
7:00 pm	0	0	0	0.0	0.0
8:00 pm	0	0	0	0.0	0.0
9:00 pm	0	0	0	0.0	0.0
10:00 pm	0	0	0	0.0	0.0
11:00 pm	0	0	0	0.0	0.0
12:00 pm	0	0	0	0.0	0.0
1:00 am	0	0	0	0.0	0.0
2:00 am	0	0	0	0.0	0.0
3:00 am	0	0	0	0.0	0.0
4:00 am	0	0	0	0.0	0.0
5:00 am	0	0	0	0.0	0.0
6:00 am	0	0	0	0.0	0.0
7:00 am	35	0	35	24.5	17.5
8:00 am	13	1	14	9.8	7.0
9:00 am	20	3	23	16.1	11.5
10:00 am	20	3	23	16.1	11.5
11:00 am	28	4	32	22.4	16.0
12:00 am	30	7	37	25.9	18.5
1:00 pm	28	11	39	27.3	19.5
2:00 pm	28	17	45	31.5	22.5
<b>TOTAL</b>			<b>328</b>	<b>229.6</b>	<b>164.0</b>

REPORT #3  
 TRAFFIC DATA COLLECTIONS BY TRAFFIC COUNTERS  
 AT NORTHEAST SUBSTATION  
 JUNE 29, 1989

The following data were collected from 2:00 pm on June 27 to 2:00 pm on June 28. This is a 24-hour count.

Due to the facts that one count is obtained in the counter by a two wheels movement (front and rear) and the natures of the vehicles in operations, alternatives are also given by the multiplication of the original data by a factor.

TIME	NUMBER OF VEHICLE		HOURLY TOTAL	FACTOR	
	N. GATE	S. GATE		0.7	0.5
3:00 pm	13	15	28	19.6	14.0
4:00 pm	10	13	23	16.1	11.5
5:00 pm	36	7	43	30.1	21.5
6:00 pm	19	5	24	16.8	12.0
7:00 pm	1	0	1	0.7	0.5
8:00 pm	0	0	0	0.0	0.0
9:00 pm	0	0	0	0.0	0.0
10:00 pm	0	0	0	0.0	0.0
11:00 pm	0	0	0	0.0	0.0
12:00 pm	0	0	0	0.0	0.0
1:00 am	0	0	0	0.0	0.0
2:00 am	0	0	0	0.0	0.0
3:00 am	0	0	0	0.0	0.0
4:00 am	0	0	0	0.0	0.0
5:00 am	0	0	0	0.0	0.0
6:00 am	2	0	2	1.4	1.0
7:00 am	36	1	37	25.9	18.5
8:00 am	24	2	26	18.2	13.0
9:00 am	27	20	47	32.9	23.5
10:00 am	16	2	18	12.6	9.0
11:00 am	19	15	34	23.8	17.0
12:00 am	1	4	5	3.5	2.5
1:00 pm	5	0	5	3.5	2.5
2:00 pm	13	10	23	16.1	11.5
<b>TOTAL</b>			<b>316</b>	<b>221.2</b>	<b>158.0</b>

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

April 19, 1990

STAFF REPORT

(Final Plat; Preliminary Plat Approved 3/22/90)

CASE NUMBER: S/D 90-13 - EAST SUBSTATION ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company

LOCATION: South of Harry St. in an area east of Woodlawn

SITE SIZE: 25.5 Acres

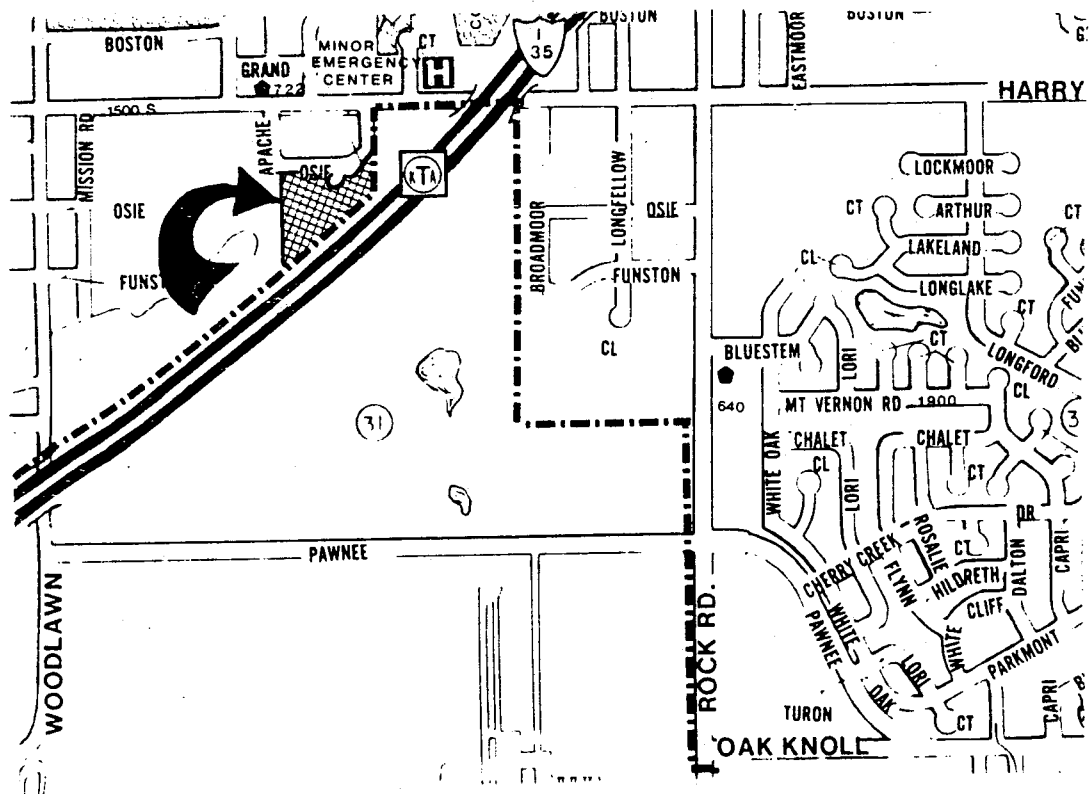
NUMBER OF LOTS

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

MINIMUM LOT AREA: 756,678 sq. ft.

CURRENT ZONING: "C" Commercial (DR 90-6)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The owner/applicant of this site is the City of Wichita. A

special use permit (DR 90-6) for a street maintenance yard facility in this "C" Commercial District has been requested.

This site was originally platted as a Reserve - for floodway purposes - as a portion of the Grillo Addition. In 1982, a

"City Land Inventory" review was provided for the subdivision Committee. That review recommended that the site be platted in

order to eliminate the blanket floodway designation on the reserve and to better define drainage right-of-way. A preliminary

plat, War Industries, was submitted in 1987, but was never completed.

A. The applicant shall provide for any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.

B. The applicant shall provide for the paving of the interior street (Osie/Gouverneur from Harry) and the cul-de-sac required for the proper termination of Osie Circle.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. Since this plat is proposing the vacation of a portion of the south half of Osie, abutting property owners to the north should also consent in the vacation. The applicant shall therefore attempt to get the owners of Lot 1, Grillo 3rd and Lots 11 and 12, Grillo Addition to sign a separate vacation application for the north half of Osie. As part of the vacation, the owner of Lot 12, who is also the owner of Lot 2, Grillo Addition should be required to submit a covenant requiring that these two lots not be sold separately. The covenant is necessary since Lot 12 will no longer have access to a public street.

If the owners to the north will not sign the vacation application, it is recommended that the Planning Commission authorize the Director of Planning to sign the application. Further, the City by separate instrument should establish an access easement to the benefit of Lot 12, Grillo Addition which would allow access to Osie Circle.

E. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).

F. The applicant shall submit an avigational easement covering all of 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.

- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

March 22, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-13 - EAST SUBSTATION ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company

LOCATION: South of Harry St. in an area east of Woodlawn

SITE SIZE: 25.5 Acres

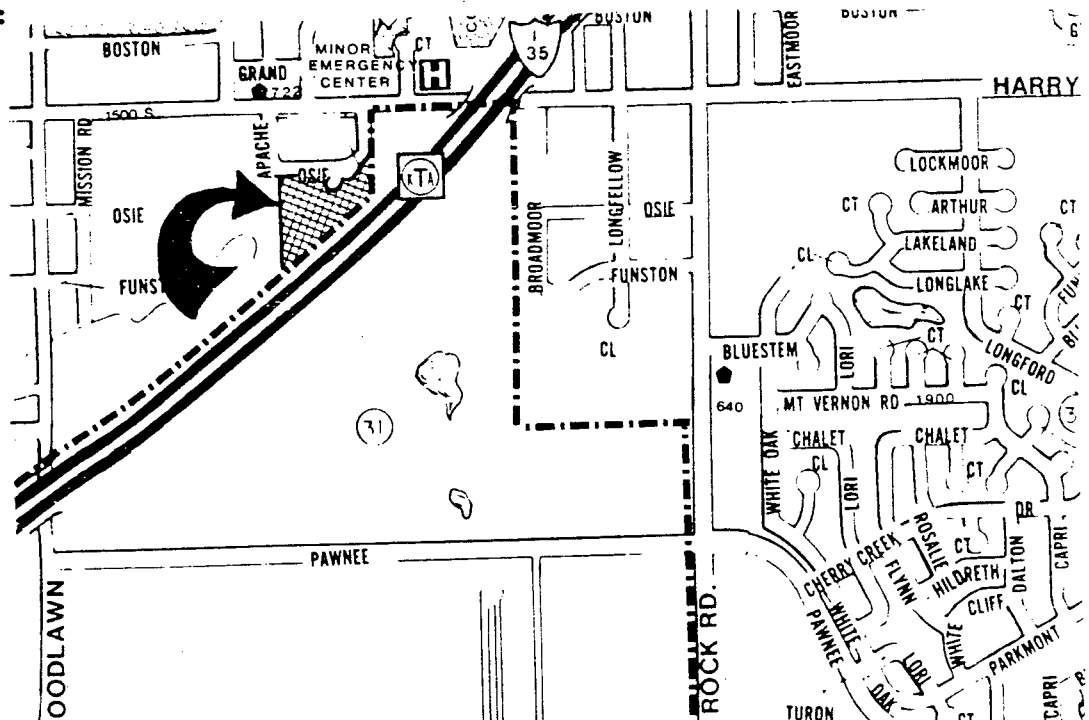
NUMBER OF LOTS

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

MINIMUM LOT AREA: 756,678 sq. ft.

CURRENT ZONING: "C" Commercial (DR 90-6)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The owner/applicant of this site is the City of Wichita. A special use permit for a street maintenance yard facility in this "C" Commercial District has been requested. This case (DR 90-6) will be heard by the Planning Commission at the March 15, 1990 meeting. This site was originally platted as a Reserve - for floodway purposes - as a portion of the Gillion Addition. In 1982, a "City Land Inventory" review was provided for the Subdivision Committee. That review recommended that the site be platted in order to eliminate the blanket floodway designation on the reserve and to better define drainage right-of-way. A preliminary plat, War Industries, was submitted in 1987, but was never completed.

A. The applicant shall provide for any drainage improvements required by the platting of this property.

B. The applicant shall provide for the paving of the interior street and the cul-de-sac required for the proper termination of Gouverneur Circle (Osie Circle).

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat, the street adjacent to this plat's north line shall be indicated as "Osie Circle" and not "Gouverneur Circle." This is the name under which this street is presently platted as "Osie Circle."

E. Since this plat is proposing the vacation of a portion of Osie, abutting property owners should also consent in the vacation. The applicant shall therefore attempt to get the owners of Lot 1, Gillion 3rd and Lots 11 and 12, Gillion Additions to sign a separate vacation application. As part of the vacation, the owner of Lot 12, who is also the owner of Lot 2, Gillion Addition should be required to submit a covenant requiring that these two lots not be sold separately. The covenant is necessary since Lot 12 will no longer have access to a public street.

F. On the final plat reference to KSA 12-512(b) shall be indicated for the vacation of street right-of-way and floodway associated with the Reserve.

If the owners to the north will not sign the vacation application, it is recommended that the Planning Commission authorize the Director of Planning to sign the application. Further, the City by separate instrument should establish an access easement to the benefit of Lot 12, Gillion Addition which would allow access to Osie Circle.

- G. On the final plat dimensions shall be indicated from lot corners to better locate the boundaries of both the drainage dedication and sewer easements crossing this plat.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platator's text.
- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- K. On the final plat, the dedication of drainage right-of-way, shall be referenced in the platator's text.
- L. The applicant shall submit an avigational easement covering all of 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.
- M. The final plat shall reference a tie point to a previously plat-  
ted lot corner or section corner.
- N. Prior to or at the time of submitting the final plat, the appli-  
cant shall submit a drainage plan to City Engineering for review  
and approval.
- O. The applicant shall install or guarantee the installation of all  
utilities and facilities which are applicable and described in  
Article 8 of the MAPC Subdivision Regulations.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5  
of the MAPC Subdivision Regulations).
- Q. 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 sig-  
nature.
- R. The representative from City Engineering should be prepared to  
comment on the status of the applicant's drainage concept.