

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

May 12, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-78 BRADFORD ADDITION

OWNER/APPLICANT: 3AA, Inc., P. O. Box 9007, Wichita, KS 67277

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, KS 67220
and
Poe and Associates, c/o Ken Hill, 434 N. Oliver, Wichita, KS 67208

LOCATION: Southwest corner of 29th Street North and Tyler Road

SITE SIZE: 110 Acres

NUMBER OF LOTS

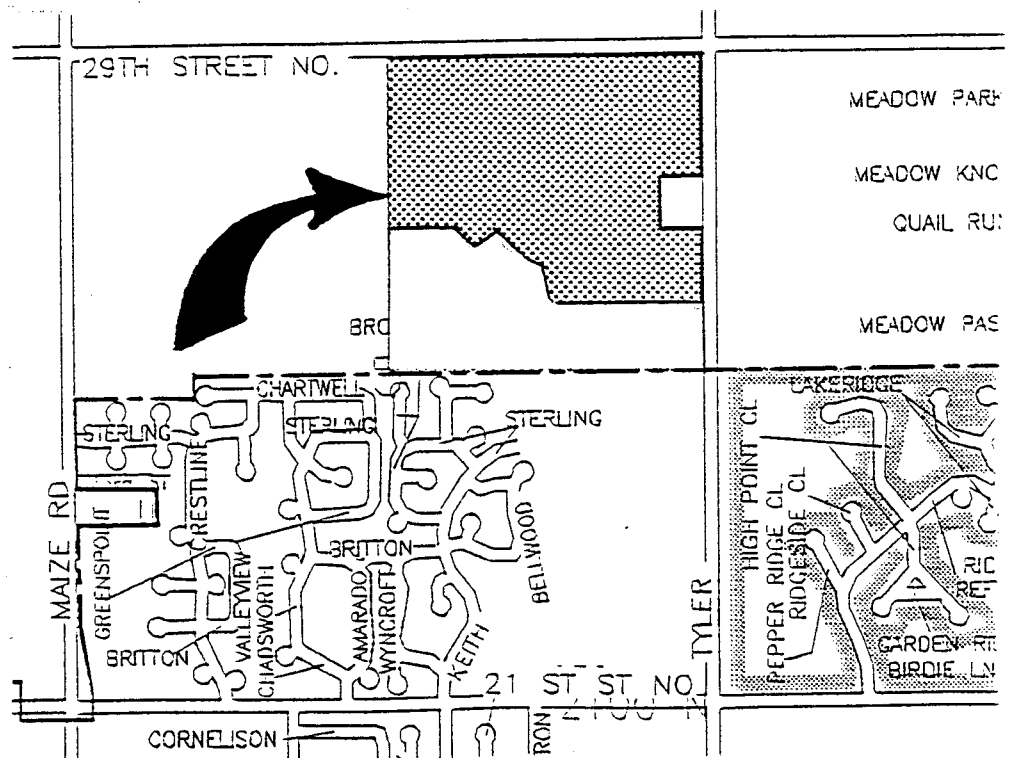
| | |
|--------------|------------|
| Residential: | 292 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>292</u> |

MINIMUM LOT AREA: ± 8,000 sq. ft.

CURRENT ZONING: "R-1" County Suburban Residential and "'LC" County Light Commercial

PROPOSED ZONING: "AA" City One Family Dwelling

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for the quarter section in which this addition is located. A portion of that overall sketch plat is already in the process of being reviewed as a final plat (Bradford South). This preliminary plat represents the remaining portion of the quarter section. Between the two plats, over 400 one-family lots are being platted.

STAFF COMMENTS:

- A. In order to plat the lot sizes being indicated by this Addition, this site will require annexation to the City of Wichita. Such annexation must be completed prior to the plat being scheduled for City Council review.
- B. While the northeast corner of this Addition is zoned "LC" Light Commercial, it is obviously being platted for conventional one-family development. The applicant shall therefore request a rezoning of this area to one-family residential zoning.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line extensions along Tyler Road and 29th Street South adjacent to this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. The applicant shall provide a guarantee for the paving of Tyler Road and 29th Street North adjacent to this site. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering in order to determine the extent of and the means for providing such a guarantee.
- I. Traffic Engineering needs to indicate if and what types of traffic improvements need to be guaranteed by this site. That is, are left turn, accel/decel lanes and/or intersection (29th and Tyler) improvements needed for this site.
- J. The applicant shall, except for the cul-de-sac type streets, guarantee sidewalks, along one side of each continuous or looped type street. Because of the length of Bradford and the expected volume of traffic on this street, it is recommended that the Planning Commission/Subdivision Committee require sidewalk on both sides of this street.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving amending of the Comprehensive Plan as to the density of

development being proposed by this plat.

- M. As indicated by the Subdivision Regulations pipelines, that is, pipeline easements should not be platted within the perimeter of platted lots. Rather, such easements should be platted as separate Reserves. As presently platted not only is the pipeline in the northeast quarter of this plat totally encumbering lots, several of the lots are quite questionable as to how adequately they can be built upon. While a home can be forced to fit these lots, orientation may be awkward and so little usable area is available, accessory uses cannot be easily placed within the buildable area of these lots. That is, certain of the lots along this pipeline appear to have nearly 3/4ths of their area encumbered by pipeline easement, building setbacks and easements.

It is recommended that the Subdivision Committee require any final plat, in the area of the pipeline, be designed so as to eliminate the pipeline from the lots, that is, be platted as a Reserve or that no lot be platted which has more than 50% of its lot area encumbered by unbuildable areas (setbacks, easements, pipelines, etc.).

- N. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- O. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Q. On the final plat, complete access control shall be dedicated to 29th Street North and Tyler Road from all abutting lots and Reserves.
- R. 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas between the perimeter of this plat and the driving surfaces of 29th Street North and Tyler Road.
- S. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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 a method similar to special assessments.
- T. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- U. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- V. In order to protect tree lines such as in Block 5, it is recommended that the final plat show extra wide (30-foot at least) utility easements along such areas.
- W. The representative from the City's Fire Department needs to comment on the acceptability of this plat's street names. In particular the use of the same name (Bradford) for the street looping through this Addition from Tyler to 29th Street North is questionable. That is, this street is changing from an E-W to a N-S alignment. Addressing of the lots for such a situation is questionable not just for delivery of mail but possibly safety purposes also.
- X. Prior to a final plat being submitted to the City Council for review, a letter shall be submitted to Planning indicating that any buildings or structures presently located in dedicated street rights-of-way, have been removed.
- Y. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Z. 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.
- AA. 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.
- BB. 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.
- CC. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- DD. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- EE. The applicant is advised that various State and Federal requirements 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.
- FF. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. In particular, City Engineering needs to address this plat's indicated drainage to/from the Pracht Wetland Area to the west. That is, is this site's drainage concept indicating drainage that in any way effects the wetland site. Engineering also needs to

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indicate if a minimum building pad elevation needs to be established for this site in terms of usual conditions and/or high ground water concerns.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 13, 1994

Yung Design Group
c/o Terry Smythe
4912 East 29th Street North
Wichita, KS 67220

Re: 93-78 BRADFORD ADDITION (Preliminary Plat)

Dear Mr. Smythe:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 12, 1994, 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. In order to plat the lot sizes being indicated by this Addition, this site will require annexation to the City of Wichita. Such annexation must be completed prior to the plat being scheduled for City Council review.
- B. While the northeast corner of this Addition is zoned "LC" Light Commercial, it is obviously being platted for conventional one-family development. The applicant shall therefore request a rezoning of this area to one-family residential zoning.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line extensions along Tyler Road and 29th Street South adjacent to this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. The applicant shall provide a guarantee for the paving of Tyler Road and 29th Street North adjacent to this site. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering in order to determine the extent of and the means for



providing such a guarantee.

- I. As indicated by Traffic Engineering, the applicant shall guarantee left-turn lanes in Tyler Road for both entrances into this site and at the intersection with 29th Street North.
- J. The applicant shall, except for the cul-de-sac type streets, guarantee sidewalks, along one side of each continuous or looped type street. Because of the length of Bradford and the expected volume of traffic on this street, it is recommended that the Planning Commission/Subdivision Committee require sidewalk on both sides of this street.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving amending of the Comprehensive Plan as to the density of development being proposed by this plat.
- M. As indicated by the Subdivision Regulations pipelines, that is, pipeline easements should not be platted within the perimeter of platted lots. Rather, such easements should be platted as separate Reserves. As presently platted not only is the pipeline in the northeast quarter of this plat totally encumbering lots, several of the lots are quite questionable as to how adequately they can be built upon. While a home can be forced to fit these lots, orientation may be awkward and so little usable area is available, accessory uses cannot be easily placed within the buildable area of these lots. That is, certain of the lots along this pipeline appear to have nearly 3/4ths of their area encumbered by pipeline easement, building setbacks and easements. It is recommended by the Subdivision Committee that any final plat, in the area of the pipeline, be designed so as to eliminate the pipeline from the lots, that is, be platted as a Reserve or that no lot be platted which has more than 50% of its lot area encumbered by unbuildable areas (setbacks, easements, pipelines, etc.).
- N. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- O. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Q. On the final plat, complete access control shall be dedicated to 29th Street North and Tyler Road from all abutting lots and Reserves.

- R. 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas between the perimeter of this plat and the driving surfaces of 29th Street North and Tyler Road.
- S. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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 a method similar to special assessments.
- T. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- U. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- V. In order to protect tree lines such as in Block 5, it is recommended that the final plat show extra wide (30-foot at least) utility easements along such areas.
- W. As indicated by the Fire Department, on the final plat Bradford shall be given two separate street names, one for the north-south segment and one for the east-west segment.
- X. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Y. Prior to a final plat being submitted to the City Council for review, a letter shall be submitted to Planning indicating that any buildings or structures presently located in dedicated street rights-of-way, have been removed.
- Z. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- AA. 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.
- BB. 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.
- CC. 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

May 13, 1994

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the notary's signature.

- DD. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- EE. The applicant is advised that various State and Federal requirements 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.
- FF. As indicated by City Engineering, the platting of minimum building pad elevations required for this site shall indicate the lowest floor elevation for any lot involved in a FEMA identified floodplain.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) 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.

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

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure

cc: Poe and Associates, c/o Ken Hill, 434 N. Oliver, Wichita, KS 67208
3AA, Inc., P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer ✓

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

April 20, 1995

STAFF REPORT

(Revised Preliminary Plat, Original Preliminary Plat Approved 5/12/94)

CASE NUMBER: S/D 93-78 BRADFORD ADDITION

OWNER/APPLICANT: 3AH, Inc., P. O. Box 9007, Wichita, KS 67277

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, KS 67220
and
Poe and Associates, c/o Ken Hill, 434 N. Oliver, Wichita, KS 67208

LOCATION: Southwest corner of 29th Street North and Tyler Road

SITE SIZE: 110 Acres

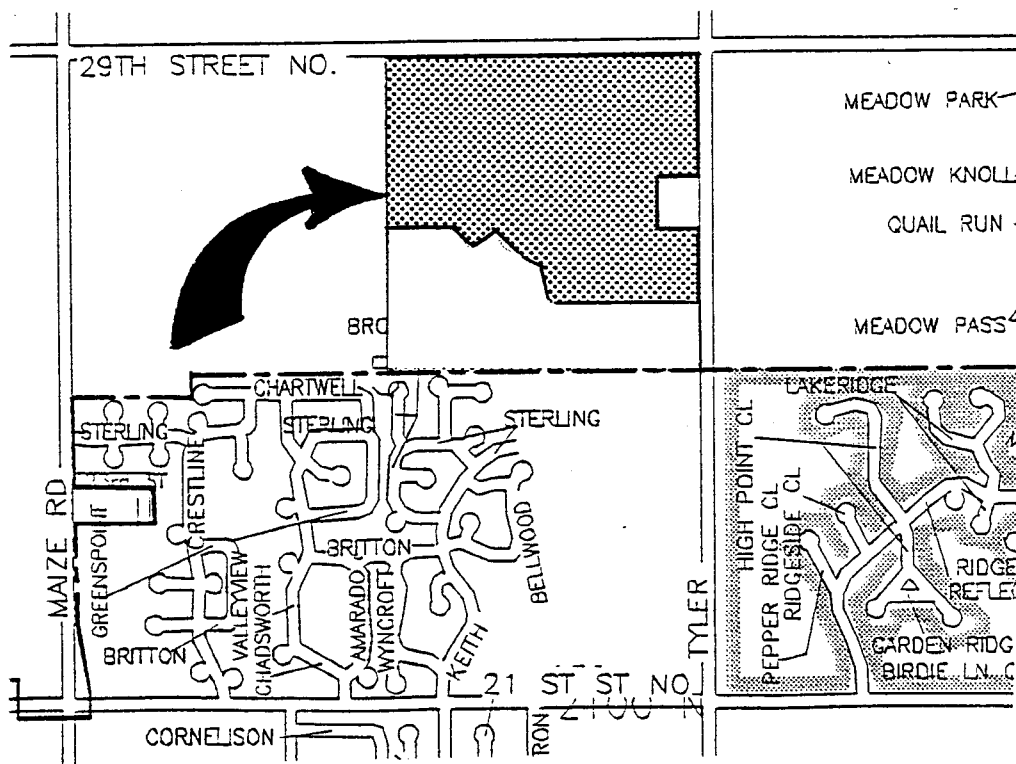
NUMBER OF LOTS

| | |
|--------------|------------|
| Residential: | 241 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>241</u> |

MINIMUM LOT AREA: ± 8,000 sq. ft.

CURRENT ZONING: "AA" City One Family Dwelling and "LC" Light Commercial

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for the entire quarter section in which this addition is located. A portion of that overall sketch plat has already been approved as a final plat (Bradford South) and recorded. This revised preliminary plat represents the remaining portion of the quarter section. Between the two plats, over 400 one-family lots are being platted.

This preliminary plat, however, is a revision to the preliminary plat reviewed by the Subdivision Committee on May 12, 1994. This revised plat is now showing one (1) large lot in the site's northeast quarter which was originally being shown as or platted as conventional single-family type lots. This portion of the site is encumbered by a pipeline and a significant portion is also under "LC" zoning. Rather than actually attempting to plat this portion of the site at this time, the applicant is in effect removing the area from platting at this time. That is, this lot will either not be included in a final plat at this time or will be replatted in the future.

STAFF COMMENTS:

- A. In order to plat the lot sizes being indicated by this Addition, this site was required to be annexed to the City of Wichita. Such annexation has been completed.
- B. Until the actual development plans for Lot 62, Block 5 are determined, this lot should be excluded from any final plat for this site. This lot is involved with split zoning. Light-commercial zoning of approximately six (6) acres occupies the typical intersection portion of this lot, with the remainder of the lot being "AA" one-family. Such split zoning on any size lot can create difficulties in determining allowable uses; on a property this size it becomes even potentially more confusing. For instance, if the LC area is 6 acres or larger, a CUP must first be prepared before any plat could be reviewed and approved for the site (lot). If actually platted, it would not be clear if one single-family house could be allowed and no other development, or if commercial uses in the LC area could coexist with one or even several single-family homes. Under "AA" zoning, the interpretation has been one dwelling unit per platted lot, regardless of lot size. Consequently, no final plat shall be submitted involving Lot 62 unless or until such issues are resolved in regard to a plat that actually eliminates such conflicts.

Because of the expected development of Lot 62 into conventional single-family lots, this site needs to be provided with a means (access) to be integrated with and function as part of the overall residential development of the area. For example, this site should be expected to share in both the use and maintenance responsibilities of the Reserves. In any case, this portion of the site needs to be provided with a street connection directly into the adjoining area(s). That is, a street stub needs to be shown in the area of Lots 35 through 43 of Block 5. Such a street connection would be similar to at least one of the street connections shown on the original preliminary plat.

In regard to the access controls shown for Lot 62, it is expected that any actual controls will be determined at the time of final platting and is not necessarily as indicated on this preliminary plat.

- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This

guarantee shall also provide for any needed water line extensions along Tyler Road and 29th Street ~~South~~ adjacent to this site.

North

- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. The applicant shall provide a guarantee for the paving of Tyler Road and 29th Street North adjacent to this site. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering in order to determine the extent of and the means for providing such a guarantee.
- I. As indicated by Traffic Engineering, the applicant shall guarantee left-turn lanes in Tyler Road for the entrance into this site and at the intersection with 29th Street North.
- J. The applicant shall, except for the cul-de-sac type streets, guarantee sidewalks, along one side of each continuous or looped type street. Because of the length of Bradford (name to be changed) and the expected volume of traffic on this street, it is recommended that the Planning Commission/Subdivision Committee require sidewalk on both sides of this street.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving amending of the Comprehensive Plan as to the density of development being proposed by this plat.
- M. As indicated by the Subdivision Regulations pipelines, that is, pipeline easements should not be platted within the perimeter of platted lots. Rather, such easements should be platted as separate Reserves. As presently platted, the pipeline in the northeast quarter of this plat is totally encumbering lots. For the original preliminary plat, it was recommended by the Subdivision Committee that any final plat, in the area of the pipeline, be designed so as to eliminate the pipeline from the lots, that is, be platted as a Reserve or that no lot be platted which has more than 50% of its lot area encumbered by unbuildable areas (setbacks, easements, pipelines, etc.). Again, for this plat a Reserve shall be provided for this pipeline; while not all of the 100-foot easement would necessarily be shown as a Reserve, a reasonable area in which the line is actually located shall be platted as a Reserve.
- N. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- O. For the pipeline easement on this property, the final plat shall include in the labeling of the

- easement the name of the company benefiting from the easement agreement.
- P. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- Q. On the final plat, complete access control shall be dedicated to 29th Street North and Tyler Road from all abutting lots and Reserves.
- R. 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. This covenant shall also provide for the homeowners' association to maintain the "parking strip" areas between the perimeter of this plat and the driving surfaces of 29th Street North and Tyler Road.
- S. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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 a method similar to special assessments.
- T. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- U. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- V. In order to protect tree lines such as in Block 5, it is recommended that the final plat show extra wide (30-foot at least) utility easements along such areas.
- W. During review of the original preliminary plat, the Fire Department noted that the use of one street name, for the street shown as Bradford was inappropriate and that two names needed to be used for that street. Subsequently, during review of the Bradford South Addition, it was determined that an existing plat in east Wichita, south of 13th Street North had already used the street name Bradford. Since the location of the existing Bradford was not even near the position of the Bradford intended for this site, a name (names) other than Bradford are required. On Bradford South, Keith has been used for what is the N-S section of street (Bradford) on this plat and should therefore be used for that section. For the east-west section out to Tyler, another existing name such as Meadow Knoll or Quail Run should be considered.
- X. Prior to a final plat being submitted to the City Council for review, a letter shall be submitted to Planning indicating that any buildings or structures presently located in dedicated street rights-of-way (Wedgewood, Wedgewood Ct.), have been removed.

- Y. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Z. 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.
- AA. 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.
- BB. 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.
- CC. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- DD. The applicant is advised that various State and Federal requirements 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.
- EE. As indicated by City Engineering, the platting of minimum building pad elevations required for this site shall indicate the lowest floor elevation for any lot involved in a FEMA identified floodplain.