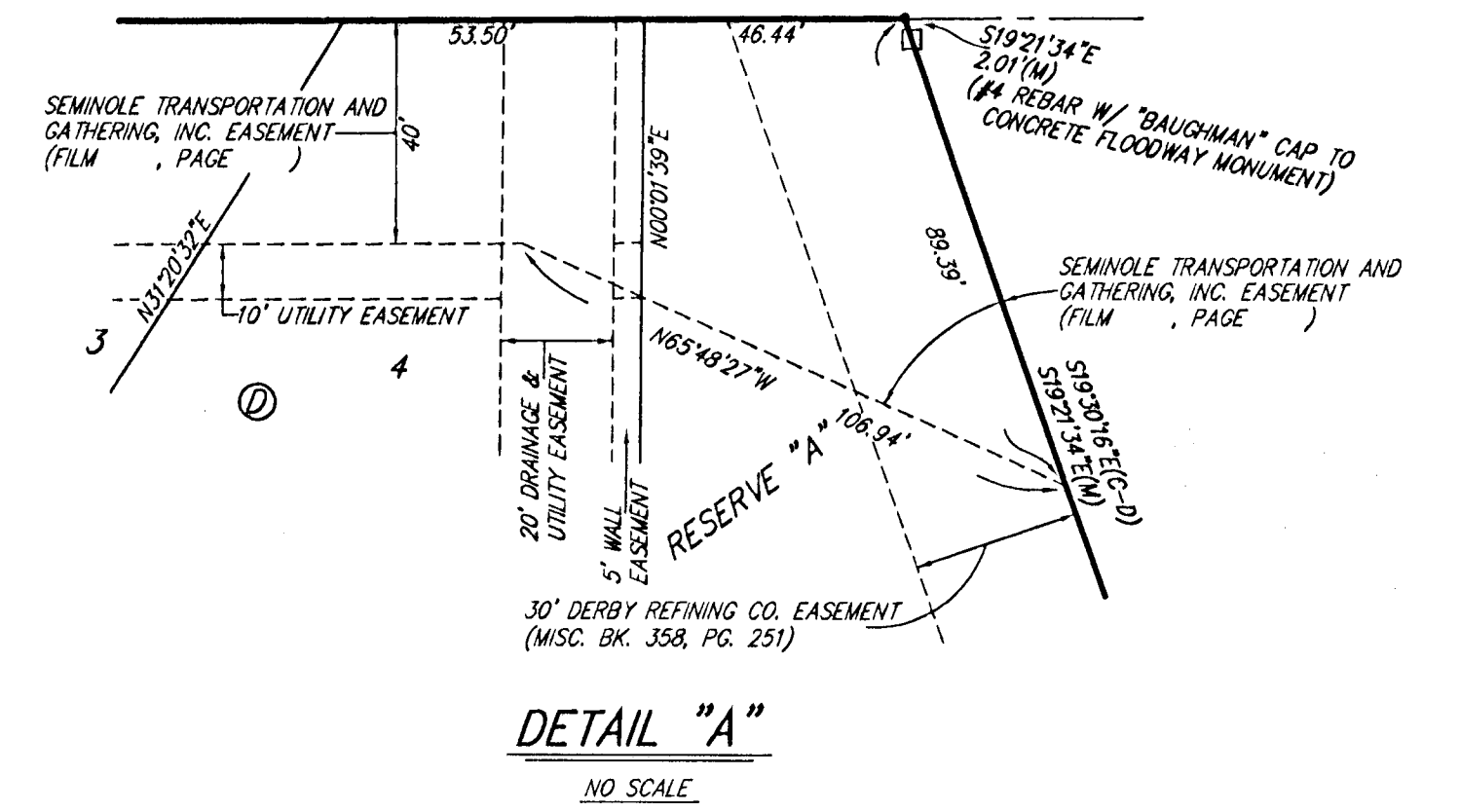


final tracing
received
3-19-02



BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WCHITA, KANSAS 67211
F:\PLAT\GRAY 5TH ADD\DWG\GRAY15TH.DWG-MCC

Note:
Blanket Pipeline Right of Way granted to Cities Service Oil Company, (Misc. Book 625, Page 442), and assigned to Cities Service Oil and Gas Corporation, (Film 620, Page 1257), and assigned to OKY Cities Service NGL, Inc., (Film 868, Page 721), and assigned to Trident NGL, Inc., (Film 1194, Page 572), and last assigned to KOOA Pipelines, Inc., (Film 1356, Page 1908).

NOTE:
A master grading plan for drainage has been developed for this subdivision and is on file with the City of Wichita, Kansas. All drainage easements, rights-of-ways, or reserves shall remain at established grades or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage system be allowed.



Wichita-Sedgwick County Metropolitan Area Planning Department

November 30, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-105 -- Final Plat of Gray's Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 29, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. If annexation does not occur, a zone change request to SF-5, Single-Family Residential will be needed to allow for the lot sizes being platted. This plat will be subject to approval of any associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved by the MAPC.
- C. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- D. City Engineering needs to comment on the need for any guarantees or easements. The Applicant shall submit a revised drainage plan. A drainage guarantee is needed.
- E. County Engineering needs to comment on the need for street improvements. County Engineering has requested a guarantee for a sidewalk and signalized pedestrian crossing along Hoover Road; however actual construction will be based on traffic warrants. Left turn lanes are required along Hoover.

- F. **County/City Engineering** needs to comment on the status of the applicant's drainage plan. **A Drainage Plan and Master Lot Grading Plan is needed. A Levee permit from County Engineering is required for the pond construction in Reserve A. The Soil Conservation District should be contacted regarding elimination of the terraces.**
- G. **County Fire Department** requests a temporary 20-ft access road adjacent to the plat on the south line from Hoover to Doris. **The Applicant shall reach an agreement with the County Fire Department on this issue prior to City Council consideration.**
- H. **GIS** has requested that abbreviations be used to label the street suffixes (44th St. S).
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which 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. **Parks and Recreation Department** may accept the Reserve as park use. If acceptance occurs, the plat text shall reference the use of the Reserve for said use.
- L. The Applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of all through, non-cul-de-sac streets.
- M. 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.
- N. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- O. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- P. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- Q. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the northern line of the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement. southbound left turn lane. *The Applicant intends to retain the pipeline easements on the lots. A restrictive covenant will be needed.*
- R. The platator'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.
- S. 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. (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.)
- T. 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.
- U. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. *KGE has requested additional easements.*
- AA. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUB 2001-105 -- Final Plat of Gray's Fifth Addition
November 30, 2001
Page 4

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, December 6, 2001, at 1:00 p.m.

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

If you have any questions concerning this matter, please call.

A handwritten signature in cursive script, appearing to read 'Neil Evan Strahl', is written over the typed name.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Alice W. Wall Revocable Trust, Attn: Percival J. Kirk, Trustee, 41412 N. Clear
Crossing Road, Anthen, AZ 85086-1076
Gray Development, Inc., Attn: Billy Gray, 204 N. Woodchuck, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 11/29/01; Overall Preliminary Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-105 -- GRAY'S FIFTH ADDITION

OWNER/APPLICANT: Alice W. Wall Revocable Trust, Attn: Percival J. Kirk, Trustee, 41412 N. Clear Crossing Road, Anthem, AZ 85086-1076; (Contract purchaser) Gray Development, Inc., Attn: Billy Gray, 204 N. Woodchuck, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Hoover Road and 47th St. South

SITE SIZE: 42.22 Acres

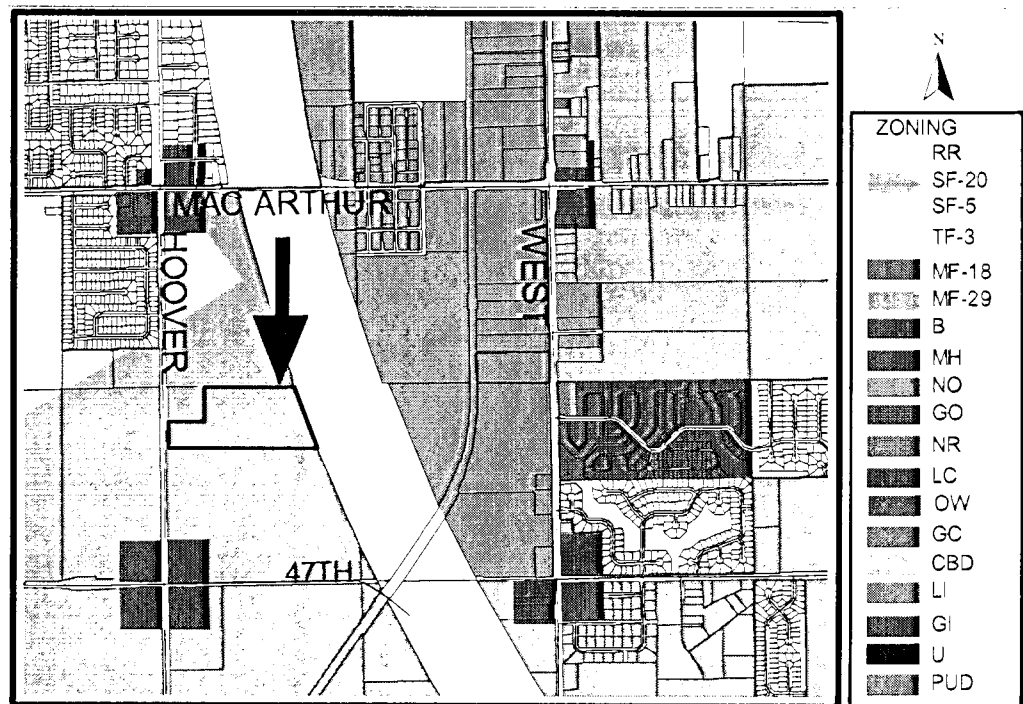
NUMBER OF LOTS

Residential:	112
Office:	
Commercial:	
Industrial:	
Total:	112

MINIMUM LOT AREA: 8,078 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP

NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. Since the site does not abut the City of Wichita, annexation cannot be obtained at this time except by island annexation through the County. If annexation does not occur, a zone change request to SF-5, Single-Family Residential will be needed to allow for the lot sizes being platted.

An overall preliminary plat was approved for this site on October 18, 2001. This plat encompasses the northern portion of that preliminary plat, and represents the first phase of development.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
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SUB 2001-105 -- Final Plat of GRAY'S FIFTH ADDITION

December 6, 2001 - Page 4

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