

**AGENDA**  
**SUBDIVISION AND UTILITY ADVISORY COMMITTEE**  
**Thursday, April 28, 2016**  
**10:00 A.M.**

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on Thursday, April 28, 2016 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. **VAC2016-00015: City request to vacate an access easement dedicated by separate instrument** on property generally located a 1/4-mile south of 29th Street North on the east side of Maize Road.
  
2. **SUB2016-00014: Preliminary Plat - HOOVER INDUSTRIAL PARK 2<sup>ND</sup> ADDITION;** located on the south side of K-96 Highway, on the east side of North Hoover Road. COUNTY 3-MILE RING

*Surveyor: Baughman Company, P.A.*  
*Acreage: 59.0 acres*  
*Lots: 15 lots*

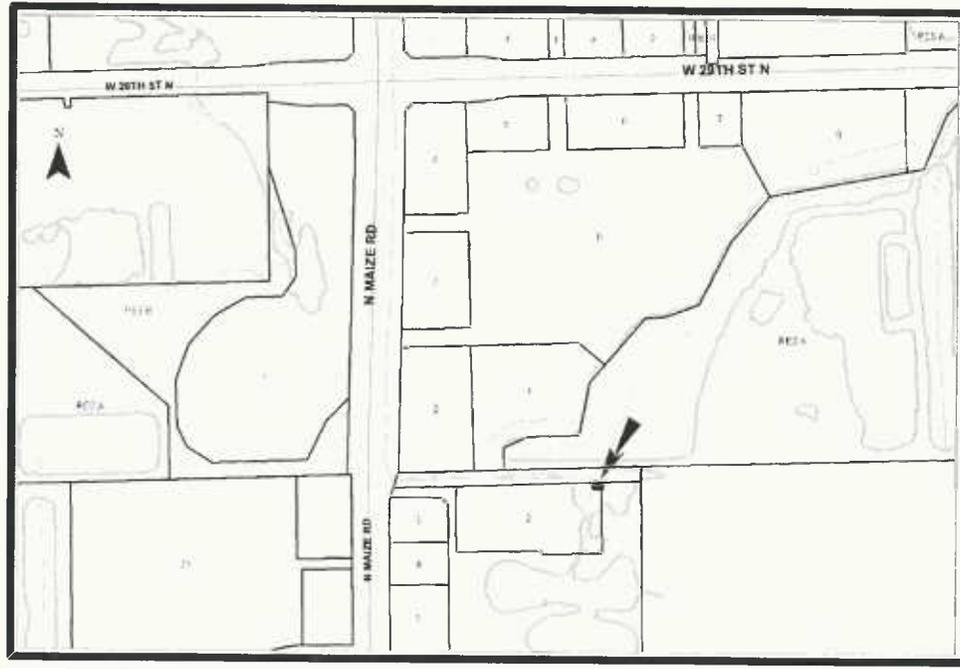
3. **SUB2016-00015: One-Step Final Plat - SANDCREST ADDITION;** located on the southeast corner of 29th Street North and Hoover Road.

*Surveyor: Baughman Company, P.A.*  
*Acreage: 64.11 acres*  
*Lots: 66 lots*

STAFF REPORT

- CASE NUMBER:** VAC2016-00015 - City request to vacate an access easement dedicated by separate instrument
- APPLICANT/ AGENT:** East Side Investments LLC, c/o Bradley Seville (applicant) Kaw Valley Engineering, c/o Tim Austin (agent)
- LEGAL DESCRIPTION:** Generally described as vacating the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition, Wichita, Sedgwick County, Kansas; (Doc#/FLM-PG: 29235029, recorded August 15, 2011)
- LOCATION:** Generally located a 1/4-mile south of 29th Street North on the east side of Maize Road (WCC #V)
- REASON FOR REQUEST:** To allow an electrical transformer in the northeast corner of the vacated subject access easement
- CURRENT ZONING:** The site and abutting south, west and north properties are zoned LC Limited Commercial. The abutting east property is zoned SF-5 Single-Family Residential. The site is also located in CUP DP-336.

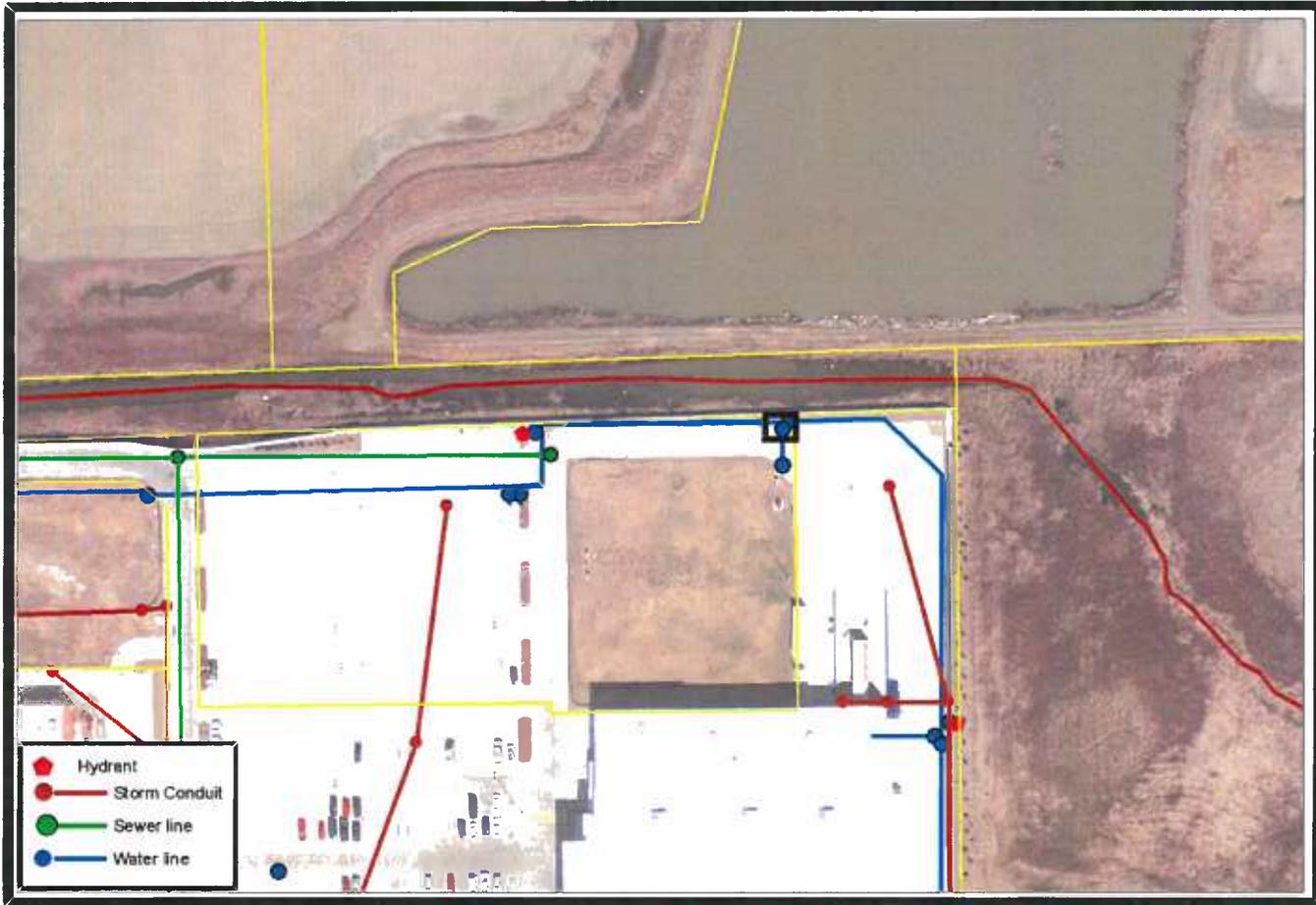
**VICINITY MAP:**



The applicant proposes to vacate the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition; Doc#/FLM-PG: 29235029, recorded August 15, 2011. The access easement runs on and parallel to the north property line of Lot 2, Block 1, Central Park Plaza Addition, from Maize Road to the east property line of the subject lot. There is also a 50-foot wide drainage easement running parallel to the subject property's north side. Per the dedication, the purpose of the subject access easement is to provide access for light-duty maintenance equipment. The length of the access easement has utility easements located and the portion of the access easement proposed to be vacated has a water line located in it. The applicant proposes to dedicate a utility easement in place of the vacated portion of the access easement in order to place an electrical transformer; see attached dedication of utility easement. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described easement. The Central Park Plaza Addition was recorded with the Sedgwick County Register of Deeds February 28, 2012.

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/Stormwater, 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 access easement dedicated by separate instrument.

- (1) Per the approval of the Traffic Engineer, Fire, and Public Works vacate the east 25 feet of the access easement dedicated by separate instrument located on Lot 2, Block 1, Central Park Plaza Addition; Doc#/FLM-PG: 29235029, recorded August 15, 2011. Provide a legal description of the approved vacated portion of the access easement on a Word document, via e-mail, to Planning to be used on the Vacation Order. This must be provided prior to the request proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (2) Provide a dedication of a utility easement with original signatures, to Planning Staff prior to the case going to City Council for final action and subsequent recording at the Register of Deeds.
- (3) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Provide all needed plans for review and approval by utilities. Provide Planning with any plans as approved by the utilities. This must be provided to Planning prior to the case going to City Council for final action.
- (4) All improvements shall be according to City Standards and at the applicant's expense.
- (5) 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.



VAC2016-15

Access Easement to be Vacated

The east twenty five (25) feet of the access easement as platted on Lot 2, Block 1, Central Park Plaza, an Addition to Wichita, Sedgwick County, Kansas and previously recorded at Doc#/FLM-PG: 29235029 with the Sedgwick County, Kansas Register of Deeds.



Sedgwick County  
Register of Deeds - Bill Meek  
DOC.#/FLM-PG: 29235029

Receipt #: L79016B  
Pages Recorded: 4  
Cashier Initials: MLB

Recording Fee: \$20.00  
Authorized By: *[Signature]*

Date Recorded: 8/15/2011 3:59:24 PM



VAC2015-16

ACCESS EASEMENT

THIS INDENTURE MADE THIS 8th day of August, 2011, between East Side Investments, LLC, a Kansas limited liability company ("Grantor"), and the City of Wichita, a municipal corporation ("Grantee"),

WITNESSETH:

Grantor in consideration of the sum of \$1.00 and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto Grantee a blanket right of access over and across any "Paved Areas", as may exist from time to time, on the following described real estate situated in Sedgwick County, Kansas, to-wit:

See Exhibit A attached hereto

(the "Property") to be used for ingress-egress purposes by Grantee for light-duty maintenance equipment to access that certain property within the Pearson Commercial Addition which is owned by Grantee and further identified on Exhibit B attached hereto. Grantee's rights hereunder shall also include a right of access over any unimproved areas of the Property for ingress-egress purposes by Grantee for light-duty maintenance equipment to access the property identified on Exhibit B to the extent access to Exhibit B is not otherwise reasonably practical over then-existing Paved Areas. For purposes of this Access Easement, "Paved Areas" shall mean all paved areas within the Property which are subject to access by vehicles, except those areas on which a building structure, signage, traffic or directional signal or sign, light standard, sidewalk, curbing, landscaping, or other improvement is located from time to time.

IT IS AGREED AND UNDERSTOOD between the parties that 1) Grantor retains the fee title to said real estate and may have the use of the surface thereof when the same does not conflict or interfere with the right and privilege granted to Grantee herein, 2) Grantor reserves the right to contain and/or limit the right of access granted herein within drive isles and traffic ways that are further defined as part of final development at such time as the Property is developed, 3) Grantor will provide maintenance of said traffic ways over the property described herein, 4) that this grant is binding upon and extends to the successors and assignees of Grantor, and 5) that Grantee shall not interfere with any rights of Grantor in and to the Property in exercising its rights hereunder.

In exercising its rights under this easement, Grantee agrees to utilize good faith efforts so as to avoid disruption or disturbance of the first party or its use of its property. Grantee further agrees to repair any damage caused by its exercise of rights hereunder so as to return the property to at least the same condition as it was in prior to Grantee's exercise of rights.

\$20.00 4  
Sec 156  
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3091950v3

Debbie O.



000029235029

UAC 2016-15

**EXHIBIT A**  
**EASEMENT AREA**

The north fifteen (15) feet of Lot 7, Block 1, ALONG WITH the south twenty (20) feet of the north seventy (70) feet of Lot 1, Block 1; Pearson Commercial Addition, Wichita, Sedgwick County, Kansas.

**EXHIBIT B**  
**GRANTEE PROPERTY**

The North 50 feet of Lot 1, Block 1, Pearson Commercial Addition to the City of Wichita, Sedgwick County, Kansas according to the final plat recorded as DOC#/FLM-PG: 28910462 and further described as follows:

Beginning at the Northeast corner of said Lot 1; thence South 0°02'43" East, 50.01 feet along the East line of said Lot 1; thence South 88°41'48" West, 824.75 feet to a point on the West line of said Lot 1; thence North 17°24'36" East, 52.79 feet along said West line of Lot 1 to the Northwest corner thereof; thence North 88°41'48" East, 808.92 feet along said North line of Lot 1 to the point of beginning.

Contains 40,842 square feet or 0.938 acres of land, more or less.

UNOFFICIAL COPY

UDC 2016-15

**EASEMENT**

THIS INDENTURE MADE THIS \_\_\_ day of March, 2016 between undersigned ("Grantor"), and the City of Wichita, Kansas ("Grantee"), a municipal corporation.

WHEREAS, Grantor is the owner of Lot 2, Block 1, Central Park Plaza, an Addition to Wichita, Sedgwick County, Kansas (the "Property"); and

WHEREAS, Grantor previously granted an access easement to Grantee as recorded at Doc#/FLM-PG: 29235029 (the "Easement") with the Sedgwick County Register of Deeds that affects a portion of the Property; and

WHEREAS, the Easement acknowledges that Grantor may modify the access locations from time to time to drive isles and traffic ways that may be defined from time to time as the Property is developed ; and

WHEREAS, Grantor desires to exercise its right to modify a portion of the Easement previously granted.

WITNESSETH:

NOWTHEREFORE, Grantor in consideration of the sum of \$1.00 and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto Grantee an access easement over and across the following described real estate situated in Sedgwick County, Kansas, to-wit:

The south twenty five feet of the north forty five feet of  
Lot 2, Block 1, Central Park Plaza,  
an Addition to Wichita, Sedgwick County, Kansas

subject to the same terms and conditions as contemplated in the Easement previously granted.

IT IS AGREED AND UNDERSTOOD between the parties that Grantor retains the fee title to said real estate and may have the use of the surface thereof when the same does not conflict or interfere with the right and privilege granted to Grantee herein and that this grant is binding upon and extends to the successors and assignees of Grantor.

IN WITNESS WHEREOF, Grantor has caused this indenture to be signed by its duly authorized officers and the corporate seal affixed hereto, all on the day and year first above written.

**East Side Investments, LLC**

By: [Signature]  
Name: Bradley Saville  
Title: Managing Member

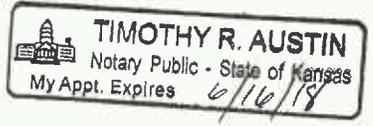
STATE OF KANSAS            )  
  ) SS  
COUNTY OF SEDGWICK    )

BE IT REMEMBERED, That on this 10<sup>th</sup> day of March, 2016, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came Bradley Saville, Managing Member East Side Investments, LLC, personally known to me, and he has executed this instrument of writing on the date above first written.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

[Signature]  
Notary Public

My Commission Expires: June 16, 2018



VAC2016-15





VAC 2016-15

# Area Being Vacated

UNFLA1

UNP

North line of the South half of NW Quarter, Section 5, T 27 S, R 1 W

N88°03'42"E  
808.92'

N88°03'42"E  
824.76'

N88°14'50"E  
310.76'

485.34'

N89°19'11"E  
158.34'

130.03'

63.05'

Fd. 3/4"  
Poc Cu

Point  
Begin

5' Drainage  
Easement

5' Drainage  
Easement

20' Access Easement  
Doc/Eas. Fig. 29233029

N0°40'49"W  
13.27'

30.21'

N89°19'11"E  
63.36'

S45°40'49"E  
55.85'

64.41'

S89°19'11"E  
190.25'

15' Sanitary Sewer  
Easement Doc: 29222504

N88°14'50"E  
303.47'

81.70'

N89°19'11"E

51.70'

S1°42'10"E  
13.00'

N89°19'11"E  
184.32'

10.49'

N89°19'11"E  
303.18'

N89°19'11"E  
478.46'

185.20'

31.62'

5' Sanitary Sewer  
Easement

10' Utility  
Easement

Lot 2  
2.545 ac.

28' Utility  
Easement

N00°40'49"W  
238.41'

N00°40'49"W  
219.88'

N89°19'11"E  
20.00'

20' Building  
Setback

7.50'

Access  
Easement

Fd. X cut  
in curb

20' Drainage  
Easement  
Doc: 29208115

12.07'

55.89'

142.50'

536.95'

20

15' Sanitary Sewer  
Easement  
Doc: 29222504

N89°19'11"E  
20.25'

29.33'

24.46'

20' Drainage  
Easement

S0°40'49"E  
7.87'

N89°19'11"E  
200.40'

606.68'  
S00°40'49"E



**SUB2016-00014 – Preliminary Plat of HOOVER INDUSTRIAL PARK ADDITION**  
**April 28, 2016 - Page 2**

**NOTE:** This property is located in the County adjoining Wichita's boundary and annexation is requested. This is a replat of Hoover Industrial Park Addition.

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. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. City of Wichita Public Works and Utilities Department advises that water is available. Transmission and distribution in-lieu-of-assessment fees are due. A guarantee is needed for sewer extension to all of the lots including a sanitary sewer lift station the applicant proposes to be located within Lot 1.
- 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. County Stormwater requests a copy of the drainage plan be sent to [scott.lindebak@sedgwick.gov](mailto:scott.lindebak@sedgwick.gov). City Stormwater Management has advised infiltration detention ponds are planned without discharge. The drainage concept is approved.
- E. The plat proposes a street opening along Hoover and complete access control along the remaining street frontage. Complete access control has been platted along the westerly 75 feet of 40<sup>th</sup> Street North Circle. The final plat shall reference access controls in the platlor's text.
- F. 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 Engineer (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.
- G. 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.
- H. 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.
- I. The title block should reference "Wichita, Sedgwick County."

**SUB2016-00014 – Preliminary Plat of HOOVER INDUSTRIAL PARK ADDITION**  
**April 28, 2016 - Page 3**

- J. The Applicant shall guarantee the paving of the proposed street to the industrial street standards.
- K. GIS requests a new street name since “40<sup>th</sup> Street North Circle” is not a true extension of an existing 40th Street road segment.
- L. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- M. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- N. 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.
- O. The plat'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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.

**SUB2016-00014 – Preliminary Plat of HOOVER INDUSTRIAL PARK ADDITION**  
**April 28, 2016 - Page 4**

- V. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- W. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- X. 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](mailto:kwilson@wichita.gov)).

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

**CASE NUMBER:** SUB2016-00015 – SANDCREST ADDITION

**OWNER/APPLICANT:** RSRNHP, LLC, Attn: Jay Russell, PO Box 75337, Wichita, KS  
67275-0337

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

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

**SITE SIZE:** 64.11 acres

**NUMBER OF LOTS**

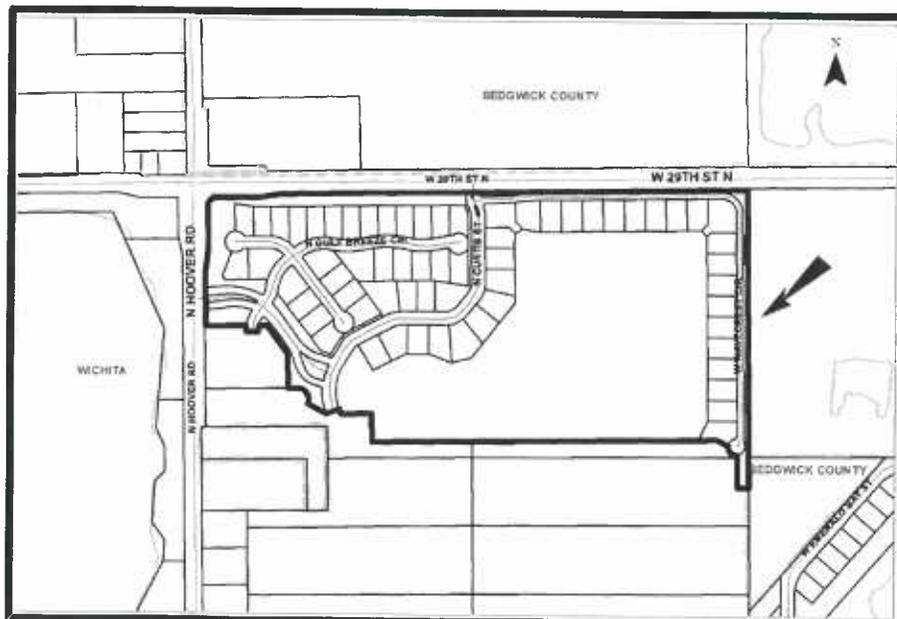
Residential:	66
Office:	
Commercial:	
Industrial:	
Total:	<u>66</u>

**MINIMUM LOT AREA:** 11,200 square feet

**CURRENT ZONING:** Single-Family Residential (SF-5), Limited Commercial (LC)

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB2016-00015 – One-Step Final Plat of SANDCREST ADDITION**  
**April 28, 2016 - Page 2**

**NOTE:** This is a replat of Pearl Beach Addition which includes a revised street layout.

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. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water to serve all lots (transmission and distribution) and extend sewer to serve all lots (mains and laterals).
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Management has approved the drainage concept plan.
- D. The plat proposes one street opening along Hoover and a 60-foot emergency access opening along 21<sup>st</sup> Street North. A Note on the face of the plat indicates that the emergency access opening shall become a full movement opening at such time as 29<sup>th</sup> Street North is paved. Traffic Engineering has approved the access controls.
- E. City Fire Department has approved the street lengths of Gulf Breeze Ct (~1250 feet) and Wavecrest Cir (2150 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations 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.
- F. City Fire Department advises the Reserve B median appears to block access and would make a left turn onto Wavecrest impossible for a fire apparatus. Reserve C will also be a hindrance to this turn and to any turns out of Wavecrest and onto southbound Curtis.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out 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.
- 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 shall guarantee the paving of the proposed streets. The guarantee shall also provide for emergency access easements and for sidewalks on at least one side of Sandcrest Street and Curtis Street.

**SUB2016-00015 – One-Step Final Plat of SANDCREST ADDITION**  
**April 28, 2016 - Page 3**

- J. The emergency access easement shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City/County Fire Department standards.
- K. Since Reserve J 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.
- L. 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.
- M. 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.
- N. 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.
- O. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- P. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- Q. GIS has approved the street names.
- R. Due to the northwest corner of the plat zoned Limited Commercial (LC), a zone change to SF-5 Single-Family Residential is needed. In the alternative, a "restrictive covenant for zoning restriction" may be provided limiting the site to SF-5 uses.
- S. 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.
- T. 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.

**SUB2016-00015 – One-Step Final Plat of SANDCREST ADDITION**  
**April 28, 2016 - Page 4**

- U. 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.)
- V. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- BB. Westar Energy has requested additional easements. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense.
- CC. 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)).