

AGENDA
SUBDIVISION AND UTILITY ADVISORY COMMITTEE
Thursday, September 15, 2016
10:00 A.M.

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on Thursday, September 15, 2016 at 10:00 a.m. in the Planning Department Conference Room, **271 Building, 2nd Floor, 271 W. Third Street**, Wichita, Kansas.

NOTE: Vacation legal descriptions are available for public inspection in the Metropolitan Area Planning Department.

1. **VAC2016-00037: City request to vacate a portion of a platted 30-foot front yard building setback** on property generally located northeast of 13th Street North and 143rd Street East on the southeast corner of Sport of Kings and Sandpiper Streets.

2. **SUB2016-00023: Final Plat – FIREFLY WAY ADDITION;** located west of 127th Street East on the south side of 29th Street North.

Surveyor: Baughman Company, P.A.
Acreage: 79.60 acres
Lots: 168 lots

3. **SUB2016-00028: Preliminary Plat – THE PADDOCK AT 127TH ADDITION;** located on the southeast side of Harry & 127th St East.

Surveyor: Ruggles & Bohm, P.A.
Acreage: 20.45 acres
Lots: 53 lots

4. **SUB2016-00029: One-Step Final Plat – HARP SUBDIVISION ADDITION;** located on the west side of 279th Street West, south of 53rd Street North. COUNTY

Surveyor: Garber Surveying
Acreage: 6.289 acres
Lots: 1 lot

The applicants propose to vacate the east 11 feet of the platted 30-foot front yard building setback located on and running parallel to the west lot/property line of the SF-5 Single-Family Residential zoned corner lot, Lot 4, Block 5, Savanna at Castle Rock Addition. Per the Unified Zoning Code's (UZC) the shorter of the two street frontages of a corner lot is the front yard; the west side of the lot that has Sandpiper Street frontage is the front yard. The UZC minimum front yard setback standard for the SF-5 zoning district is 25 feet. There are no platted easements located in the subject front yard building setback. There is no public water, sewer or stormwater located in the subject front yard setback. A Google image of the site shows no utility poles located in the area of the proposed vacation. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the subject easement. The applicants have provided an e-mail that purports to having approval by the Home Owners Association. The Savanna at Castle Rock Addition was recorded with the Register of Deeds January 7, 1994.

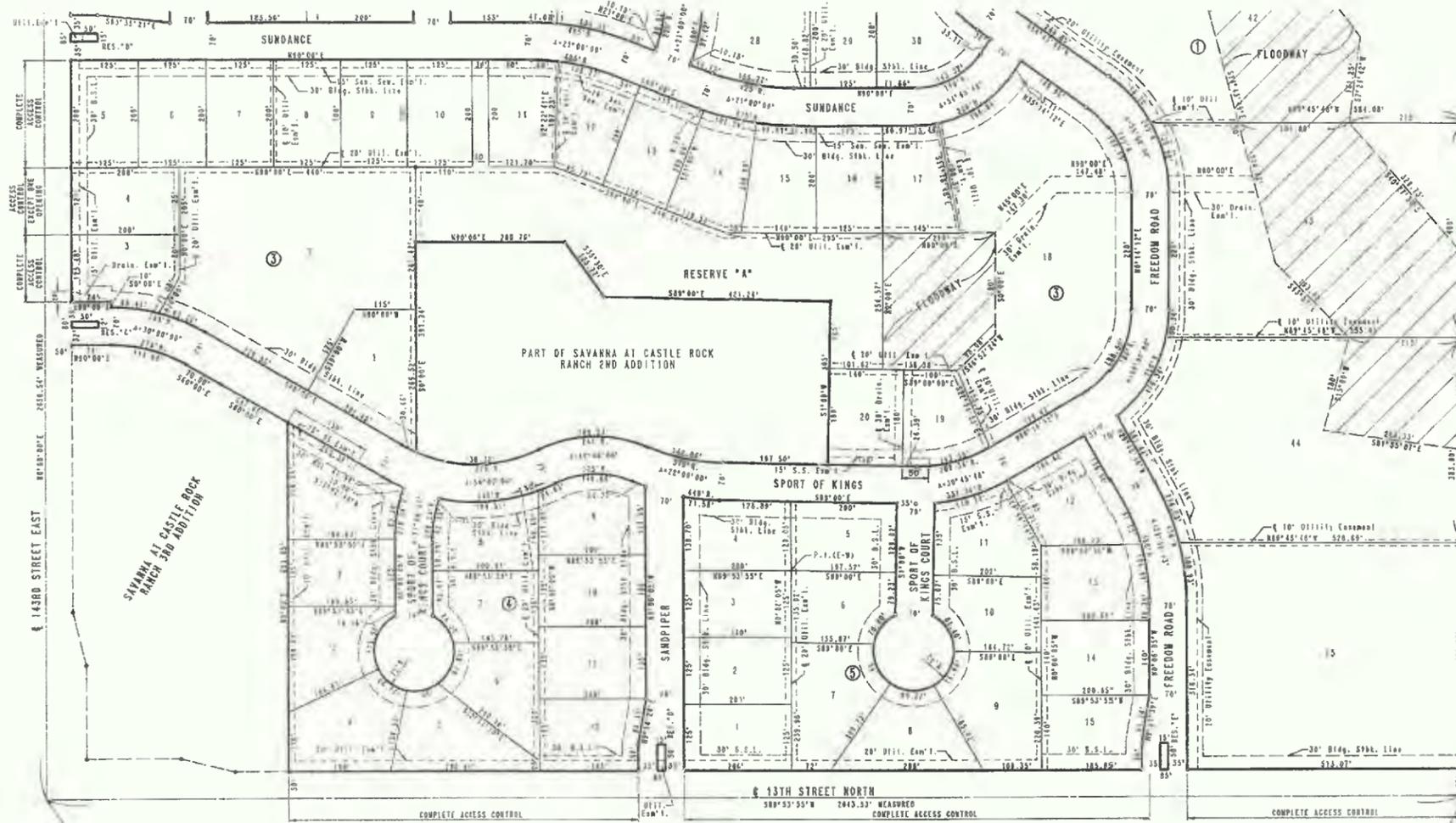
Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from Public Works, Storm Water, Water and Sewer, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted front yard building setback.

Conditions (but not limited to) associated with the request:

- (1) Vacate the east 11 feet of the of the platted 30-foot front yard setback located on and running parallel to the west lot/property line of the SF-5 Single-Family Residential zoned corner lot, Lot 4, Block 5, Savanna at Castle Rock Addition. Provide Planning Staff with a legal description of the approved vacated portion of the setback on a Word document, via e-mail, to be used on the Vacation Order and Vacation Petition. This must be provided to Planning prior to the case going to Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Provide any needed easements prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (4) Per MAPC Policy Statement #7, all conditions shall 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.



SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION TO SEDGWICK COUNTY, KANSAS



S.W. CORNER S.W. 1/4
SEC. 12, T27S, R2E
OF THE 6TH P.M.
1/2" I.P. IN TRIANGLE

SCALE: 1"=100'
● = 3/4" IRON SET
+ = IRON POUND

/// FLOODWAY

B.S.L. = BUILDING SETBACK LINE
S.S. = SANITARY CENTER

MINIMUM PAD ELEVATION (LOWEST OPENING) SHALL BE AS FOLLOWS:

R.W. - RAILROAD SPIKE IN R.L.P. 43' S.E. OF S.W. CORNER SEC. 12, T27S, R2E OF THE 6TH P.M. ELEV. +1300.07 W.S.L.

BLOCK 1
LOT 38 ELEV. 1316 W.S.L.
LOT 39 ELEV. 1344 W.S.L.
LOTS 40 AND 41 ELEV. 1343 W.S.L.
LOT 42 ELEV. 1342 W.S.L.
LOTS 43 AND 44 ELEV. 1341 W.S.L.

R.W. - RAILROAD SPIKE (1.5' ABOVE GROUND) IN WEST FACE OF POWER POLE ON EAST S/4 OF 1428th STREET EAST AT 85th NORTH OF 13th STREET NORTH. ELEV. +1318.64 W.S.L.

BLOCK 3
LOTS 11 THROUGH 15 ELEV. 1316 W.S.L.
LOTS 16 THROUGH 20 ELEV. 1316 W.S.L.

S.E. CORNER S.W. 1/4
SEC. 12, T27S, R2E
OF THE 6TH P.M.
1/2" I.P.



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds
Digitized version of original signature



Inches

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/14/16)

CASE NUMBER: SUB2016-00023 – FIREFLY WAY ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, Attn: Kevin Mullen, 8100 East 22nd Street North, Building 1000, Wichita, KS 67226-2310

SURVEYOR/AGENT: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South side of East 29th Street North, west of North 127th Street East (District II)

SITE SIZE: 79.6 acres

NUMBER OF LOTS

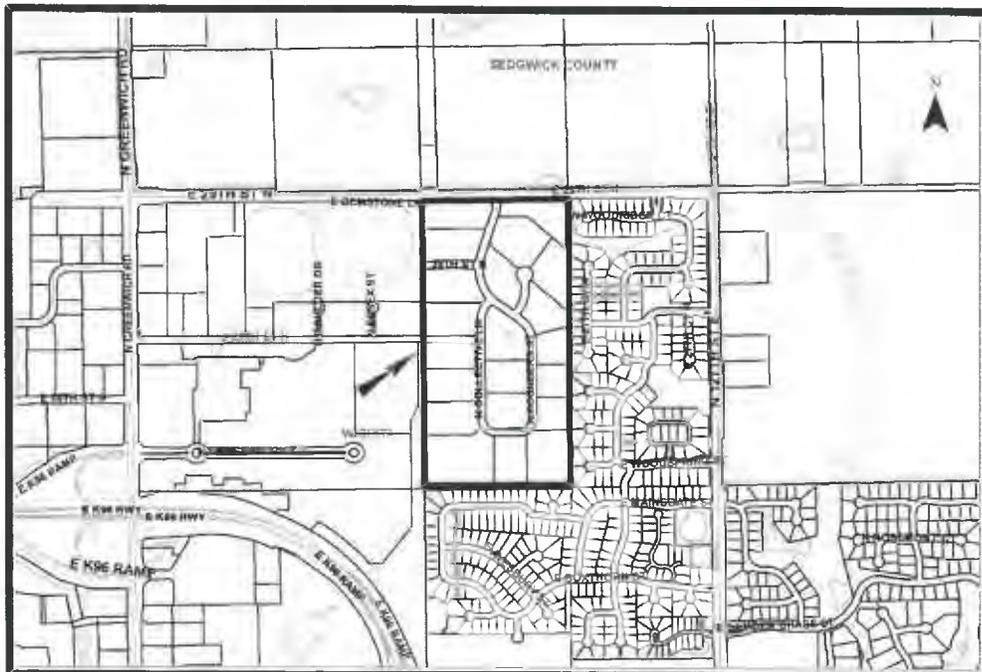
Residential:	168
Office:	
Commercial:	
Industrial:	
Total:	168

MINIMUM LOT AREA: 8,450 square feet

CURRENT ZONING: Limited Industrial (LI)

PROPOSED ZONING: Single-Family Residential (SF-5), Multi-Family Residential (MF-18)

VICINITY MAP



SUB2016-00023 – Final Plat of FIREFLY WAY ADDITION
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NOTE: This site is a replat of the Greenwich Business Center Addition. A zone change (ZON2016-00034) has been approved from Limited Industrial (LI) to Multi-Family Residential (MF-18) and Single-Family Residential (SF-5).

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requests the applicant extend water (distribution) and extend sewer (lateral). A special acquisition fee is due.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- C. City Stormwater Management advises the drainage plan is approved.
- D. Traffic Engineering has approved the access controls. The plat proposes one street opening along 29th Street North.
- E. In accordance with the Subdivision Regulations, the Applicant shall guarantee the paving of 29th Street North between the nearest paved segment and the entrance to the subdivision.
- F. The Applicant shall guarantee the paving of the proposed streets. In accordance with the Subdivision Regulations, the cul-de-sacs must meet the minimum 35-foot paved radius requirement. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets. The paving guarantee shall include the installation of a temporary turnaround at the terminus of 27th Street North at the plat's west line.
- G. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- H. 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.
- I. 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.
- J. 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.

SUB2016-00023 – Final Plat of FIREFLY WAY ADDITION
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- K. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 13 and 17, Block A, and Lots 17 and 24, Block D. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as 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.
- L. GIS has approved the street names. The applicant shall correctly label the street name blades “dead end” or “no outlet,” as appropriate. Plans are available from Andy Smith (asmith@wichita.gov).
- M. Woodspring Court located in the south portion of the plat is a 58-foot street segment with 13 lots on the east and south side of the street. The Subdivision Regulations indicate that no more than 12 lots per side in one block should be served by a 58-foot street segment. The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as 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.
- 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. 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 and nstrahl@wichita.gov.
- Q. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.
- R. 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.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- T. 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.

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- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. 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.
- Y. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense
- Z. 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).

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB2016-00028 – THE PADDOCK AT 127TH ADDITION

OWNER/APPLICANT: The Paddock at 127th, LLC, Attn: Miles Millspaugh, 7601 South 103rd Street East, Derby, KS 67037

SURVEYOR/AGENT: Ruggles and Bohm, P.A., Attn: Will Clevenger, 924 North Main, Wichita, KS 67203

LOCATION: South of Harry, on the East Side of 127th Street East (District II)

SITE SIZE: 20.45 acres

NUMBER OF LOTS

Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	<u>53</u>

MINIMUM LOT AREA: 7,200 square feet

CURRENT ZONING: Planned Unit Development (PUD)

PROPOSED ZONING: Same

VICINITY MAP



SUB2016-00028 – Preliminary Plat of THE PADDOCK AT 127TH ADDITION
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NOTE: This is a replat of Lot 1, Block 5 of Equestrian Estates Addition. The applicant has submitted an Administrative Adjustment (PUD2016-00006) to create single-family residences and a neighborhood swimming pool within Parcel 4 of the PUD#12.

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 requests the extension of water (distribution) and extension of sewer (laterals).
- B. On the final plat, the platlor's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- C. On the final plat, the platlor's text shall include language that the utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.
- D. The platlor's text shall include language that the drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities.
- E. The platlor's text shall include language that the street, sidewalk, drainage and utility easements are hereby granted as indicated for street, sidewalk and drainage purposes and for the construction and maintenance of all public utilities.
- F. On the final plat, the platlor's text shall note the dedication of the streets to and for the use of the public.
- G. On the final plat, the standard language needs included in the surveyor's certificate regarding vacation statutes referencing "K.S.A. 12-512b, as amended".
- H. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- I. City Stormwater Management advises the drainage concept plan is under review to show the proposed pond meets detention rules.
- J. Traffic Engineering has approved the access controls. The plat proposes complete access control along the 127th Street East street frontage except for one street opening and complete access control along Stampede.
- K. Paddock/Corral is a one-block street segment with 26 lots directly accessing this street. The Subdivision Regulations indicate that no more than 24 lots should be served by a 58-foot street segment. A modification is needed by the Planning Commission.
- L. The Paddock/Horseback intersection and the Corral/Horseback intersection shall not have a solid line at the eastern terminus of Paddock and Corral.

SUB2016-00028 – Preliminary Plat of THE PADDOCK AT 127TH ADDITION
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- M. The applicant shall guarantee the paving of the interior streets. The applicant shall guarantee the paving of the private street (Reserve B) to a public street paving standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- N. A restrictive covenant shall be submitted regarding the private street (Reserve B), which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of Reserve B for private street purposes
- O. Since the associated PUD allows for a 20-foot building setback, it is recommended that this setback be platted along the private street.
- P. 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.
- Q. 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.
- R. A PUD Certificate shall be submitted identifying the approved Planned Unit Development
- S. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture – Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- T. 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.
- U. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Planned Unit Development PUD#12.
- V. "Lots, Blocks, Reserves and Streets" shall be referenced in the plat's text.
- W. Lot 16, Block A is subject to a 20-foot setback imposed by PUD#12. The parking spaces need to be located outside of the setback or a reduced setback denoted for that lot.
- X. GIS requests new street names for Paddock and Corral.
- Y. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.

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- Z. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected. The plat shows a well located in the right of way for Paddock Street. Please note that any existing well scheduled for decommissioning, must be properly abandoned and reported per State Code 28-30-7.
- AA. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- BB. 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.
- CC. 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.)
- DD. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- EE. 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.
- FF. 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.
- GG. 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.
- HH. Perimeter closure computations shall be submitted with the final plat tracing.
- II. 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.

**SUB2016-00028 – Preliminary Plat of THE PADDOCK AT 127TH ADDITION
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- JJ. Westar Energy has requested additional easements. Heide Bryan, Subdivision Representative, will be the contact for this plat and can be reached at 316-261-6554. Any and all relocation and removal of any existing equipment made necessary by this plat will be at the applicant's expense
- KK. 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).

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

CASE NUMBER: SUB2016-00029 – HARP SUBDIVISION ADDITION

OWNER/APPLICANT: Kurt A. and Shannon L. Horsch, P.O. Box 473, Andale, KS 67001-0473

SURVEYOR/AGENT: Garber Surveying, 2908 North Plum Street, Hutchinson, KS 67502

LOCATION: West side of North 279th Street West, South of West 53rd Street North (County District III)

SITE SIZE: 6.289 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 6.06 acres

CURRENT ZONING: Rural Residential (RR)

PROPOSED ZONING: Same

VICINITY MAP



**SUB2016-00029 -- One-Step Final Plat of HARP SUBDIVISION ADDITION
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NOTE: This unplatted site is located in the County. It is designated as: "Rural area" by the Community Investments Plan 2015-2035.

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. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. The plat's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- D. County Stormwater has received the drainage plan and is reviewing it. All issues are being addressed with the design engineer.
- E. The standard floodplain language is needed in the plat's text: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision".
- F. County Public Works has requested the dedication of a 60-foot half-street right-of-way along 279th Street West in accordance with the access management regulations. The plat's text shall note the dedication of the street to and for the use of the public.
- G. A bold line needs shown where the plat abuts 279th Street at the 60-foot street dedication.
- H. The plat's text shall note the dedication of the street to and for the use of the public.
- I. 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.
- J. County Public Works has requested access control denoted at the location of the existing entrance along 279th Street West and referenced in the plat's text.
- K. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.

SUB2016-00029 -- One-Step Final Plat of HARP SUBDIVISION ADDITION
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- L. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- M. The Chair for the Board of County Commissioners needs revised to James M. Howell, Fifth District.
- N. The Deputy Register of Deeds, Judy J. Paget, needs to be included.
- O. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- P. The plat's text shall reference a "Lot, Block and Street".
- Q. The plat's text shall be corrected to replace "plot" with "plat".
- R. The words "herein" and "restrictions" shall be spelled correctly in the plat's text.
- 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. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- 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, Route 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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- Y. 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.
- 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. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- CC. 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).