

NOTE: This site is approved by the MAPC, subject to platting, for "LC", Limited Commercial zoning, (SCZ-0727). That zone case included a requirement for a 20-foot wide landscape buffer along the northern property line when adjacent to residential zoning.

STAFF COMMENTS:

- A. The applicant is advised that annexation of this plat by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. **Traffic Engineering** indicates proposed access controls are satisfactory. Engineering is asking for a left-turn lane to be provided to the eastern most access point on Harry. Engineering also indicated a willingness to meet with the applicant to discuss the left-turn lane.
- E. A sidewalk should be provided along Harry.
- F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property including storm sewers. **Engineering** indicates storm sewers would need to be extended to match the left-turn lane along Harry.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- J. **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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).

- M. **The representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council.

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- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. **Traffic Engineering** needs to comment on the need, if any, for improvements to Harry Street, and on the adequacy of proposed access controls, and the vacation of the existing access easement.
- E. A sidewalk should be provided along Harry.
- F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. **Engineering** should comment on the substitution of drainage easements.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
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