

NOTE: This site is being replatted as a condition of a zone change (Z-3129). Present zoning is "A" two-family, with the zone change involving "LC" for Lot 1 and "BB" for Lot 2. A number of existing structures are located on both lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the 3-driveways to Orme now being located in an area of complete access control.
- B. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Mission adjacent to both Lots 1 & 2.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As indicated by the Subdivision Regulations, Commercial and Business uses may plat, as a minimum, a 20-foot building setback to an adjacent street if that street can be considered a "side" rather than front type street. On the final plat tracing, a 20-foot building setback shall be indicated to Mission for both Lots 1 & 2.
- E. The final plat shall indicate the platting of the 35-foot building setback from Orme through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback.
- F. Since this site is in the City, the final plat tracing shall amend the plattor's text to dedicate the access control to the City of Wichita rather than the appropriate governing body.
- G. Prior to this plat being released for recording the applicant shall submit a letter indicating that the shed on Lot 2 has been removed from the utility easement.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

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M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.