

Note: This site has been approved for a zone change (SCZ-0747) from SF-20, Single-Family to NO, Neighborhood Office subject to platting. The land was annexed on November 28, 1997. The applicant proposes to convert the existing dwelling into an office.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required for municipal services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat indicates one existing access opening along Tyler. On the final plat tracing, both the face of the plat and plattor's text should indicate access control to Tyler except for one opening. The plattor's text shall also note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer.
- E. On the final plat tracing, the perimeter of the lot shall be drawn in bold lines.
- F. Based upon the legal description, the site encompasses the land to the centerline of the road. Therefore, both the face of the plat and the plattor's text should show and reference a 50-foot dedication of street right-of-way for Tyler Road. The 30-foot roadway easement denoted on the plat should be eliminated.
- G. The centerline of Tyler Road shall be labeled CL.
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- I. Proof must be provided that the pipeline easement denoted in the platting binder has been released, or does not in any way encroach this site. If the pipeline does impact this site, the easement shall be shown on this plat and the standard pipeline conditions shall apply.

- J. A 20-foot building setback shall be denoted on the plat.
- K. Since this plat is vacating and replatting public reservations, the surveyor's text should reference KSA 12-512(b) as amended.
- L. **Traffic Engineering** needs to comment on the need, if any, for improvements to Tyler Road.
- M. 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.)
- N. 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.
- O. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a disk shall be submitted with the final plat

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tracing to the Planning Department detailing this plat. This will be used by
the City and County GIS Department.

Benchmark Land Survey

Jeff Dettmann, L.S.

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(316) 644-1227
Fax 721-8954
Home 721-2108

NILES-MOORE ADDITION

CLOSURE

1) NE corner	S00D21'34"W	137.50'
2) SW corner	S89D14'54"W	267.00'
3) SE corner	N00D21'34"E	137.50'
4) NW corner	N89D14'54"E	267.00'
5) NE corner		

Precision : Perfect