

Note: This site has been approved for a zone change (Z-3277) from SF-6, Single-Family Residential to NR, Neighborhood Retail. This is a replat of Lot 1, Park Acres Addition. An access easement will be established adjoining the south line of Lot 1 to create access from Tyler to Lot 2.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees or easements are required.
- 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 Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- E. The access easement needs to be established by separate instrument.
- F. The final plat shall reference a tie point to a section corner.
- G. The MAPC Chairman needs to be revised to "William M. Johnson".
- H. Traffic Engineering needs to comment on the need for improvements to Tyler.
- I. The Applicant is reminded that a platting binder is required with the final plat tracing.
- J. 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.)

- K. 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.
- L. 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.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

CLOSURE-CHAPPELLE ADD.

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L001
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1          N      5000.000 E      5000.000 S      0+00
N 02-21'18.0"W  120.020
2          N      5119.919 E      4995.068 S      1+20.020
N 89-20'00.0"E  291.650
3          N      5123.312 E      5286.699 S      4+11.670
S 00-00'25.0"W  120.000
4          N      5003.312 E      5286.684 S      5+31.670
S 89-20'17.1"W  286.703
1          N      5000.000 E      5000.000 S      8+18.373
LENGTH=      818.373 AREA=      34695.333 SF      .796 ACRES

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