

Note: Lot 2 and the northern 45 feet of Lot 1 have been approved for a zone change (Z-3265) from TF-3, Two-Family Residential to GO, General Office subject to replatting. A portion of the east-west alley has been vacated through the plat and adjoining landowners of the remaining alley have been notified.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to verify if any easements or guarantees 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. Traffic Engineering needs to comment on the access controls. Two access openings along both Central and Spruce have been platted.
- E. 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.
- F. 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.
- G. 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.)
- H. 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.
- I. 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.

- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE: HUNTER HEALTH CLINIC ADDITION

Parcel: Lot #1

North: 20041.967	East : 20250.688
Line Course: S 89-33-03 W Length: 165.76	
North: 20040.667	East : 20084.933
Line Course: N 00-00-36 E Length: 72.00	
North: 20112.667	East : 20084.945
Line Course: S 89-33-03 W Length: 54.94	
North: 20112.236	East : 20030.007
Line Course: N 00-00-00 E Length: 132.98	
North: 20245.216	East : 20030.007
Line Course: N 89-32-44 E Length: 127.91	
North: 20246.231	East : 20157.913
Line Course: S 00-01-37 W Length: 65.00	
North: 20181.231	East : 20157.882
Line Course: N 89-32-49 E Length: 92.92	
North: 20181.966	East : 20250.799
Line Course: S 00-02-38 W Length: 140.01	
North: 20041.956	East : 20250.692

Perimeter: 851.53 Area: 35,260 sq.ft. 0.81 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.012 Course: S 23-00-07 E
Error North: -0.0108 East : 0.0046
Precision 1: 72,274.17

Parcel: Lot #2

North: 20202.369	East : 20300.767
Line Course: S 00-03-14 W Length: 5.00	
North: 20197.369	East : 20300.763
Line Course: S 89-32-49 W Length: 127.89	
North: 20196.357	East : 20172.877
Line Course: N 00-01-37 E Length: 250.00	
North: 20446.357	East : 20172.994
Line Course: N 89-32-25 E Length: 128.00	
North: 20447.384	East : 20300.990
Line Course: S 16-40-56 E Length: 52.09	
North: 20397.487	East : 20315.943
Line Course: S 00-03-14 W Length: 195.00	
North: 20202.487	East : 20315.760
Line Course: S 89-32-49 W Length: 15.00	
North: 20202.368	East : 20300.760

Perimeter: 772.98 Area: 35,286 sq.ft. 0.81 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.007 Course: S 86-45-17 W
Error North: -0.0004 East : -0.0071
Precision 1: 109,225.48