



Note: This site has been approved for a zone change (Z-3316) from SF-6, Single-Family Residential to GO, General Office. A Protective Overlay was also required addressing uses, signs, architectural controls, building setbacks, access control and landscaping. This is a replat of Lots in the Gilder's Gardens Addition in addition to unplatted land to the west.

STAFF COMMENTS:

- A. The site is located within the Four Mile Creek sanitary sewer system and will be served by the County. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering requires a sanitary sewer layout. Applicant is reminded that sewer impact fees are significantly higher for development of this plat.
- B. Municipal water is available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering recommends a potential drainage easement on the west line of Lot 1.
- E. Traffic Engineering needs to comment on the access controls. In accordance with the Protective Overlay, the plat proposes one access opening along Central and two access openings along Jackson.
- F. 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.
- G. A cross-lot access and circulation agreement shall be provided.
- H. Traffic Engineering shall comment on the need for street improvements. A petition was provided with the Plaza Central Office Park Addition to the east which guarantees the paving of Jackson to commercial street standards. Distances shall be shown for all segments of access control.
- I. A Notice of Protective Overlay indicating the Protective overlay has been filed with the MAPD shall be submitted.
- J. The plat's 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.
- K. 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.)
- L. 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.
- M. 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.

- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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 AutoCAD. This will be used by the City and County GIS Department.