



Note: This unplatted site has been approved for a zone change from TF-3, Two-Family to Planned Unit Development, PUD #4 subject to platting. The Applicant proposes an office/manufacturing facility on Lot 1 and residential uses on Lot 2 on the northeastern portion of the plat.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional 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. In accordance with the PUD approval, complete access control will be required along the site's frontage to Blake along the western property line and along Pawnee. Two access openings will be permitted along Water and the southernmost opening shall be located 150 feet north of Pawnee. The face of the final plat tracing shall denote these access controls and the plat's text shall reference these dedications. An emergency access opening will be permitted to Wichita Avenue along the northern property line.
- E. The site plan submitted with the PUD indicated two access openings along Lot 1; and a cross-lot access and circulation agreement will need to be provided to insure access to Lot 2.
- F. A guarantee is required for the closure of the street return along the site's frontage to Blake along the west property line.
- G. The final plat tracing shall indicate the tie point to the section corner referenced in the legal description.
- H. The legal description shall be revised to reference "thence west 510 feet" for the northern property line.
- I. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- J. 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.
- K. A PUD Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration identifying the approved PUD (referenced as PUD #4) and its special conditions for development on this property.
- L. 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.)

- M. 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.
- N. 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.
- O. 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.
- P. 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.
- 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 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.

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