

NOTE: While the title of this plat implies the site is in Wichita, it appears that it is actually still in the County, but adjacent to Wichita's City Limits. This site is also within an area submitted as a sketch plat, titled the "Neville Property." A portion of that sketch plat, just west of this site, has been subsequently platted as the Aberdeen Additions (residential and commercial plats).

STAFF COMMENTS:

- A. Prior to this plat being submitted to the Wichita City Council, the site shall have been annexed to the City of Wichita. This will allow the plat to be submitted only to the City for approval; otherwise County Commission action would also be required. In any case, annexation of this site is a requirement of plat approval.
- B. Although City sewer and water are in the vicinity of this site, Engineering needs to indicate if guarantees for these improvements are required. In particular, it appears that sanitary sewer needs to be extended and if indicated as necessary by Engineering, any associated on and off-site easements shall also be provided.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes have been paid on this site. The platting binder indicates that the last half of 1995 property taxes (\$1,123) have not been paid.
- F. 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.)
- G. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.