

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of a cul-de-sac to provide adequate turn around for the termination of 45th Street North at the northeast portion of this plat.
- C. The applicant shall submit petitions, to be held, for the future extension of sanitary sewer and municipal water.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA". The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
- G. The final plat tracing shall label the centerline of 45th Street North. The recording information shall also be indicated for the street right-of-way dedicated by separate instrument. The area shown as "exception" should be shown as street right-of-way, dedicated by this separate instrument.
- H. The final plat tracing shall indicate the platting of a cul-de-sac to provide adequate turn around and termination of 45th Street North at the northeast portion of this plat.
- I. The final plat tracing shall indicate the following signature printed below the respective signature lines:

Sue L. Crockett, MAPC Chairman
Marvin S. Krout, MAPC Secretary
John Moir, City Clerk
Paul W. Hancock, Chairman of the Board
Bernard Hentzen, Commissioner
Dave Bayouth, Commissioner
Bill McCray, Commissioner
Mark Schroeder, Commissioner

- J. 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.
- 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 14, 1989

Hi-Tech Surveyors
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 89-44 - POSSUM HOLLER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 13, 1989, the above captioned plat was considered. The action of the Committee was to, at the applicant's request, defer this plat indefinitely.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Lora J. Presnell, 210 W. 45th St. No., Wichita, KS 67204
Mike Lindebak, City Engineer