

**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Wichita 2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department has requested a No Protest Agreement for future extension of sanitary sewer and water.
- B. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- C. In accordance with the Urban Fringe Development Standards, the subdivider shall contact the City of Wichita to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, the subdivision shall be connected to Wichita's water system in accordance with City of Wichita standards.
- D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- E. County Engineering requests a drainage plan. The lowest floor elevation needs to be established. A floodway reserve is needed.
- F. County Surveying requests a benchmark.
- G. County Engineering has requested 15 feet of additional right-of-way along 53<sup>rd</sup> St. North which shall be denoted with a solid bold line. The Access Management Regulations requires a 60-foot half-street right-of-way width along rural arterials. The plat's text shall note the dedication of the streets to and for the use of the public.
- H. "Access control except one opening" needs to be labeled along 53<sup>rd</sup> St. North. The final plat shall reference the dedication of access controls in the plat's text.
- I. A joint access agreement shall be established by separate instrument providing access to the property to the west. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. Sedgwick County Fire Department advises that the plat should comply with the requirements of the Sedgwick County Fire Department Service Drive Code.
- K. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- N. GIS requests the street be labeled as "53<sup>rd</sup> St N".