

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

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department requests a petition for future sewer (mains and laterals).
- B. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. The applicant shall contact Sedgwick County Code Enforcement regarding a site plan for Lot 3.
- C. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- 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. City and County Engineering need a drainage plan. County Engineering requests the drainage plan include removal of terraces, and also the routing into/out of the pond. The drainage note shall omit "County" on the third line of the text.
- F. The plat denotes one street opening along 151<sup>st</sup> St. West. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets and the plat has denoted complete access control of 75 feet along Talopa from 151<sup>st</sup> St. West.
- G. Sedgwick County Fire Department advises that the plat should meet the requirements of the Sedgwick County Service Drive Code.
- H. A pavement fee of \$950/acre is needed under the Urban Fringe Development Standards. A guarantee is needed for construction of the internal street to the 36-foot rock suburban street standard.
- I. Lots 3 and 4 do not conform to the 200-foot lot width standard which is measured at the building setback line. The Subdivision Committee recommends a modification be granted by MAPC.
- K. A blanket easement exists for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- L. GIS has approved the street name.
- M. 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.
- N. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.