

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 easement on Lot 4 should be expanded to cover the overflow elevation of the pond.
- F. The plat denotes one street opening along 151st St. West. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Talopa from 151st St. West.
- G. Sedgwick County Fire Department advises that the plat should meet the requirements of the Sedgwick County Fire Department Service Drive Code.
- H. A pavement fee of \$950/acre is needed under the Urban Fringe Development Standards.
- I. 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.
- J. The Applicant has platted a 25-foot building setback which represents an adjustment of the Zoning Code standard of 30 feet for the RR, Rural Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- K. Lots 3 and 4 do not conform with the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. In the alternative, a modification may be granted by MAPC.
- L. 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.
- M. GIS requests the street type be revised from Ct to Cir.
- N. 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.
- O. 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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.