

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

STAFF COMMENTS:

- A. 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.
- B. 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.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. County Engineering has requested that the limits of the Floodway Reserve be denoted by a dashed line. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language. The floodway reserve on the west side should extend to the north to connect with the crossroad culvert.
- E. The 20-foot utility setback on the west side should be labeled as a utility easement.
- F. County Surveying has advised that a benchmark is needed.
- G. County Surveying has requested that the distance along the north section line be shown.
- H. County Surveying has requested that the bearing and distance along the west section line be denoted.
- I. County Surveying has requested that the bearing and distance along the south line of Reserve A be denoted.
- J. County Surveying advises that the bearings and distances should be legible.
- K. County Surveying has requested that the surveyor who set the monuments be denoted.
- L. The plat denotes two openings along 183rd St. West. County Engineering has approved the access controls. The plat's text shall state that Reserve A includes a contingent street dedication to become effective upon the creation of a fourth building site.
- M. Sedgwick County Fire Department advises that the plat should meet the requirements of the Sedgwick County Service Drive Code.
- N. Sedgwick County Fire Department requests a cul-de-sac at the end of Reserve A.
- O. Sedgwick County Fire Department requests a maintenance agreement regarding Reserve A in accordance with the Sedgwick County Service Drive Code. The plat's text needs to be revised to reflect maintenance of Reserve A by both Lots 1 and 2.
- P. 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.
- Q. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance responsibilities of the private drive.
- R. 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.
- S. 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.