

Note: This site is located in the County within three miles of the City of Wichita in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan and classified as a suburban subdivision.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. **County Engineering** needs to comment on the acceptability of access controls. The plat denotes a joint access between the two lots with complete access control along the remainder of the frontage.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. **County Engineering** needs to comment on the need, if any, for improvements to 143rd Street East.
- F. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing.
- G. Both lots do not conform with the 100-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.
- H. The distances on the face of the plat must be identical to those in the legal description (i.e. the distance along the south line of the plat).
- I. The legal description in the platting binder does not correspond with the property being platted.
- J. 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. (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.)

- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

CLOSURE - CLARK ESTATES

L001

1		N	5000.000	E	5000.000	S	0+00
	N 00-11'00.0"E		125.000				
2		N	5124.999	E	5000.400	S	1+25.000
	S 89-49'00.0"E		94.230				
3		N	5124.698	E	5094.629	S	2+19.230
	N 05-12'07.0"E		180.270				
4		N	5304.225	E	5110.974	S	3+99.500
	N 13-59'50.0"E		232.380				
5		N	5529.705	E	5167.181	S	6+31.880
	S 89-49'00.0"E		151.930				
6		N	5529.219	E	5319.110	S	7+83.810
	S 07-22'18.0"W		407.730				
7		N	5124.859	E	5266.796	S	11+91.540
	S 14-57'24.0"E		130.230				
8		N	4999.041	E	5300.407	S	13+21.770
	N 89-49'01.7"W		300.409				
1		N	5000.000	E	5000.000	S	16+22.179
LENGTH=	1622.179	AREA=	104289.311 SF				2.394 ACRES