CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2003

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd St. South
Viola, KS 67149

RE: SUB 2002-143 -- Revised One-Step Final Plat of Martin Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 28, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and**

3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Adrian Martin, 443 S. Illinois, Wichita, KS 67213
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 28, 2003

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd St. South
Viola, KS 67149

RE: SUB 2002-143 -- Revised One-Step Final Plat of Martin Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the revised one-step final plat, subject to the following 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. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.

C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect. ***The Rural Water District has confirmed that sufficient capacity exists to serve the lots in this plat.***

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. Temporary drainage easements are needed.***

F. **County Engineering** requests that Martin Estates should not be recorded until after the Prairie Crossing plat has been recorded.

G. **County Engineering** requests an easement for temporary turnaround be provided on 157th St. at south line of Bundle B.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichitagov.org

H. County Engineering requests that the Reece Rd. dedication extend to the south line of Bundle B and a cul-de-sac built in that location. ***In the alternative, the applicant proposes an access easement by separate instrument through the Reece Road contingent dedication in order to serve Bundle C. This access easement shall be denoted on the face of the plat. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.***

I. The road needs to be approved before construction on individual lots.

J. The street guarantee shall include the installation of a temporary turnarounds at the terminus of Reece Road and Bluegrass as indicated on the plat.

K. The Applicant shall submit a restrictive covenant tieing the lots together within each "bundle". Each building site shall be limited to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition.

L. GIS needs to comment on the plat's street names. ***157th St West Circle needs to be revised to 157th Cir W.***

M. Access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

N. The plattor'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.

O. 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.)

P. 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.

Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

R. 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.

S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. 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. ***Westar Energy and SBC have requested additional easements.***

W. The applicant is reminded that a disk shall be submitted with the final plat racing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, April 10, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
MARCH 27, 2003

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/16/03)

CASE NUMBER: SUB 2002-143 -- MARTIN ESTATES ADDITION

OWNER/APPLICANT: Adrian Martin, 443 S. Illinois, Wichita, KS 67213

SURVEYOR/ENGINEER: Michele Webster, Terra Tech Land Surveying, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: South of Central, West of 151st St. West

SITE SIZE: 17 acres

NUMBER OF LOTS

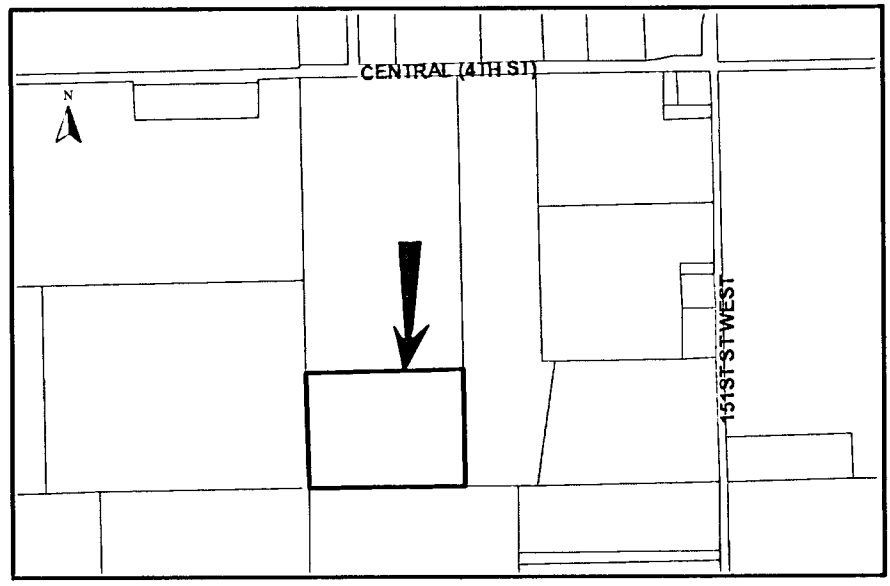
Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 10,897 sq. ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the three building sites may be readily converted to urban-scale lots without replatting. The plat contains contingent street dedications to facilitate subdivision into smaller lots in the future.

Planning Staff recommends approval of the plat.

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. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.

C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect. ***The Rural Water District has confirmed that sufficient capacity exists to serve the lots in this plat.***

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed that addresses the terraces.***

F. **County Engineering** requests that Martin Estates should not be recorded until after the Prairie Crossing plat has been recorded.

G. **County Engineering** requests an easement for temporary turnaround be provided on 157th St. at south line of Bundle B.

H. **County Engineering** requests that the Reece Rd. dedication extend to the south line of Bundle B and a cul-de-sac built in that location. ***In the alternative, the applicant proposes an access easement by separate instrument through the Reece Road contingent dedication in order to serve Bundle C. This access easement shall be denoted on the face of the plat. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.***

I. **County Engineering** requests that this plat join in the paving petition for Reece Rd. with Prairie Crossing. Reece Road shall be built to the 36-ft rock suburban street standard.

J. The road needs to be approved before construction on individual lots.

K. The street guarantee shall include the installation of a temporary turnarounds at the terminus of Reece Road and Bluegrass as indicated on the plat.

L. The Applicant shall submit a restrictive covenant tieing the lots together within each "bundle". Each building site shall be limited to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition.

M. GIS needs to comment on the plat's street names. ***157th St West Circle needs to be revised to 157th Cir W.***

N. Access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

O. The plattor'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 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.)

Q. 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.

R. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S. 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.

T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

U. Perimeter closure computations shall be submitted with the final plat tracing.

V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

W. 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.

X. The applicant is reminded that a disk shall be submitted with the final plat racing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.