

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-143 -- EDWARDS ESTATES ADDITION

OWNER/APPLICANT: Terry L. And Jolene J. Edwards, 5018 S. Meridian, Wichita, KS
67217-3712

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS
67211

LOCATION: South of 47th St. South, East side of Meridian

SITE SIZE: 3.89 acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

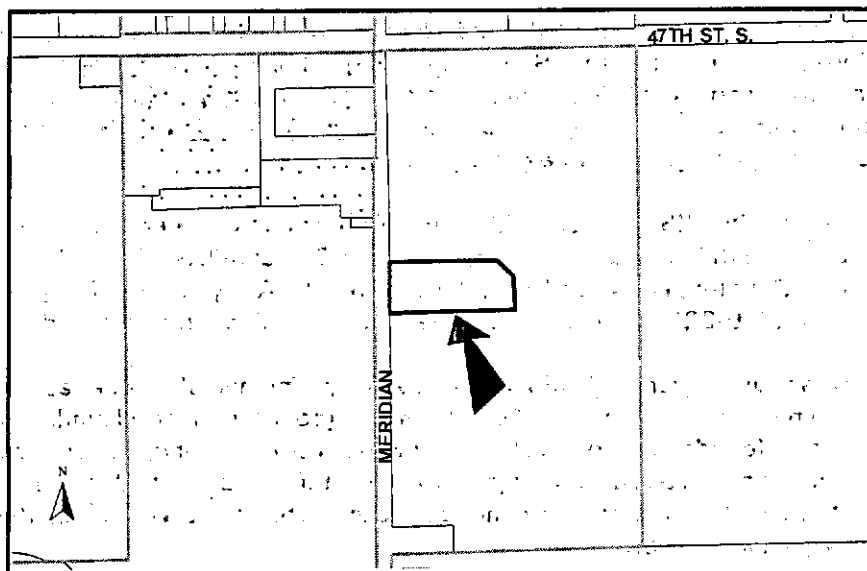
MINIMUM LOT AREA: 1.71 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

4-0
APPROVED
12/29/05

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. The applicant shall guarantee the extension of sanitary sewer lateral and provide in lieu of assessment fees for sewer main. The sewer in lieu of assessment can be included in the lateral petition. In lieu of assessment for water connections also apply
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic/County Engineering needs to comment on the access controls. The plat proposes two access openings along Meridian. Traffic Engineering and County Engineering recommend a combined drive on the north and a guarantee of closure of south drive.
- F. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- H. Additional right-of-way needs to be dedicated along Meridian to conform with the 60-ft half-street right-of-way required by the Subdivision Regulations. Traffic Engineering needs to comment on the 30-ft contingent dedication of street right-of-way provided in lieu of an outright street dedication. Sedgwick County has a CIP project in 2007 on Meridian. Thirty foot contingent dedication should be shown as outright dedication.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- K. The County Commissioners certification needs to be deleted as this will be a City plat upon annexation.
- L. In the title block "Wichita" needs to be added.

- M. The applicant is advised of the likelihood that the year "2006" will need to replace "2005" within various signature blocks.
- 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 platlor'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 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 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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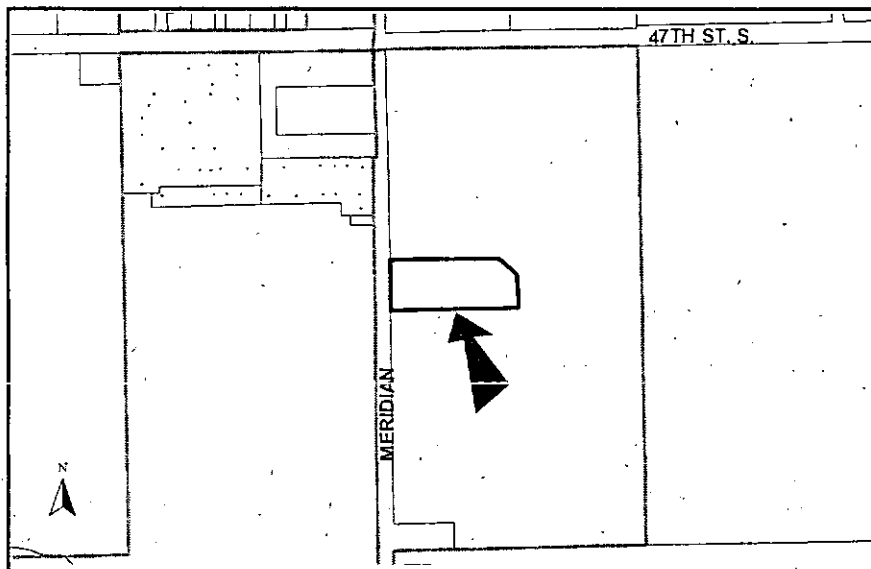
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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic/County Engineering needs to comment on the access controls. The plat proposes two access openings along Meridian. Traffic Engineering and County Engineering recommend a combined drive on the north and a guarantee of closure of south drive.
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Lindebak, Scott

From: Lindebak, Scott
Sent: Thursday, December 15, 2005 9:36 AM
To: 'Trevor Kurth'
Cc: Phil Meyer (E-mail)
Subject: RE: Edwards Drainage Plan

The drainage plan is approved as submitted. Thanks.

-----Original Message-----

From: Trevor Kurth [mailto:tkurth@baughmanco.com]
Sent: Wednesday, December 14, 2005 9:20 AM
To: Lindebak, Scott
Subject: Edwards Drainage Plan

Attached is the Edwards Addition Drainage Plan. The paper copies will be delivered to you this afternoon.

Trevor R. Kurth, I.E.
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211
tkurth@baughmanco.com
www.baughmanco.com
(316) 262-7271
(316) 262-0149 (FAX)