

**STAFF REPORT**  
(PRELIMINARY PLAT )

**CASE NUMBER:** SUB 2002-124 -- GOD'S COUNTRY ADDITION

**OWNER/APPLICANT:** Trent and Janelle Edelman, 20505 W. 37th St. North, Colwich, KS 67030

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

**LOCATION:** Northeast corner of 247th St. West and 45th St. North

**SITE SIZE:** 77.9 acres

**NUMBER OF LOTS**

Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

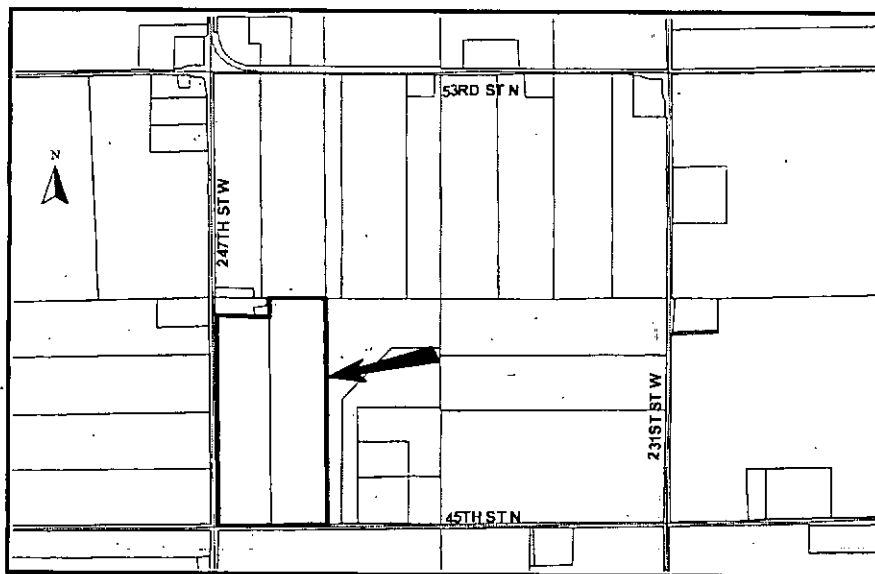
**MINIMUM LOT AREA:** 4.5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. A drainage plan is needed that addresses eradication of terraces.
- D. County Engineering needs to comment on the access controls. Two joint openings are proposed along 45<sup>th</sup> St. North. Two joint openings are proposed along 247<sup>th</sup> St. West, in addition to a field entrance on Lot 5. The final plat shall reference the dedication of access controls in the plat's text. Complete access control shall be platted along 247<sup>th</sup> St W for Lot 5. All other access controls are approved.
- E. 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.
- F. Any joint access openings 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 Access Management Regulations require a 25-ft x 25-ft corner clip at the intersection corner.
- H. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- I. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- J. 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)

**SUB 2002-124 -- Preliminary Plat of GOD'S COUNTRY ADDITION**

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- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for the lots fronting on 247th St. West. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- L. 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.
- M. The platting 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat *within thirty (30) days* after approval by the City Council and/or County Commission.
- U. 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.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

**STAFF REPORT**  
(FINAL PLAT, PRELIMINARY PLAT APPROVED 12/12/02)

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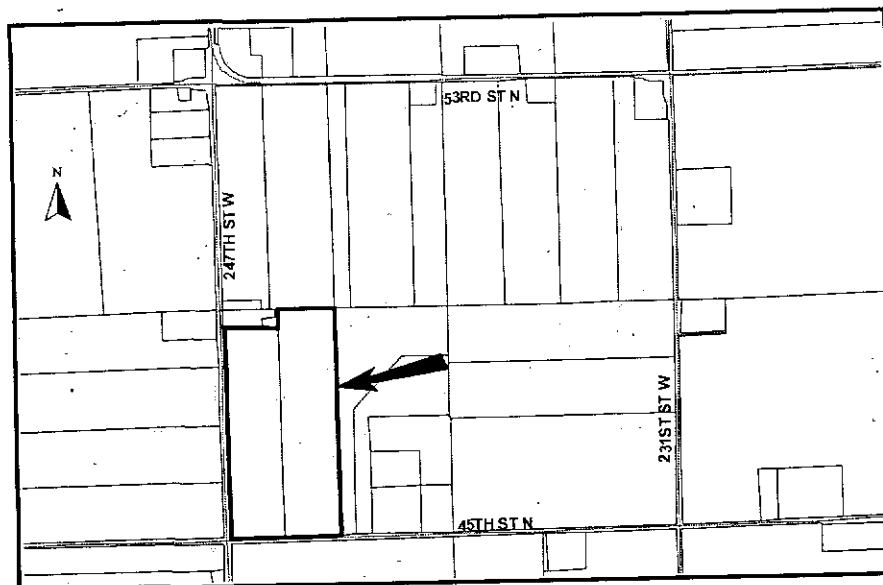
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**VICINITY MAP**



**NOTE:** This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. **An approval memorandum has been issued.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The north/south drainage easements on Lots 5,6,7, and 8 need to be realigned to accommodate driveway locations. A guarantee is needed for drainage improvements. A final drainage plan is needed.**
- D. Two joint openings are proposed along both 45<sup>th</sup> St. North and 247<sup>th</sup> St. West. **Access controls are approved.**
- E. 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.
- F. The Access Management Regulations require a 25-ft x 25-ft corner clip street dedication at the intersection corner.
- G. 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)
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- I. 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.

**SUB 2002-124 – Final Plat of GOD’S COUNTRY ADDITION**  
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- J. 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.
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