

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2001-86 -- GRANDVIEW COUNTRY ADDITION

OWNER/APPLICANT: Julius J. Meyer, 8929 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: Southwest corner of 53rd St. North and 215th St. West

SITE SIZE: 80.77 Acres

NUMBER OF LOTS

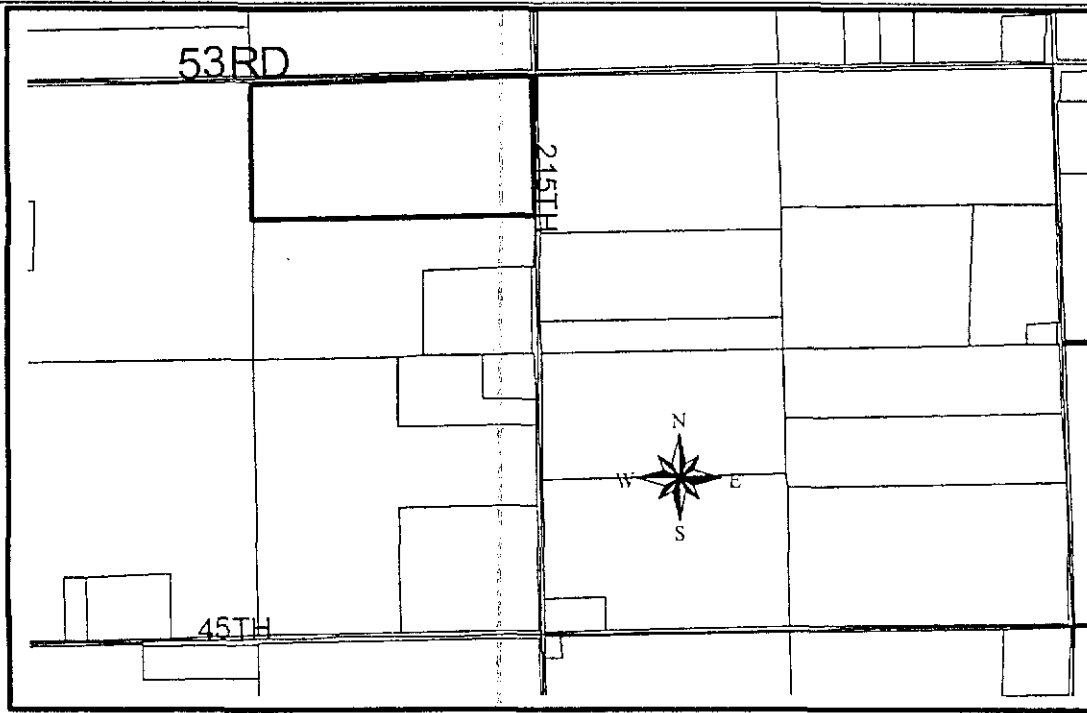
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

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.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities 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 road profile is required on 53rd St. to determine back water elevations in floodway reserves. A drainage plan is needed. Minimum pads are needed on Lots 2 through 6, Block 2, and Lot 9, Block 1. An additional drainage easement may be required along Grandview.
- D. On the final plat, the platlor's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. The platlor's text shall note the dedication of the streets to and for the use of the public.
- F. County Engineering needs to comment on the access controls. The plat proposes four access openings along 215th St. West. In accordance with the Subdivision regulations, 150 feet of complete access control is required from the intersection. MAPD also recommends complete access control along 215<sup>th</sup> St. West for Lot 1, Block 2 and Lot 2, Block 1. The final plat shall reference the access controls in the platlor's text.
- G. The applicant shall guarantee the closure of the existing driveway opening to Lot 1, Block 2.
- H. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- I. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- J. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the west line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the platlor's text.
- K. A major intersection right-of-way is required at the intersection of 53rd St. North and 215th St. West.
- L. The Applicant is advised that if platted, the building setbacks along 215th must be increased to 35 feet to conform with the Zoning setback standard for County section line roads.

SUB 2001-86 -- Preliminary Plat of GRANDVIEW COUNTRY ADDITION  
August 30, 2001 - Page 3

- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 8, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- N. The County Fire Department /GIS needs to comment on the plat's street names. GIS has requested renaming Grandview as Breese, Albert or 52nd St. North.
- O. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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 8/30/02)

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**SITE SIZE:** 80.77 Acres

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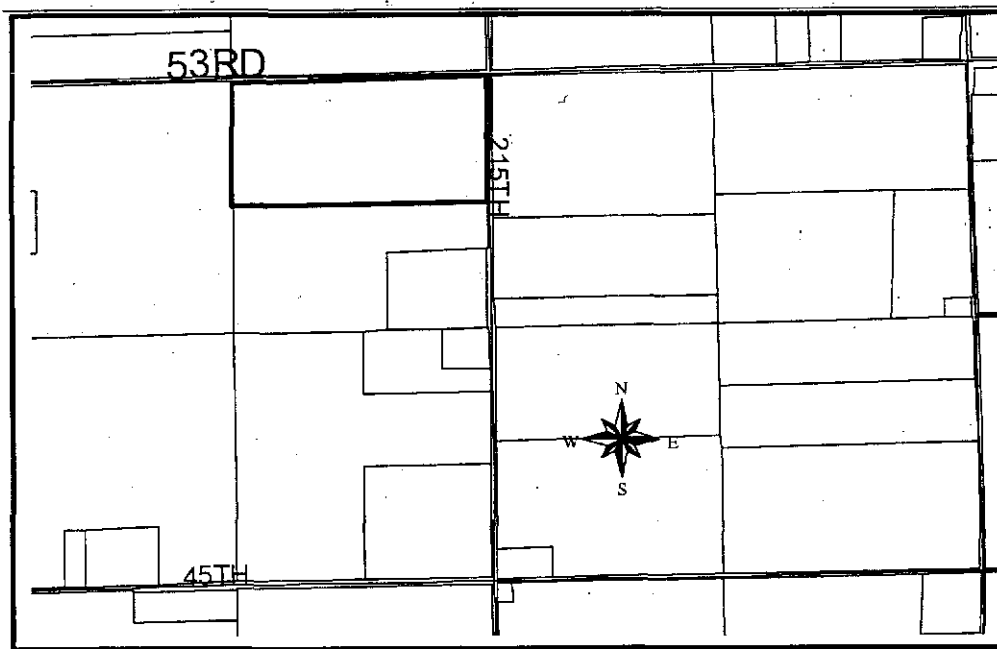
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

**MINIMUM LOT AREA:** 4.5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**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 municipal water nor sanitary sewer 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 facilities 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 plan. **A road profile is required on 53rd St. to determine back water elevations in floodway reserves. An additional drainage easement is required between Lots 8 and 9 of Block 1. A final lot grading plan is needed.**
- D. On the final plat, the platlor's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. **County Engineering** and MAPD recommend complete access control along 215<sup>th</sup> St. West for Lot 1, Block 2 and Lot 2, Block 1. The final plat shall reference the access controls in the platlor's text. **A private drive may be constructed within the right-of-way for Lot 1, Block 2, and Lot 2, Block 1. The private drive shall be removed upon the construction of Grandview Drive.**
- F. The applicant shall guarantee the closure of the existing driveway opening to Lot 1, Block 2 along 215<sup>th</sup> St. West.
- G. The applicant shall guarantee the installation of the proposed to the 36-ft rock suburban standard. The shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- H. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 7 and 8, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **The Subdivision Committee has approved a modification.**
- J. The **County Fire Department /GIS** needs to comment on the plat's names. **The name is approved.**

**SUB 2001-86 -- Final Plat of GRANDVIEW COUNTRY ADDITION**  
**February 28, 2002 - Page 3**

- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- L. 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.
- M. 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.)
- N. 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.
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- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. **Southwestern Bell has requested additional easements.**
- U. 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.

CLOSURE COMPUTATIONS  
GRANDVIEW COUNTRY ADDITION

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>DIRECTION</u>	<u>DISTANCE</u>
Begin	1074.943	3995.943	S 89°58'39" E	2654.94
	1073.901	6650.883	N 00°40'42" E	1326.74
	2400.548	6666.590	N 90°00'00" W	2655.15
	2400.548	4011.440	S 00°40'10" W	1325.69
End	1074.948	3995.951		

Error of Closure: 1:844,025

Departure in Y (Northing): -.005

Departure in X (Easting): -.008

Closing Direction: S 58°02'48" W

Closing Distance: 0.0094