

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2002-77 -- MARTIN ADDITION

OWNER/APPLICANT: Leon Martin, 4213 N. 215th West, Colwich, KS 67030; Olga A. Stockemer, 4312 N. 215th West, Colwich, KS 67030; Trent and Janell Edelman, 20505 W. 37th St. N., Colwich, KS 67030

AGENT: Harlan D. Foraker, P.E., CED, 810 W. Douglas, Suite C, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy Company, Mark Savoy, L.S., 535 S. Emporia, Suite 104, Wichita, Ks 67202

LOCATION: South side of 37th St. North, West side of 199th St. West

SITE SIZE: 26.82 Acres

NUMBER OF LOTS

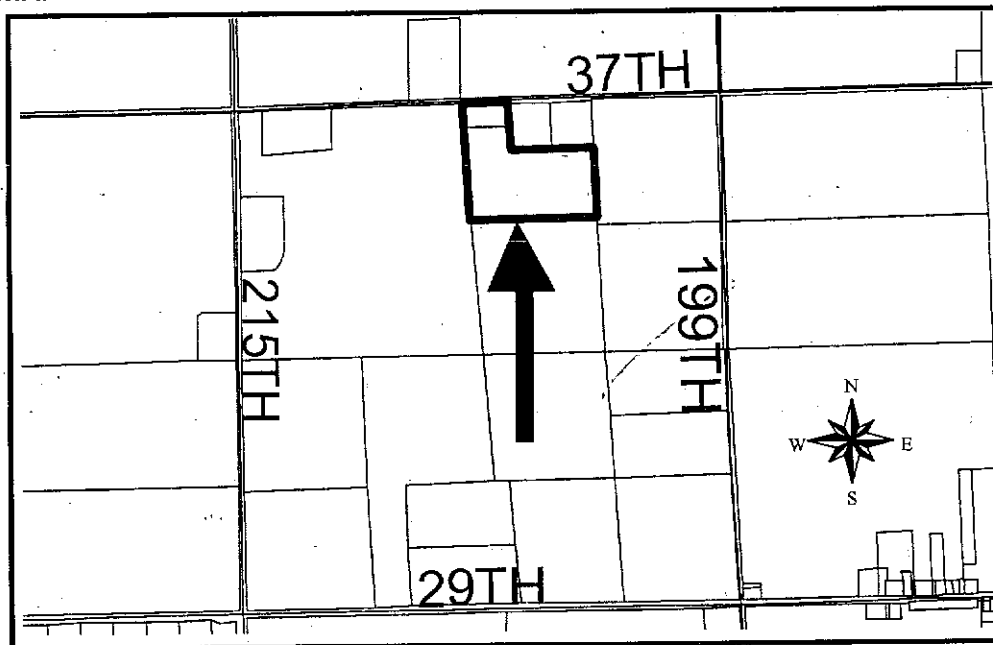
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 4.31 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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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. The site is located within the 100-year floodplain.

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. Lot 1, Block A contains 4.3 acres, less than the required 4.5 acres for lots served by sewage lagoons, which will need to be approved by a Zoning Adjustment. **County Code Enforcement** needs to be contacted to determine soil testing necessary to determine appropriate sewer systems.
- 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. **County Engineering requests a drainage plan for review, which addresses terraces and drop structures on the property to the south.**
- D. The plat proposes one opening along the plat's frontage to 37th St. North. **County Engineering has required complete access control dedicated along 37th St. North. Complete access control needs to be dedicated along 205th St. W. for the north 75 feet of Lot 1, Block A. The final plat tracing shall reference the dedication of access controls in the plat's text.**
- E. **County Engineering** needs to comment on the need for additional right-of-way along 37th St. North. **In accordance with the proposed Access Management Policy, a 60-ft right-of-way is needed.**
- F. The plat's text shall note the dedication of the street to and for the use of the public.
- G. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- H. The Applicant is advised that if platted, the building setbacks must be a minimum of 85 feet from the centerline of 37th St. North to conform with the Zoning setback standard for County section line roads.
- I. The **County Fire Department/GIS** needs to comment on the plat's street names.
- J. A fire department access drive to any structure located on the individual lots more than 150 feet from the edge of 205th street west will need to be provided and installed prior to construction in accordance with fire department specifications:
 - 1. 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.

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).
 3. An approved turnaround is provided that allows the turning of apparatus in no more than two maneuvers.
 4. 13-foot, 6-inch vertical clearance is maintained the entire length of the access drive.
- K. 205th Street West is to be installed in accordance with county road standards and approved prior to development of the individual lots
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- M. The Applicant needs to verify the location of the pipeline right-of-way indicated in the platting binder. The right-of-way shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- N. 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.
- 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 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.

- 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.
- W. 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.