SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
DECEMBER 29, 2005

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-145 -- MARTIN ESTATES 2ND ADDITION

OWNER/APPLICANT: Bill Martin, 111 N. Reese Road, Goddard, KS 67052; Mike Martin 120 N. Reece Road, Goddard, KS 67052; Thomas Martin, 11605 Binter Ct., Wichita, KS 67212

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

approved 4-0

NUMBER OF LOTS

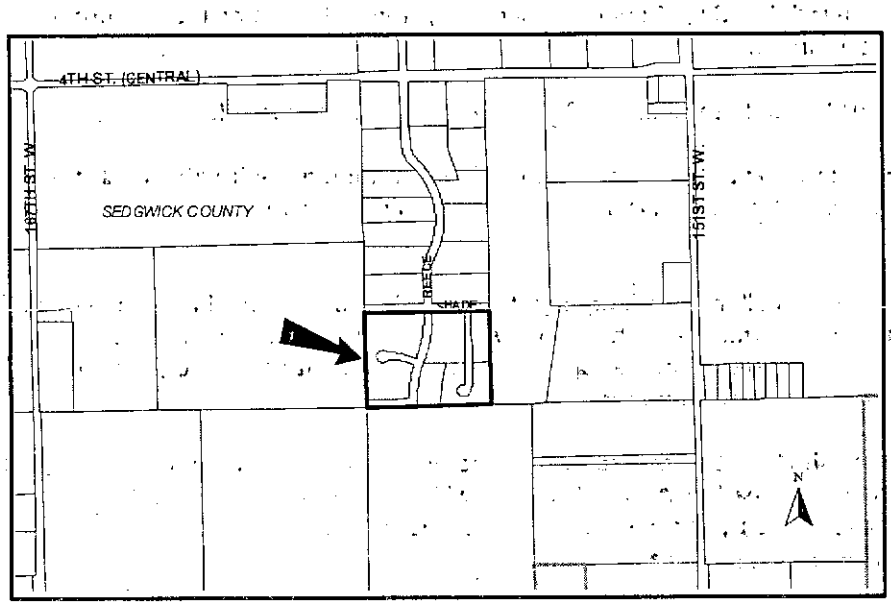
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 4.78 acres

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 a replat of the Martin Estates Addition vacating the Lot Bundling development. It is located in the Goddard Area of Influence.

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. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.

C. **City Water Department** requests a petition for future extension of City water and sewer services.

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. ***Present topography is needed showing location of constructed houses, drives, and drainage. An updated drainage plan is needed. Drainage easements need to be changed based on the applicant's drainage plan.***

F. The area indicated as 70' Ingress-Egress easement should be labeled contingent street dedication and a temporary cul-de-sac should be shown at the south end of the plat.

G. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.

H. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.

I. The year "2006" needs to replace "2005" within the signature blocks.

J. 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.

L. 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.

M. 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.)

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.

O. 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.

P. 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.

Q. 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.

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

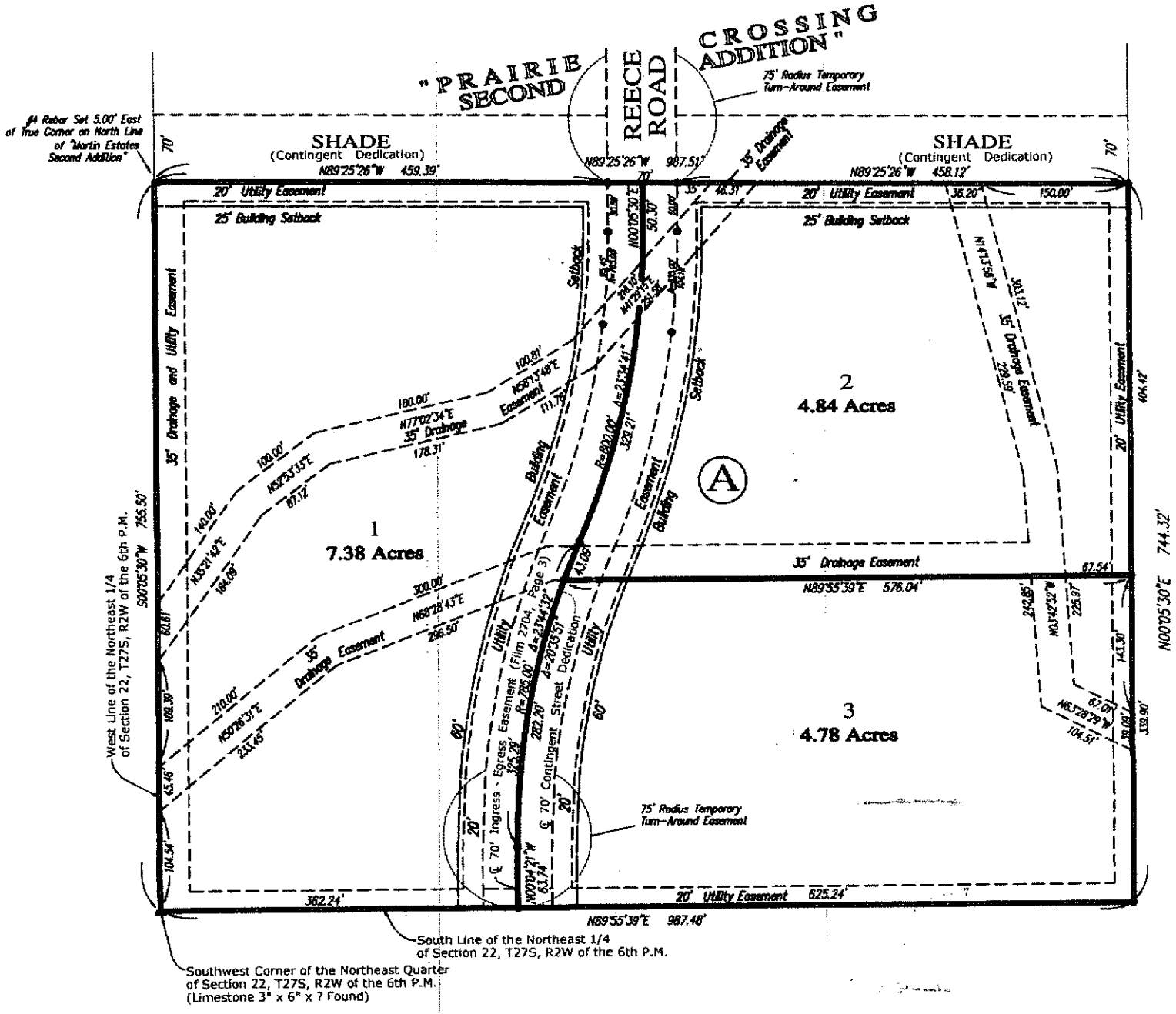
S. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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.

U. 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.

CLOSURE COMPUTATIONS

FINAL PLAT OF
"MARTIN ESTATES SECOND ADDITION"
SEDGWICK COUNTY, KANSAS
IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



Inverse with Area 06/14/2007 10:27

PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
?P			757.39	3410.91	0.00	
	N 00°05'30" E	755.50				
?P			1512.89	3412.12	755.50	
	S 89°25'26" E	987.51				
?P			1502.96	4399.58	1743.01	
	S 00°05'30" W	744.32				
?P			758.63	4398.39	2487.34	
	S 89°55'39" W	987.48				
?P			757.39	3410.91	3474.81	

Closure Error Distance> 0.0000
Total Distance Inversed> 3474.81
AREA: 740520.01 SQ FT OR 17.00 ACRES

Plat Perimeter

Inverse with Area 06/14/2007 10:30

PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
P			757.39	3410.91	0.00	
	N 00°05'30" E	755.50				
P			1512.89	3412.12	755.50	
	S 89°25'26" E	494.39				
P			1507.92	3906.48	1249.89	
	S 00°05'30" W	50.30				
P			1457.62	3906.40	1300.19	
RADIUS: 800.00	CHORD: 326.89	DEGREE: 07°09'43"	DIR: RIGHT			
LENGTH: 329.21	DELTA: 23°34'41"	TANGENT: 166.97				
CHORD BRG: S 11°52'51" W	RAD-IN: N 89°54'30" W	RAD-OUT: N 66°19'49" W				
RADIUS PNTNO: PP N: 1458.90 E: 3106.40						
P			1137.73	3839.10	1629.40	
	S 22°05'51" W	43.08				
P			1097.81	3822.89	1672.48	
RADIUS: 785.00	CHORD: 280.69	DEGREE: 07°17'56"	DIR: LEFT			
LENGTH: 282.20	DELTA: 20°35'51"	TANGENT: 142.64				
CHORD BRG: S 10°13'35" W	RAD-IN: S 69°28'30" E	RAD-OUT: N 89°55'39" E				
RADIUS PNTNO: PP N: 822.58 E: 4558.06						
P			821.59	3773.06	1954.68	
	S 00°04'21" E	63.74				
P			757.84	3773.14	2018.42	
	S 89°55'39" W	362.24				
P			757.39	3410.91	2380.66	

Closure Error Distance> 0.0000
Total Distance Inversed> 2380.66
AREA: 321613.41 SQ FT OR 7.38 ACRES

LOT 1 BLOCK A

Inverse with Area 06/14/2007 10:33

PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
P			1507.92	3906.48	0.00	
	S 89°25'26" E	493.12				
P			1502.96	4399.58	493.12	
	S 00°05'30" W	404.42				
P			1098.54	4398.93	897.54	
	S 89°55'39" W	576.04				
P			1097.81	3822.89	1473.57	
	N 22°05'51" E	43.08				
P			1137.73	3839.10	1516.65	

RADIUS: 800.00 CHORD: 326.89 DEGREE: 07°09'43" DIR: LEFT
LENGTH: 329.21 DELTA: 23°34'41" TANGENT: 166.97
CHORD BRG: N 11°52'51" E RAD-IN: N 66°19'49" W RAD-OUT: N 89°54'30" W
RADIUS PNTNO: PP N: 1458.90 E: 3106.40

P			1457.62	3906.40	1845.87	
	N 00°05'30" E	50.30				
P			1507.92	3906.48	1896.16	

Closure Error Distance> 0.0000
Total Distance Inversed> 1896.16
AREA: 210776.39 SQ FT OR 4.84 ACRES

Lot 2 Block A

nverse with Area 06/14/2007 10:39

NTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESC
P			757.84	3773.14	0.00	
	N 00°04'21" W	63.74				
P			821.59	3773.06	63.74	
RADIUS: 785.00	CHORD: 280.69		DEGREE: 07°17'56"		DIR: RIGHT	
LENGTH: 282.20	DELTA: 20°35'51"		TANGENT: 142.64			
CHORD BRG: N 10°13'35" E			RAD-IN: N 89°55'39" E		RAD-OUT: S 69°28'30" E	
RADIUS PNTNO: PP N: 822.58 E: 4558.06						
P			1097.81	3822.89	345.94	
	N 89°55'39" E	576.04				
P			1098.54	4398.93	921.98	
	S 00°05'30" W	339.91				
P			758.63	4398.39	1261.89	
	S 89°55'39" W	625.24				
P			757.84	3773.14	1887.13	

losure Error Distance> 0.0000
otal Distance Inversed> 1887.13
REA: 208130.17 SQ FT OR 4.78 ACRES

LOT 3, BLOCK A