

**STAFF REPORT**  
**(PRELIMINARY PLAT)**

**CASE NUMBER:** SUB 2002-143 – MARTIN ESTATES ADDITION

**OWNER/APPLICANT:** Adrian Martin, 443 S. Illinois, Wichita, KS 67213

**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

**NUMBER OF LOTS**

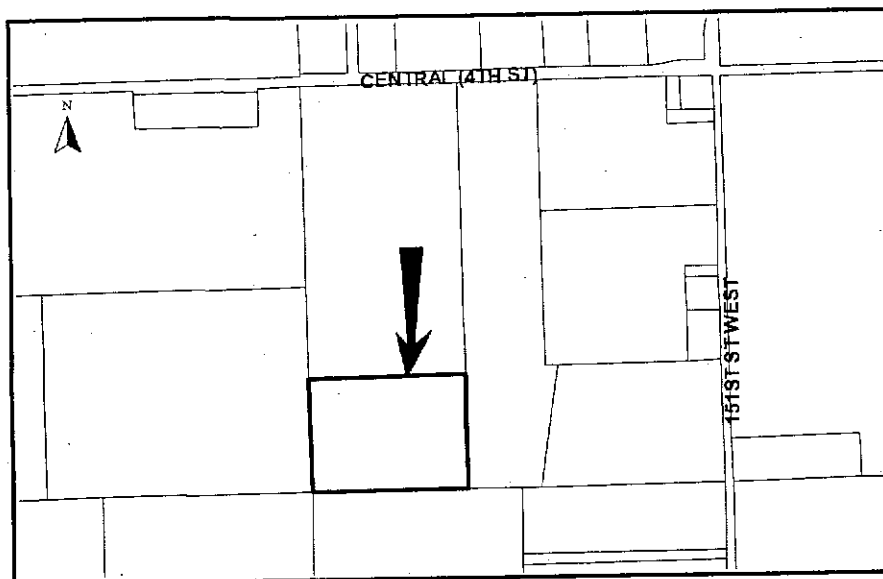
Residential:	6
Office:	.
Commercial:	.
Industrial:	.
Total:	<b>6</b>

**MINIMUM LOT AREA:** 2.5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**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 located in the Goddard Area of Influence.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the six building sites may be readily converted to urban-scale lots without replatting. The plat contains contingent street dedications to facilitate subdivision into smaller lots in the future.

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

**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. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.
- C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- 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 concept. **A drainage plan is needed that reflects both rural and urban conditions, terraces and tie-in to Prairie Crossing.**
- F. The plat needs to indicate contingent dedications of street right-of-way for Par, O'Neill, 157th and 158th Streets.
- G. The plat's text on the final plat shall note the dedication of the streets to and for the use of the public.
- H. MAPD and **County Engineering** request the extension of Reece Road to the south line of the plat.
- I. The applicant shall guarantee the installation of Reece Road to the 36-ft rock suburban street standard.
- J. The road needs to be approved before construction on individual lots.
- K. The street guarantee shall include the installation of a temporary turnaround at the terminus of Reece Road as indicated on the plat. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street.

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**January 16, 2003 - Page 3**

- L. The Applicant shall submit a restrictive covenant tying the lots together within each "bundle". Each building site shall be limited to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition.
- M. The plat needs revised to reference R2W instead of R1E on the face of plat.
- N. 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.
- O. On the final plat, the signature line for the City Clerk needs to reference "Pat Graves".
- P. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".
- Q. The County Fire Department/GIS needs to comment on the plat's street names.
- R. 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.
- S. The plat'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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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

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construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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 1/16/03)

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**LOCATION:** South of Central, West of 151st St. West

**SITE SIZE:** 17 acres

**NUMBER OF LOTS**

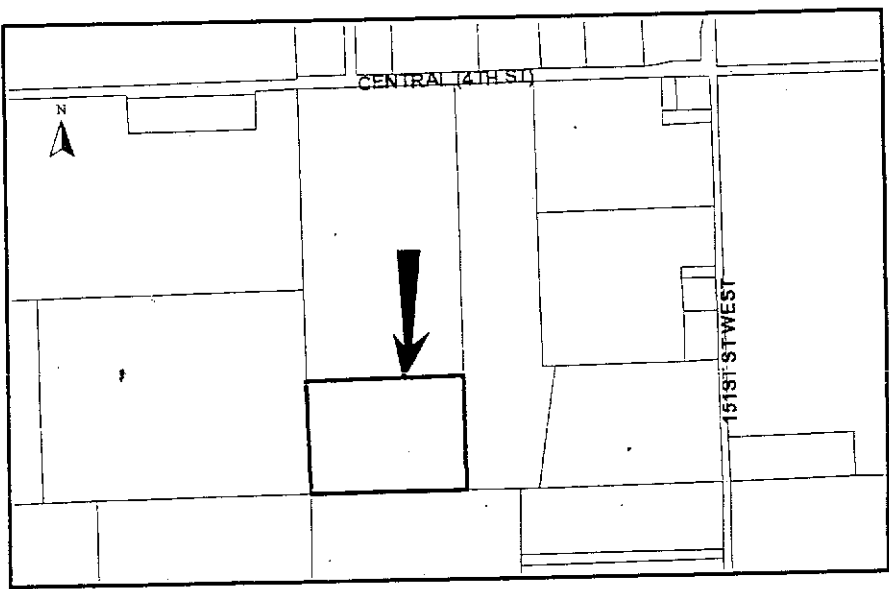
Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

**MINIMUM LOT AREA:** 10,897 sq. ft.

**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 located in the Goddard Area of Influence.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the three building sites may be readily converted to urban-scale lots without replatting. The plat contains contingent street dedications to facilitate subdivision into smaller lots in the future.

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

**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. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.
- C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect. **The Rural Water District has confirmed that sufficient capacity exists to serve the lots in this plat.**
- 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. **A drainage plan is needed that addresses the terraces.**
- F. **County Engineering** requests that Martin Estates should not be recorded until after the Prairie Crossing plat has been recorded.
- G. **County Engineering** requests an easement for temporary turnaround be provided on 157th St. at south line of Bundle B.
- H. **County Engineering** requests that the Reece Rd. dedication extend to the south line of Bundle B and a cul-de-sac built in that location. **In the alternative, the applicant proposes an access easement by separate instrument through the Reece Road contingent dedication in order to serve Bundle C. This access easement shall be denoted on the face of the plat. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.**
- I. **County Engineering** requests that this plat join in the paving petition for Reece Rd. with Prairie Crossing. Reece Road shall be built to the 36-ft rock suburban street standard.
- J. The road needs to be approved before construction on individual lots.

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March 27, 2003 - Page 3

- K. The street guarantee shall include the installation of a temporary turnarounds at the terminus of Reece Road and Bluegrass as indicated on the plat.
- L. The Applicant shall submit a restrictive covenant tying the lots together within each "bundle". Each building site shall be limited to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks, and limit future development until submittal of a paving petition.
- M. **GIS** needs to comment on the plat's street names. 157<sup>th</sup> St West Circle needs to be revised to 157<sup>th</sup> Cir W.
- N. 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).
- O. The plat'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 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.)
- 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 thirty (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. 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.