CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 18, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-22 -- Final Plat of Hidden Glen Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 12, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2002

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-22 -- Final Plat of Hidden Glen Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A guarantee is required.*

D. City/Traffic Engineering needs to comment on the substandard right-of-way width platted for 44th St. South. *Traffic Engineering has approved the 44-ft street right-of-way. The remaining right-of-way will be dedicated with the abutting property to the south upon its development.*

E. The applicant intends to plat 5-ft interior side yard setbacks for all of the lots. A plat note to that effect shall be included on the final plat tracing. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

F. The 30-ft right-of-way north of Lots 5 and 6, Block D, adjacent to the north line of the plat, is not open and should be vacated, since the south half of this street is not being dedicated by this plat. The Applicant shall contact the property owner to the north to attempt to have this half-street right-of-way vacated.

G. The applicant shall guarantee the paving of the internal streets, in addition to 44th St., 45th St. (half-street petition) and Lulu (majority petition) . For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. For the 60-ft streets, the guarantee shall be for a 31-ft paving standard.

H The paving guarantee shall also provide for sidewalks on at least one side of 44th St. and Greenwood.

I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

N. The Subdivision Regulations prohibit the platting of double frontage lots for single-family dwellings, unless abutting an arterial. MAPD recommends a 5-ft reserve to be platted along the rear of Lots 19-27, Block B. ***In lieu of the reserve, the applicant has proposed to plat complete access control along 45th St. South. The restrictive covenant shall state that the Homeowner's Association shall maintain the parkway area between the rear property lines of Lots 19-27, Block B and the driving surface.***

O. 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.

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, he 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 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.

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. ***Westar Energy has requested additional easements.***

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.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, April 18, 2002, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

APRIL 18, 2002

STAFF REPORT

(FINAL PLAT APPROVED 4/11/02; PRELIMINARY PLAT APPROVED 3/14/02)

CASE NUMBER: SUB 2002-22 -- HIDDEN GLEN ADDITION

OWNER/APPLICANT: Hickory Creek, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West side of Hydraulic, between 44th and 45th St. South

SITE SIZE: 13.97 Acres

NUMBER OF LOTS

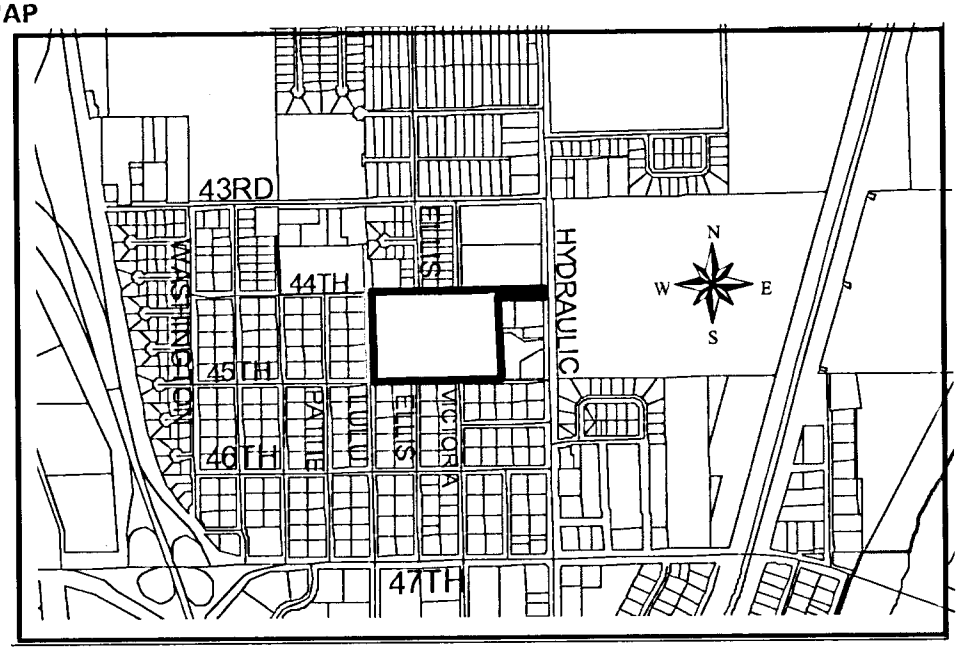
Residential:	75
Office:	
Commercial:	
Industrial:	
Total:	75

MINIMUM LOT AREA: 5,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. A guarantee is required.***

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