

April 6, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-24 FOREST LAKES 2ND ADDITION

OWNER/APPLICANT: Marvin Schellenberg, Forest Lakes, Inc., 7926 West 21st North, Wichita, KS 67205

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 29th Street North and west of Ridge Road

SITE SIZE: 0.6 ± Acres

NUMBER OF LOTS

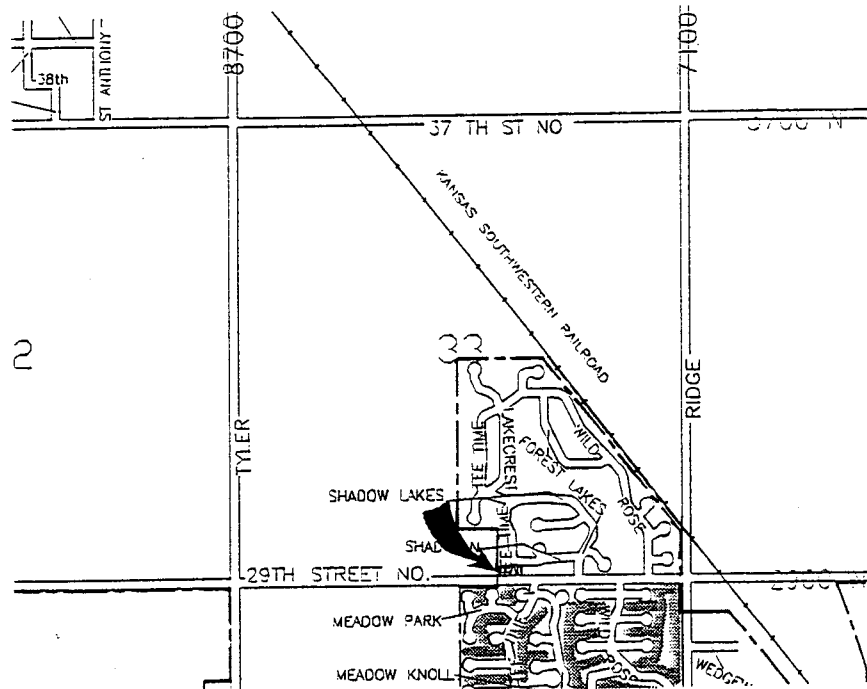
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 9,587 square feet

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: This subdivision involves a replat of two lots and the abutting section of street in the recently platted (April, 1993) Forest Lakes (1st) Addition. The primary purpose of this replat is to eliminate the originally platted street opening to 29th Street North by the local street Tee Time. As originally platted, Forest Lakes provided three openings to 29th Street North for 263 residential lots. The only access for the original addition is from 29th Street North, there being no other access from another arterial nor was the plat required to provide stub connections into adjacent, unplatted areas.

The applicant has indicated the reason for this change is to eliminate through traffic from along Tee Time in order to make the lots along the involved section more marketable. However, obviously no decrease in overall traffic will result, only an increase on other streets. Overall, this change will require a significant number of trips in and out of this site to travel greater distances. This increased distance will involve over 1/4 mile (1600 ft.) and is estimated to impact approximately 200 to 300 daily trips and result in from 60 to 90 miles daily of increased driving. This is based on the fact that trips from or to the west of the Forest Lakes (1st) Addition will now need to use the Addition's entrance at Forest Lakes.

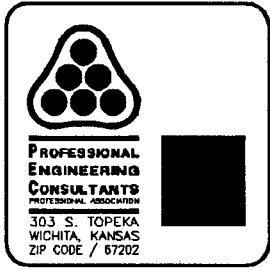
STAFF COMMENTS:

- A. City Engineering needs to indicate requirements for any existing or new guarantees required for improvements to serve this site. That is, are agreements in regard to existing petitions appropriate and/or are new guarantees in some cases needed such as for the turnaround now being proposed by this replat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The City's Fire Department should be prepared to discuss the acceptability of this replat in regard to the overall access now being created for the original Forest Lakes Addition. While two (2) entrances will be available to the Addition from 29th Street North, the site's design involves basically a long, looped type street around a lake, with no interconnecting streets between portions of this looped street. Further, the Fire Department needs to indicate if at least emergency access across Reserve A needs to be provided.
- D. On the final plat tracing, the plattor's text shall also reference the granting of the indicated utility easements and the dedication of street right-of-way.
- E. The applicant shall submit a covenant providing for the ownership and maintenance of Reserve A. Since this reserve is being platted with the specific purpose of controlling access to/from a public street, as indicated in the Subdivision Regulations (Sec. 7-201F) this covenant shall also establish the City's control of the Reserve, that is, its right to if found necessary reestablish street access.
- F. Since this property is a replat of a portion of Forest Lakes Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.

- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- H. 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.)
- I. 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.
- J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

MEMO



TO: File PROJECT NO. 32-34-95147-95148-042
PROJECT: Forest Lakes Phase 2 & 3
Streets and Drainage
ATTN: _____ DATE: June 12, 1995

COPIES TO:

Mike Lindebak, Vicki Huang,
RDP, BDB, BER, DD

FROM: Michael Berry, P.E. *MB*
REFERENCE: Meeting with Mike Lindebak, City Engineer

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

On Thursday, June 8, 1995, the author met with Mike Lindebak, City Engineer. The purpose of the discussion was to request a waiver of standard City of Wichita requirements for pipe materials and minimum pipe diameters relative to public storm water sewers being constructed in public easements in residential rear yard areas, not normally subject to traffic.

Mr. Lindebak reiterated the City's position that the minimum pipe size diameter should be 15" to be compatible with current maintenance equipment owned by the City of Wichita. However, he agreed that alternate pipe materials may be appropriate in these areas. As an alternate to reinforced concrete pipe, there are two types of PVC pipe which are acceptable to the City, and Ultraflow aluminized steel square rib pipe may also be acceptable.

The two PVC materials available are as follows:

1. Ultra-Rib as manufactured by Uponor-ETI Co., Denver, CO, per ASTM F794. This is a PVC profile pipe with integral bell and elastomeric seal joints.
2. A2000 as manufactured by Contech Construction Products, Inc., Middleton, OH, per ASTM F949. This is profile wall pipe with smooth interior and corrugated exterior, and has a pipe stiffness of 50 psi or greater.

Regarding the aluminized steel products, this has not been approved for installations under pavements to be consistent with policies of the Kansas Department of Transportation. However, Mr. Lindebak believes a request to the Director of Public Works for use of this material in rear yards would be granted.

A concern expressed by Mr. Lindebak regarding these alternate materials, are locations where the pipe cover is insufficient and construction operations might damage the pipe. The pipe material offering the best resistance to accidental destruction is reinforced concrete pipe. If alternative pipe materials are damaged, property owner would be responsible for any damage inflicted on the City's sewer.

JUN 22 1995