

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6.

April 23, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-38 - HENDRICK'S GARDENS

OWNER/APPLICANT: John F. and Charlotte Hendrick, 12202 E. Douglas,
Wichita, KS 67206

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main,
Wichita, KS 67203

LOCATION: North of Douglas, East of 127th St. East
West

SITE SIZE: 3.95 acres

NUMBER OF LOTS

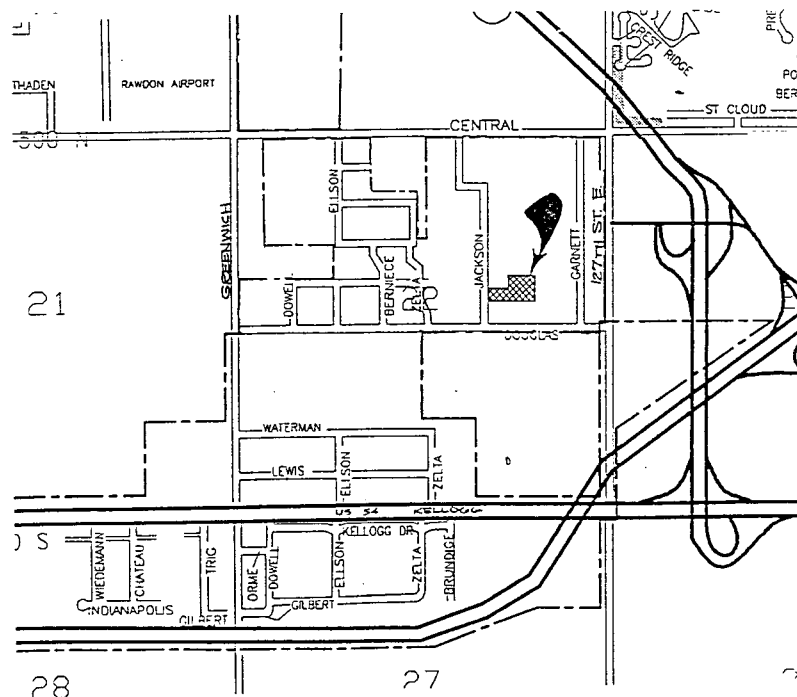
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 14,198 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site was annexed into the City in 1997.

STAFF COMMENTS:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- 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 concept.
- D. The applicant shall guarantee the paving of the proposed interior street.
- E. 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.
- F. Traffic Engineering needs to comment on the need for improvements to Jackson.
- G. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9.

August 20, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/23/98)

CASE NUMBER: S/D 98-38 - GARDEN MEADOW ADDITION
(formerly HENDRICK'S GARDENS)

OWNER/APPLICANT: John F. and Charlotte Hendrick,
12202 E. Douglas, Wichita, KS 67206

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67203

LOCATION: North of Douglas, West of 127th St. East

SITE SIZE: 3.95 acres

NUMBER OF LOTS

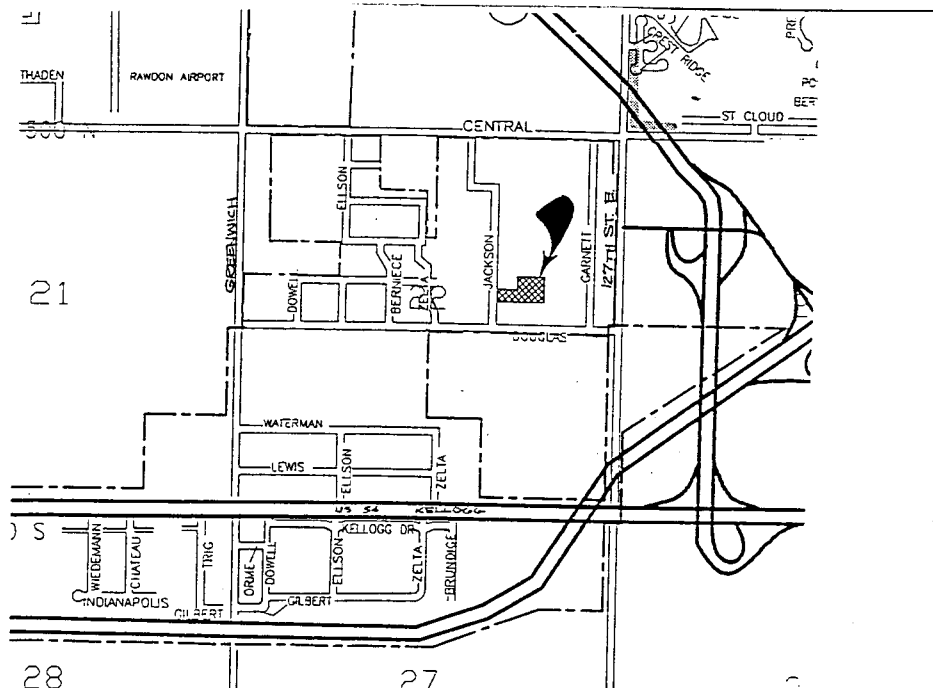
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 14,198 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a lot in the Gilders Gardens Addition. This site was annexed into the City in 1997. Subsequent to preliminary plat approval, the applicant revised the name of the plat to Garden Meadow Addition.

STAFF COMMENTS:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A guarantee for City water will also be needed. A sanitary sewer layout is requested by County Engineering.**
- 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. **An off-site drainage easement will be needed.**
- D. The applicant shall guarantee the paving of the proposed interior street. **An agreement not to protest future street improvements is requested from the applicant.**
- E. 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.
- F. **Traffic Engineering** needs to comment on the need for improvements to Jackson Street. **Due to narrow width of Jackson Street, Traffic Engineering requests the Applicant to widen street to 24-foot wide surface from Douglas to north side of Jackson Court.**
- G. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows. **Sanitary sewer and KG&E services are proposed to be constructed along front yard easements and applicant prefers to maintain 20-foot rear yard easement.**

- H. **Fire Department requests a new street name.**
- I. On the final plat tracing, the spelling of "granted" in the owner's signature block needs to be corrected, in addition to "Hendrick".
- J. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- K. 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.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. ***KG&E and Southwestern Bell request additional easements which have been denoted on the final plat.***
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE: GARDEN MEADOW ADDITION

	North: 20350.126		East: 20019.771
Line	Course: N 00-01-50 W	Length: 180.78	
	North: 20530.906		East: 20019.675
Line	Course: N 89-55-18 E	Length: 263.00	
	North: 20531.266		East: 20282.674
Line	Course: N 00-01-50 W	Length: 149.00	
	North: 20680.266		East: 20282.595
Line	Course: N 89-55-18 E	Length: 376.96	
	North: 20680.781		East: 20659.554
Line	Course: S 00-01-50 E	Length: 329.78	
	North: 20351.001		East: 20659.730
Line	Course: S 89-55-18 W	Length: 639.96	
	North: 20350.126		East: 20019.771

Perimeter: 1939.50 Area: 171,863. sq.ft. 3.94 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: S 90-00-00 E
Error North: 0.0000 East: 0.0000
Precision 1: 1,939,480,000.00

DRAINAGE COVENANT

This drainage covenant is made this 30th day of Nov, 1998, on behalf of John F. Hendrick, Jr. And Charlotte E. Hendrick with respect to the following recitals:

- A. Grantor is owner of the following described real property located in Sedgwick County, Kansas:

Garden Meadow Addition, Wichita, Sedgwick County, Kansas

- B. Grantor desires to provide for the drainage of storm water runoff from the following described real property located in Sedgwick County, Kansas:

Lots 1 through 9, Garden Meadows Addition, Wichita, Sedgwick County, Kansas.

NOW, THEREFORE, know all men by these presents that Grantor does hereby covenant and agree as follows:

1. That drainage from the lots or portions of lots described in Section B above shall drain into a storm water sewer detention facility located along the south side of Lots 2, 3, 4, and 5, Garden Meadows Addition, Wichita, Sedgwick County, Kansas.
2. That said storm water detention facility shall be constructed in the platted 40 foot drainage easement as delineated on the Final Plat of Garden Meadows Addition, Wichita, Sedgwick County, Kansas.
3. That the construction of the said detention facility including grading, outlet structure, and required seeding shall be completed as a part of the pavement improvements for Garden Meadows Addition, Wichita, Sedgwick County, Kansas.
4. That the owners of said Lots 2, 3, 4 and 5, Garden Meadows Addition, Wichita, Sedgwick County, Kansas shall not modify the grade or shape of the above mentioned storm water detention facility, nor shall they modify or block drainage from the outlet structure.
5. That maintenance of the storm water detention facility shall be the responsibility of the owners of said Lots 2, 3, 4 and 5, Garden Meadows Addition, Wichita, Sedgwick County, Kansas, over that portion owned by each respective owner.
6. The covenants contained herein shall run with said real estate and shall be binding on the successors and assigns of Grantor in and to any interest in said real estate.

