



August 2, 1996

Scott Shields, Environmental Technician
Kansas Department of Health and Environment
Industrial Program Section, Bureau of Water
Forbes Field, Building 283
Topeka, KS 66620-0001

Reference: Rocky Creek
Sedgwick County, Kansas
Stormwater Application

Dear Mr. Shields:

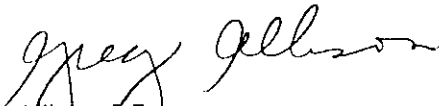
Please find enclosed four copies of our Stormwater Pollution Prevention Plan for Construction Activity and Stormwater Construction Permit Application for Rocky Creek Addition, Wichita, Sedgwick County, Kansas. Items included are as follows:

- ▶ EPA Form 1 (4 copies)
- ▶ Location Map (4 copies)
- ▶ Drainage & Utility Plan

Thank you for your review and consideration of our application.

Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.

GA/ay

Enclosures, as noted

c: Jim Weber, P.E.
Vicky Huang, P.E.

RECEIVED
AUG - 9 1996
CITY - ENGINEERING

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15

July 3, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-46 - ROCKY CREEK ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, 8100 E. 22nd Street North - Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

OTHER: Brad T. Murphree, Blair and Murphree, 400 N. Woodlawn - Suite 1, Wichita, KS 67208
Randy Leiker, 1645 Woodridge, Wichita, KS 67206

LOCATION: North of 13th Street North and east of 127th Street East

SITE SIZE: 149 Acres

NUMBER OF LOTS

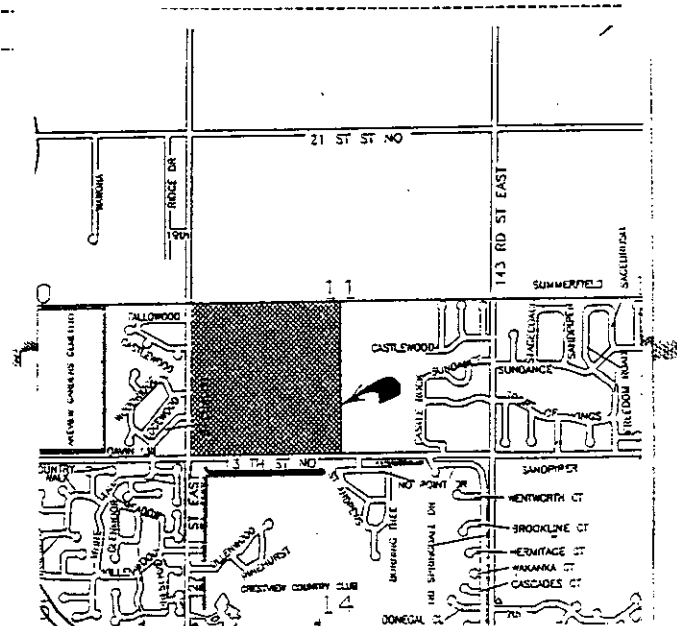
Residential:	235
Office:	
Commercial:	2
Industrial:	
Total:	<u>237</u>

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "SF-20" and "LC"

PROPOSED ZONING: "SF-6" and "LC" (SCZ-0696)

VICINITY MAP:



NOTE: This site is in the County and was involved in a zone change (SCZ-0696) that allows for the lot sizes now being platted. This zone change will also remove a portion of "LC" zoning that would be located on several residential lots toward the southwest corner of the plat. Two lots at the southwest corner of the plat will retain "LC" zoning. Platting of the site by September 13, 1997 was a requirement of the zone change. While this site will be using City of Wichita water, it is in an area now shown as to be served by the County's Four Mile Creek sanitary sewer system. Up to this time, a number of additions around this site were included in the Crestview improvement district for sanitary sewer services. This system apparently now is connected to the Four Mile Creek facilities.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, sewer service will be provided through the County's Four Mile Creek system.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering also needs to indicate requirements for any water line extensions along the arterials adjacent to this site. Since Wichita water will be used, an outside-the-City water agreement shall be provided.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. Specifically, Rocky Creek Parkway from 13th to 127th Streets shall include sidewalks on both sides of this "collector" type street. Traffic volumes, speeds, etc. require, for safety, sidewalks immediately along this street and not a substitute section through a Reserve. Except for cul-de-saced streets, sidewalks shall also be guaranteed along one side of each looped or continuous type street. Sidewalk shall also be provided along any street stub connecting into an adjacent, undeveloped area.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. County Engineering needs to comment upon paving requirements for the adjacent arterials. In particular, 127th Street East appears to only have a mat type surface, not intended to serve the increased level of traffic to be generated by this Subdivision.

County Engineering also needs to indicate any requirements for traffic improvements such as for the 129th and 13th Street intersection, for the "LC" use area and the residential entrances off of 13th and 127th Streets (two and one entrances respectively).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- H. For Lots 1 and 2, Block 3 ("LC" zoning), 100-feet of complete access control shall be platted at the southwest corner of Lot 1 (to 13th and 127th Streets). Further, Lot 1 shall indicate access control except for two (2) openings to 127th Street and Lot 1 and 2 shall provide only two (2) openings total to 13th Street. One of these two openings should be created as a joint opening,

with an appropriate joint access agreement/easement created and recorded for this joint opening.

- I. In order to allow for a 54-foot collector street (Rocky Creek Parkway) not only will no parking be required along the length of this street, but no lots should have access directly to such a street. Consequently, complete access control shall be created (dedicated) from any rear or side property line abutting this street.
- J. On the final plat, a street or street connections shall be shown to the property to the east of this site. Such interconnections are required by the Subdivision Regulations and in particular the area along the northern portion of this site needs to be assured a connection to avoid the possibility of becoming land locked.
- K. On the final plat, the street name Tallowood Drive shall be correctly used in place of Tollowood.

The applicant, prior to submitting the final plat, shall also discuss this site's street names with the County Fire Department and City's GIS staff to determine if the indicated names are appropriate. In particular, it is questionable as to; if the parallel streets of Rocky Creek and Rocky Creek Parkway are acceptable; how Krug changes into Krug Courts, the use of Glen Creek for the same looped street and court, and the position of street names through out and in particular within the short "eyebrow" type cul-de-sacs.

- L. On the final plat, a 15-foot (or 20-foot if necessary) street-drainage-utility easement shall be platted adjacent to all 32-foot streets (Glen Creek, Rocky Creek Parkway).
- M. On the final plat, the floodway crossing this plat's southwest corner shall be clearly indicated and labeled as a floodway. The apparent line indicating the limits of the floodway shall be distinctly shown and labeled; however, a solid line shall not be used which appears as on this preliminary plat to possibly be a lot line. Where this boundary impacts platted lots, sufficient dimensions shall be provided from lot corners to adequately locate the floodway boundary. In regard to any Reserves impacted by the floodway, the plattor's text shall note that such Reserves are also platted for floodway. The plattors' text shall also note the standard floodway language.
- N. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. 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.
- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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 a method similar to special assessments.

- Q. The depiction of Reserves on this plat is somewhat awkward or questionable. Specifically, there is no apparent reason for two separate Reserves D and L which abut each other. Several reserves appear to be tied to lots, being only poorly indicated as being for a small island type area at a street entrance (e.g., Reserves K, I, C). The final plat needs to more clearly label these reserve areas and it appears that D and L can be shown as just one Reserve.
- R. Even if Reserve S were to be for the exclusive use of just the surrounding lots, being platted for drainage purposes, a means of access must be provided to this Reserve in the event the County does have to maintain the area. Such an easement shall be granted on the final plat with the platting text specifically noticing that public access is allowed.
- S. 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- and 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.
- T. Since this plat proposes the platting of narrow street right-of-way with adjacent "15 (or 20)-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. Any plantings within the easement shall be reviewed by the County prior to installation.
- U. According to this site's platting binder, a pipeline (easement) may be impacting this site, but none appears to be indicated on the preliminary plat as located on or even adjacent to this site.
- With the final plat, the applicant shall provide proof (revised plat binder, pipeline release, etc.) that this easement or associated building setbacks do not impact this site. If this easement does impact the site, it shall be properly depicted on the plat and this site will be subject to the standard Subdivision Requirements for pipelines.
- V. While this plat is indicating 25-foot building setbacks for all lot frontages to streets, corner lots are only required to have a 25-foot setback to one street, with a 15-foot setback to the second, presumably side of the house, street. In general, the size of lots in this Addition would not hinder house locations with two, 25-foot setbacks. However, several lots such as Lots 64 and 74, Block 6 are somewhat narrow and could benefit by a 15-foot side yard setback. If, however, the intention is to place the front of the house toward the longest street frontage, the 25-foot setbacks should be retained to those sides. That is, the front of a house is expected to be to the 25 not 15-foot setback.
- W. If any of this site's drainage is to the railroad right-of-way along the north line of this site, a letter shall be provided from that railroad (SL&SF) indicating their willingness to accept such drainage.
- X. On the final plat, the easement along the east line of the plat shall be properly labeled as a utility and drainage easement, not a setback as is shown on Lot 9, Block 6.
- Y. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- Z. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- AA. 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.
- BB. 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.)
- CC. 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.
- DD. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- EE. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- FF. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to comment upon the adequacy of requirements for the platting of a floodway and minimum building pad elevations for this site.

August 8, 1996

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/3/96)

CASE NUMBER: S/D 96-46 - ROCKY CREEK ADDITION

OWNER/APPLICANT: Ritchie Development Corporation, 8100 E. 22nd Street North - Bldg. 1000, Wichita, KS 67226

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OTHER: Brad T. Murphree, Blair and Murphree, 400 N. Woodlawn - Suite 1, Wichita, KS 67208

Randy Leiker, 1645 Woodridge, Wichita, KS 67206

LOCATION: North of 13th Street North and east of 127th Street East

SITE SIZE: 149 Acres

NUMBER OF LOTS

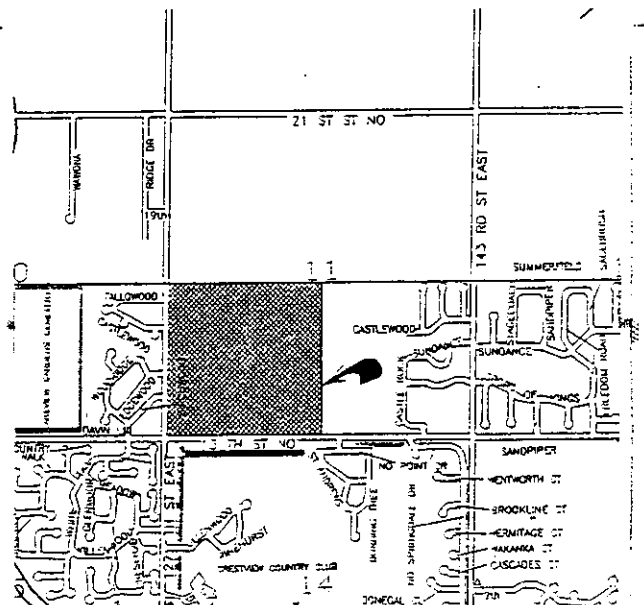
Residential:	235
Office:	
Commercial:	2
Industrial:	
Total:	237

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "SF-20" and "LC"

PROPOSED ZONING: "SF-6" and "LC" (SCZ-0696)

VICINITY MAP:



NOTE: This site is in the County and was involved in a zone change (SCZ-0696) that allows for the lot sizes now being platted. This zone change will also remove a portion of "LC" zoning that would be located on several residential lots toward the southwest corner of the plat. Two lots at the southwest corner of the plat will retain "LC" zoning. Platting of the site by September 13, 1997 was a requirement of the zone change. While this site will be using City of Wichita water, it is in an area now shown as to be served by the County's Four Mile Creek sanitary sewer system. Up to this time, a number of additions around this site were included in the Crestview improvement district for sanitary sewer services. This system apparently now is connected to the Four Mile Creek facilities.

STAFF COMMENTS:

- A. When the preliminary plat was approved, the Subdivision Committee required that a street connection be provided from the northeast portion of this site, eastward into the adjacent unplatted property. Specifically, it was noted that lot sizes within the vicinity of Lot 55, Block 6 were of sufficient size that street right-of-way could be provided in this area with no loss of a lot.

The Subdivision Regulation Standards stated in Section 7-201(V) specifically notes that street stubs shall be platted to provided access to adjacent unplatted property as long as the sites are compatible. If residential zoned property were adjacent to industrial or commercial zoning, a valid concern as to compatibility would exist. However, both sites are zoned residential and cannot be considered incompatible.

The applicant has indicated that based upon conversations with the adjacent property owner, no street connection is desired by that owner (adjacent 80-Acre tract with one existing residence). However, the position of an adjacent property owner has never been the basis for consideration for this standard. At some point it should be expected that this 80-acre tract will develop into a typical subdivision and the requirement for street stubs is to assure that such subdivisions are interconnected. The likelihood of this tract being subdivided is reasonable when it is also noted that the area east of this site is also being developed into typical residential lot sizes as part of the Savanna at Castle Rock Ranch Additions.

If this 80-Acre tract is not developed, any street stubs as provided by this plat or the Savanna Additions would have no need to be installed and could likely be vacated. However, as noted above, it is more realistic to expect this tract to subdivide some time in the future and it is the Planning Department and Commission's responsibility to assure that such previously platted street connections be utilized by subsequent subdivisions.

The final plat tracing shall provide a street stub in the northeast portion of this site, as required by the Subdivision Committee.

- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, sewer service will be provided through the County's Four Mile Creek system. The applicant shall also meet with the County to determine if a pump station will be required for this site.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering also needs to indicate requirements for any water line extensions along the arterials

adjacent to this site. Since Wichita water will be used, an outside-the-City water agreement shall be provided.

- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. Specifically, Rocky Creek Parkway from 13th to 127th Streets shall include sidewalks on both sides of this "collector" type street. Traffic volumes, speeds, etc. require, for safety, sidewalks immediately along this street and not a substitute section through a Reserve. Except for cul-de-saced streets, sidewalks shall also be guaranteed along one side of each looped or continuous type street. Sidewalk shall also be provided along any street stub connecting into an adjacent, undeveloped area. While a sidewalk plan may also be provided, such plan shall include all of the above noted sidewalks.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. As noted by County Engineering, to accommodate drainage and sanitary sewer line improvements, certain easements were to be widened to 30 feet. However, this final plat is showing 25-foot drainage and utility easements. The County Engineer needs to indicate if this is acceptable.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. Since 127th Street East only has a mat type surface, not intended to serve the increased level of traffic to be generated by this Subdivision, guarantees shall be provided for the paving of this street. The applicant was also to meet with County Engineering in order to determine any intersection improvements needed due to this plat. Engineering needs to indicate what if any such improvements need to be guaranteed.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- I. In order to allow for a 60-foot collector street (Rocky Creek Parkway originally shown on the preliminary plat with a 54' right-of-way) not only will no parking be required along the length of this street, but no lots should have access directly to such a street. Consequently, complete access control has been created (dedicated) from any rear or side property line abutting this street. As noted by the applicant, wider than standard paving for this street is being proposed.
- J. The applicant, prior to submitting the final plat, was to also discuss this site's street names with the County Fire Department and City's GIS staff to determine if the indicated names are appropriate. In particular, it is questionable as to; if the parallel streets of Rocky Creek and Rocky Creek Parkway were acceptable; how Krug changes into Krug Courts, the use of Glen Creek for the same looped street and court, and the position of street names through out and in particular within the short "eyebrow" type cul-de-sacs. County Fire needs to indicate if the street names on this plat are now acceptable.
- K. 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. This covenant shall also provide for the homeowners' association to

maintain the "parking strip" located between this plat's perimeter and the driving surfaces of 13th Street North and 127th Street East.

- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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 a method similar to special assessments.
- M. 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- and 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.
- N. 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. Any plantings within the easement shall be reviewed by the County prior to installation.
- O. If any of this site's drainage is to the railroad right-of-way along the north line of this site, a letter shall be provided from that railroad (SL&SF) indicating their willingness to accept such drainage.
- P. Prior to this plat being released for approval by the County Commission, proof shall be provided that the blanket pipeline easement noted in the platting binder has been removed, and that if confined to an easement, that such easement in no way impacts this site. If the easement or any associated setback is located on the site, the plat shall be subject to all standard requirements for showing the easement, providing documents to the Planning Department and noting that any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- Q. This site is in the County and approval by the County Commission is required. The final plat tracing shall therefore provide the appropriate County Signature block.
- R. Blocks 4 and 5 and the associated street Glen Creek appear to involve print sizes and a crowding of information that makes microfilming of this plat questionable and likely illegible. If that print and data in this section of the plat cannot be improved within the existing area of the tracing, a fourth page shall be provided to cover the area of these two blocks, but at a more appropriate scale. That is, this page of the tracing should show these blocks and streets in outline form, noting that detailed platting information is shown on a separate sheet (e.g., see Sheet 4).
- S. On the final plat, Lot 2, Block 4 appears to be showing a "20' Utility Easement", pointing to an area also labeled as a 15' street-drainage-utility easement. Either the 20' easement is in error and should be deleted, or if a 20-foot easement is required at this site, it needs to be more clearly indicated as to where that easement is.
- T. On the final plat tracing, the "access easement" to Reserve S needs to be described. That is, it

should be noted that no fences, or other obstructions shall be allowed, that the easement is for public use and maintenance of the Reserve and so forth.

- U. For Lot 6, Block 7 and Lot 16, Block 1 a continuous 25-foot building setback shall be platted. The curved frontage of these lots does not easily allow depiction of both a front and sideyard setback. The tapered setbacks shown are likely to cause problems in trying to properly locate homes in these sites and considering the sizes of these lots, a 25-foot setback will have no significant impact on locating homes on these lots.
- V. During review of the preliminary plat, a number of utility easements were requested. While some have been shown, others have not. The final plat tracing shall indicate all of the easements as were requested by the utilities, unless the utilities indicate otherwise.
- W. On the final plat tracing, the following changes or corrections shall be made to the face of the plat and/or text of the plat.
- Building setback lines need to be indicated by a more discernible line pattern. In too many cases, it is not clear if a setback, lot line, or Reserve line is involved.
 - The floodway boundary at the southwest corner of the site also needs to be shown in a pattern more distinct than is now being used. It is again unclear as to whether a line is a floodway boundary, some unspecified survey line, or a lot line.
 - The plat's text needs to correctly state access controls noting; Lots 1 and 2, Block 3 have access to 13th Street and complete access control to Parkway is for Lot 24, Block 4, not Block 6.
 - The word Deputy shall be deleted from the City Clerks' signature block.
- X. 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.
- Y. 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.)
- Z. 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.
- AA. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- BB. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- CC. Recording of the plat within 30 days after approval by the City Council.
- DD. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to verify the acceptability of the indicated floodway and minimum building pad elevations.

20-02-02-34
20-03-04-02
20-04-01-01

AFFIDAVIT

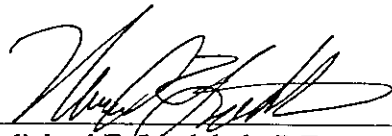
STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas, being first duly sworn, on oath states:

I have examined the recorded plat of Rocky Creek Addition to Wichita, Sedgwick County Kansas, and have found that two street names were not properly labeled and should be corrected as follows:

1. Krug Court in Block 6 is to be renamed Krug Circle, adjoining Lots 5 - 11.
2. Krug Street in Block 6 is to be renamed Krug Circle adjoining Lots 16 through 21.
3. Castlewood Circle in Block 8 is to be renamed Castlewood Court adjoining Lots 4 - 10.

FURTHER AFFIANT SAITH NOT.




 Michael E. Lindebak, P.E.

Dated this 19th day of March, 1998

(Seal)

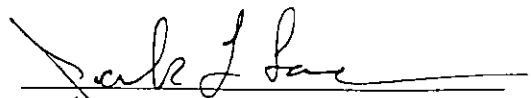
ATTEST:

 3/18/98
 Lori Wilkerson, Address Subcommittee Chairperson

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

Be it remembered that on this 19th, day of March, 1998, before me a notary public in and for said County and State, came Michael E. Lindebak, to me known to be the same person who executed the foregoing instrument duly acknowledged by me. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Appointment Expires 1/5/99



 JACK L. LOVE
 Notary Public - State of Kansas
 My Comm. Expires 1-5-99

