

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

July 13, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-43 - SHADYBROOK MEADOW ADDITION

OWNER/APPLICANT: Jan Siefkes, 366 N. Rock Rd., Wichita, KS 67206

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas ENgineering Consultants

LOCATION: East of 143rd St. East and 1/2 mile south of Central

SITE SIZE: 35.53 Acres

NUMBER OF LOTS

Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (SCZ-0613)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is presently zoned "R-1", suburban residential. A zone change to "AA", one-family (County) zoning will be required to plat the size of lots being proposed. The applicant has submitted a request for such zoning, but the case has not yet been considered.
- A. Approval of this plat shall be subject to approval of the required zoning and any conditions associated with the zone change.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - D. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
 - E. The applicant shall guarantee the paving of interior streets to the urban street standard.
 - F. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. The final plat shall indicate the dedication of sufficient street right-of-way adjacent to this site in order to provide 50-feet of half street right-of-way for 143rd Street East.
 - I. 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.
 - J. Since this plat involves the platting of a floodway, the platting's text on the final plat shall reference the standard floodway language.

- K. 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 a method similar to special assessments.
- L. 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.
- M. If required, the final plat shall indicate on the face of the plat and in the plat's text any minimum building pad elevations, on-site and off-site benchmarks shall also be indicated.
- N. On the final plat, a 25-foot building setback shall be indicated on the two legs of Reserve C adjacent to Cardinal and Hawthorn.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.
- T. 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.

- U. The representatives from County Engineering and City Engineering should be prepared to comment on the status of the applicant's drainage concept and should also indicate if minimum building pad elevations are needed, if the boundaries of the floodway are adequate and if any drainage guarantees will be required on the platting of this property.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 14, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-43 - SHADYBROOK MEADOW ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 13, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of this plat shall be subject to approval of the required zoning and any conditions associated with the zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall guarantee the paving of interior streets to the urban street standard.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The applicant shall meet with County Fire Department to review and resolve any conflicts in the selection of street names.
- I. The final plat shall indicate the dedication of sufficient street right-of-way adjacent to this site in order to provide 50-feet of half street right-of-way for 143rd Street East.
- J. 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.
- K. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- 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 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 a method similar to special assessments.
- M. 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.
- N. If required, the final plat shall indicate on the face of the plat and in the plattor's text any minimum building pad elevations, on-site and off-site benchmarks shall also be indicated.
- O. On the final plat, a 25-foot building setback shall be indicated on the two legs of Reserve C adjacent to Cardinal and Hawthorn.
- P. The final plat shall indicate the utility easements requested by K.G.&E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- Q. The final plat shall reference a tie point to a previously platted lot corner or section corner.

- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Bill G. Yung Design, 4912 E. 29th Street North 67220
Jan Siefkes, 366 N. Rock Rd. 67206
Ron Worley, County Public Works
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

July 27, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 7/13/89)

CASE NUMBER: S/D 89-43 - SHADYBROOK MEADOW ADDITION

OWNER/APPLICANT: Jan Siefkes, 366 N. Rock Rd., Wichita, KS 67206

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: East of 143rd St. East and 1/2 mile south of Central

SITE SIZE: 35.53 Acres

NUMBER OF LOTS

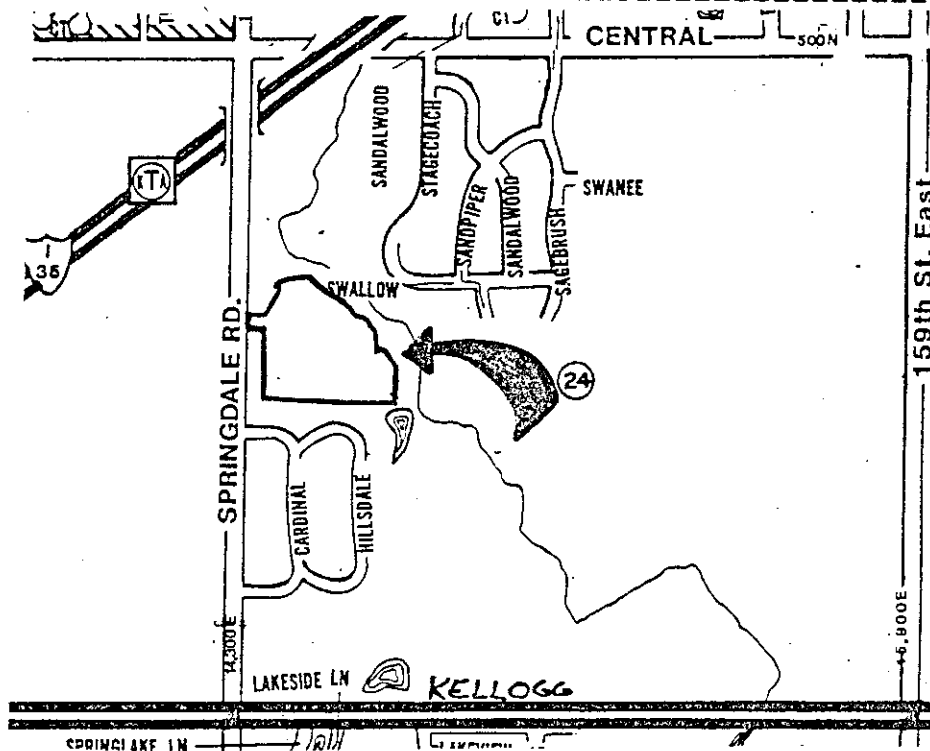
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (SCZ-0613)

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the required zoning and any conditions associated with the zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall guarantee the paving of interior streets to the urban street standard.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall meet with County Fire Department to review and resolve any conflicts in the selection of street names.
- I. 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.
- J. The final plat tracing shall state that the "appropriate engineer's" permission is needed in the standard floodway language.
- K. The final plat tracing shall indicate that the access control to and from 143rd street East is granted to the appropriate governing body.
- 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 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 a method similar to special assessments.

- M. 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.
- N. If required, the final plat shall indicate on the face of the plat and in the plat's text any minimum building pad elevations. It is noted that the plat's text references a minimum elevation but does not indicate any such elevation on the face of the plat. On-site and off-site benchmarks shall also be indicated.
- O. On the final plat tracing, a 25-foot building setback shall be indicated on the two legs of Reserve C and the two legs of Reserve B adjacent to Cardinal and Hawthorn.
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 28, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-43 - SHADYBROOK MEADOW ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 27, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of the required zoning and any conditions associated with the zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall guarantee the paving of interior streets to the urban street standard.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The applicant shall meet with County Fire Department to review and resolve any conflicts in the selection of street names.
- I. 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.
- J. The final plat tracing shall state that the "appropriate engineer's" permission is needed in the standard floodway language.
- K. The final plat tracing shall indicate that the access control to and from 143rd street East is granted to the appropriate governing body.
- 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 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 a method similar to special assessments.
- M. 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.
- N. If required, the final plat shall indicate on the face of the plat and in the plat's text any minimum building pad elevations. It is noted that the plat's text references a minimum elevation but does not indicate any such elevation on the face of the plat. On-site and off-site benchmarks shall also be indicated.
- O. On the final plat tracing, a 25-foot building setback shall be indicated on the two legs of Reserve C and the two legs of Reserve B adjacent to Cardinal and Hawthorn.
- P. Prior to submitting the final plat tracing, the applicant shall provide the additional information requested by County Engineering for evaluation of the drainage plan.
- Q. On the final plat tracing the following spelling shall be used for the street "Hawthorne."

- R. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- S. 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.
- T. 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.
- U. 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.
- V. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 3, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

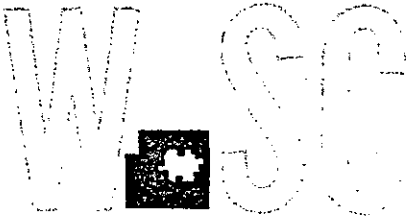


R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

cc: Bill G. Yung Design, 4912 E. 29th Street North 67220
Jan Siefkes, 366 N. Rock Rd. 67206
Ron Worley, County Public Works
Jim Weber, County Engineer
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 4, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-43 - SHADYBROOK MEADOW ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 3, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 28, 1989.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th Street North 67220
Jan Siefkes, 366 N. Rock Rd. 67206
Ron Worley, County Public Works
Jim Weber, County Engineer
Mike Lindebak, City Engineer



SEDGWICK COUNTY, KANSAS

BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

October 30, 1989

Ritchie Paving, Inc.
P.O. Box 4048
Wichita, KS 67204

Re: Sedgwick County Project - Shadybrook Meadows
Addition, Phase I, Street Improvements

Please be prepared to submit written copies of the following information at the pre-construction conference, which will be held at 1250 S. Seneca at 1:30 p.m., Thursday, November 2.

1. The names of your Superintendent and his alternate(s) for this project and evening and weekend telephone numbers at which they can be reached.
2. The names of your Traffic Control Coordinator and his alternate(s) for this project and evening and weekend telephone numbers at which they can be reached.
3. The name of the person of firm responsible for your construction staking for this project.
4. A list of all Subcontractors to be used for this project and their item(s) of work.
5. Your proposed Work Progress Schedule.
6. A list of all material suppliers for this project and the item(s) which they are to supply.
7. All concrete and bituminous mix designs to be used on this project.
8. Your proposed haul roads to be used in conjunction with this project.

Additionally, you are responsible for furnishing certifications and/or sample test reports for all materials, as required by the specifications, prior to their incorporation into the project. Thank you for your cooperation.

Sincerely,

David C. Spears, P.E., Director,
Bureau of Public Services/County Engineer

cc: Mid-States Construction Co.
Jim Weber
Harland Foraker
Phil Dietrich



SEDGWICK COUNTY, KANSAS
BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 256-7801

October 30, 1989

Mid-States Construction Co.
P.O. Box 17047
Wichita, KS 67217

Re: Sedgwick County Project - Shadybrook Meadows
Addition, Phase I, Sanitary Sewer Improvements

Please be prepared to submit written copies of the following information at the pre-construction conference, which will be held at 1250 S. Seneca at 1:30 p.m., Thursday, November 2.

1. The names of your Superintendent and his alternate(s) for this project and evening and weekend telephone numbers at which they can be reached.
2. The names of your Traffic Control Coordinator and his alternate(s) for this project and evening and weekend telephone numbers at which they can be reached.
3. The name of the person of firm responsible for your construction staking for this project.
4. A list of all Subcontractors to be used for this project and their item(s) of work.
5. Your proposed Work Progress Schedule.
6. A list of all material suppliers for this project and the item(s) which they are to supply.
7. All concrete and bituminous mix designs to be used on this project.
8. Your proposed haul roads to be used in conjunction with this project.

Additionally, you are responsible for furnishing certifications and/or sample test reports for all materials, as required by the specifications, prior to their incorporation into the project. Thank you for your cooperation.

Sincerely,

David C. Spears, P.E., Director,
Bureau of Public Services/County Engineer

cc: Ritchie Paving, Inc.
Jim Weber
Harland Foraker
Phil Dietrich

EASEMENT

MICROFILMED
OF RECORD

THIS EASEMENT made this 22nd day of February, 1990, by and between Janice G. Siefkes of the first part and the City of Wichita of the second part.

WITNESSETH: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their Utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The South 15 feet of Lots 16 through 29 inclusive, Block 1 Shadybrook Meadow, an addition to Wichita, Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

STATE OF KANSAS }
SEDGWICK COUNTY } SS
FILED FOR RECORD AT
10:30 AM

MAR 20 90 1057683

PAT KETTLER
REGISTER OF DEEDS

Janice G. Siefkes
Janice G. Siefkes

STATE OF KANSAS
SEDGWICK COUNTY

ss:

Ed Bress
Deputy

Personally appeared before me a notary public in and for the County and State aforesaid came Janice G. Siefkes to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 22nd day of February, 1990.

William E. Harrison
Notary Public
WILLIAM E. HARRISON
NOTARY PUBLIC
STATE OF KANSAS
MY APPT. EXPIRES 2-11-93

My Appointment Expires: _____

6.09
ck