

TO: Vicky Huang, P.E.
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

DATE: 6/3/97
JOB NO.
ATTENTION: Vicky Huang
RE: Reece Farms Estates

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Plans Prints Shop drawings Samples Copy of letter
 Specifications Change order Computer disk Other Calculations

COPIES	DATE	DESCRIPTION
1	6/3/97	Reece Farms Estates Utility Plan
1	6/2/97	Reece Farms Estates Drainage Plan with calculations

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
 For your use & information Approved as noted FOR BIDS DUE
 As requested Return for corrections

REMARKS: Please call with any questions

COPY TO: file
Brian L. Peltier

SIGNED: Brian L. Glenn 6/3/97
Brian L. Glenn, E.I. Date

RECEIVED
JUN - 3 1997
CITY - ENGINEERING

Note: A sketch plat was reviewed in October 1996.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City of Wichita water to serve the lots being platted. Since this plat is outside the City, an outside the City water agreement will be required.
- C. **County Engineering** needs to comment on the need, if any, for improvements to 151st Street.
- D. The applicant shall guarantee the installation of interior, residential streets to the suburban residential street standard (25 foot width paving plus shoulder/ditch).
- E. Although this plat is in the county, it is within three miles of the Wichita city limits, so sidewalk improvements along both sides of Reece Rd./Hendryx should be guaranteed.
- F. County Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- 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 install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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 (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 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the County Commission is required.
- O. Appropriate departments need to comment on proposed street name(s).
- P. The pipeline should be shown as a reserve instead of part of a lot. At least one 12,000 square foot lot would result from this action, so rezoning from SF-20 to SF-10 would be necessary. This plat would not be heard by the appropriate governing body until an appropriate zone change has been processed.
- Q. Reserve A, located north of Hendryx and east of Reece, adjacent to Lot 23, Block A, should be extended to Hendryx in order to provide access to this reserve from other lots in the subdivision which are not adjacent to the reserve.

DATE: 7/24/97
 JOB NO.
 ATTENTION: Vicky Huang
 RE: Drainage and Utility Plans

TO: Vicky Huang, P.E.
 City Hall - 7th Floor
 455 N. Main
 Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via the following items:

Plans Prints Shop drawings Samples Copy of letter

Specifications Change order Computer disk Other

COPIES	DATE	DESCRIPTION
2	7/23/97	Reece Farms Estates Addition Utility Plan
2	7/21/97	Reece Farms Estates Addition Drainage Plan

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted For review and comment

For your use & information Approved as noted FOR BIDS DUE

As requested Return for corrections

REMARKS: Please call with any questions

COPY TO: file
 Brian L. Peltier

SIGNED Brian L. Glenn 7/24/97
 Brian L. Glenn, E.I. Date

RECEIVED
 JUL 24 1997
 CITY - ENGINEERING

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4.

August 7, 1997

STAFF REPORT

(Revised One-Step Preliminary-Final Plat,
Revised One-Step Preliminary-Final Plat-Approved 6/19/97,
Final Plat Approved 10/10/96, Preliminary Plat Approved 8/8/96)

CASE NUMBER: S/D 96-67 REECE FARMS ESTATES

OWNER/APPLICANT: J.J.J., LLC, Attn.: Jay Russell and Judy Dine,
P.O. Box 406, 615 S. 151st St. West,
Wichita, KS 67052

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

LOCATION: South of Maple and west of 151st St. West

SITE SIZE: 60.3 acres

NUMBER OF LOTS

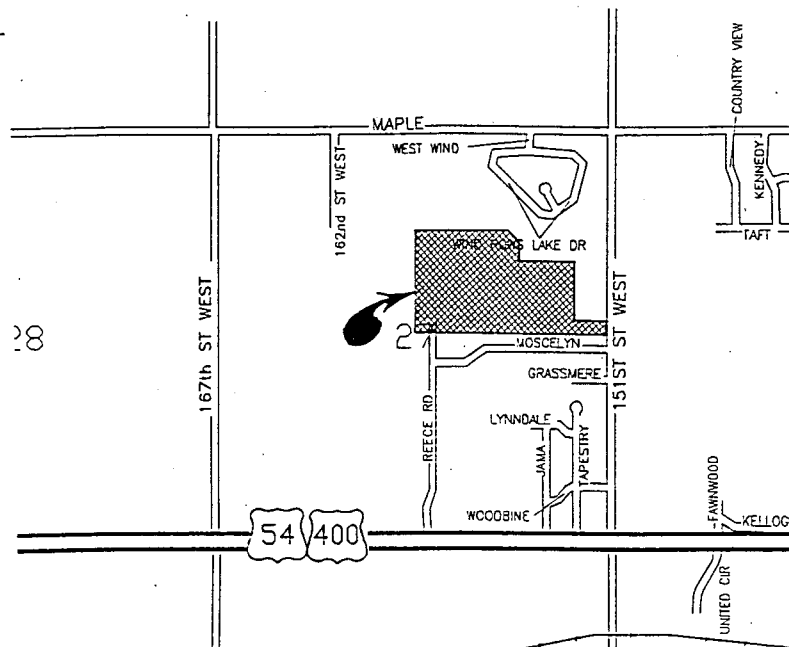
Residential:	81
Office:	
Commercial:	
Industrial:	
Total:	<u>81</u>

MINIMUM LOT AREA: 20,100

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



Note: This is a revised plat of Reece Farms Estates which was approved by the Subdivision Committee on June 19th and by the MAPC on June 26th of this year. Due to complaints of neighbors to the south, the plat was revised once again. Reece Road is no longer connected to the south allowing for traffic to connect with Kellogg using Reece Road. Second, the pipeline is now in an easement. Planning Staff is supportive of this change. The two lakes previously approved have now been removed.

Each lot in the proposed plat is larger than the 20,000 sq. ft. minimum requirement required in the "SF-20" zoning classification, therefore, no zoning change is needed.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City of Wichita sanitary sewer to serve the lots being platted. The applicant will tie the properties located in exception area to sewer service guarantees. City of Wichita is willing to permit connection to County sewer on a temporary basis, but with guarantee to a permanent connection to City of Wichita.
- B. The applicant shall guarantee the extension of City of Wichita water to serve the lots being platted. Since this plat is outside the City, an outside the City water agreement will be required. City of Wichita is willing for connection to Goddard water on temporary basis, but with guarantee to a permanent connection to City of Wichita water.
- C. **County Engineering** indicates 151st Street improvements will be guaranteed.
- D. The applicant shall guarantee the installation of interior, residential streets to the suburban residential street standard (25 foot width paving plus shoulder/ditch).
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities

which are applicable and described in Article 8 of the 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.)

- H. 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.
- I. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the County Commission is required.
- N. County Fire Department should comment on the acceptability of the proposed street name(s).
- O. The pipeline should be shown as a pipeline easement. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- P. On the final plat tracing, the platator's text shall be amended to reference that

S/D 96-67 -- Revised One-Step Plat of REECE FARMS ESTATES
August 7, 1997 - Page 4

the proposed contingent street dedication (McCormick) is contingent upon the City's need for the right-of-way for any street-related purpose.

- Q. On the final plat tracing, the last line of the plattor's text shall be changed from Reserve C to Reserve A to accurately portray the wording on the plat.