

Note: This unplatted site was recently annexed on July 31, 1998. A zone change (SCZ-0767) has been requested from SF-6, Single-Family to TF-3, Two-Family for the northeast portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (SCZ-0767) and any related conditions of such a zone change.
- B. 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.
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage concept and of any minimum building pad requirements as a result of a lake (Reserve E) being created.
- F. The plat denotes one access opening along 13th St. North. Traffic Engineering needs to comment on the need for complete access control on the east side of the frontage adjoining K-96. The plattor's text on the final plat, shall note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer.
- G. The distance to the northernmost lots is approximately 3,000 feet; in excess of the 600 foot maximum noted in the Subdivision Regulations for cul-de-sac access. Currently, the proposed street stub to the west does not have any connection and Fire Department needs to comment on a potential emergency access easement for a second point of access to this plat.
- H. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided by that railroad indicating their willingness to accept such drainage.

- I. 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.
- J. 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.
- K. Traffic Engineering needs to comment on the need for improvements to 13th St. North.
- L. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also provide for sidewalks along one side of the streets.
- 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 32 or 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.
- N. City Fire Department needs to comment on the plat's street names.
- O. City Fire Department and Traffic Engineering need to comment on the intermediate turnaround.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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. 5

September 17, 1998

STAFF REPORT
(Preliminary Plat Deferred from 9/3/98)

CASE NUMBER: S/D 98-84 - CHAPEL HILL ADDITION

OWNER/APPLICANT: Chapel Hill Fellowship, Attn: Henry Helgerson, 4009 Hammond, Wichita, KS 67218

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 13th St. North, West side of K-96

SITE SIZE: 43.2 acres

NUMBER OF LOTS

Residential:	55
Office:	
Commercial:	
Industrial:	
Total:	<u>55</u>

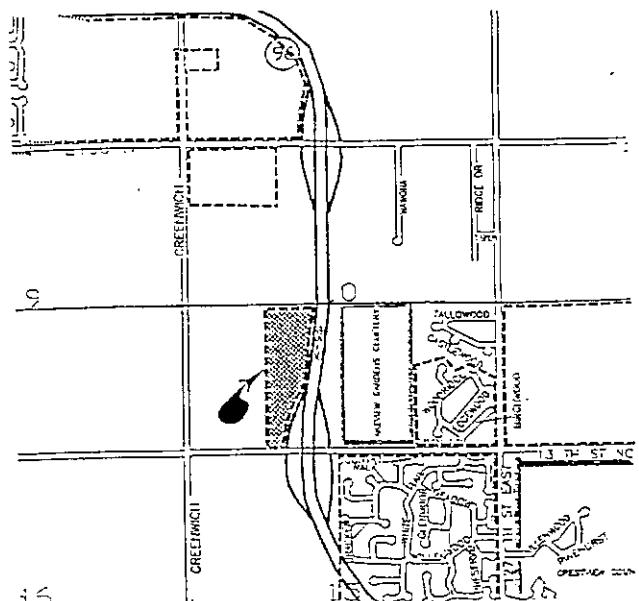
MINIMUM LOT AREA: 7,000 sf

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential
SF-6, Single-Family Residential

VICINITY MAP

~~13th St~~
~~13th St~~
No SSOE SWS
VISIBLE



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- F. The plat denotes one access opening along 13th St. North. Traffic Engineering needs to comment on the need for complete access control on the east side of the frontage adjoining K-96. The plat's text on the final plat, shall note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer.
- G. The distance to the northernmost lots is approximately 3,000 feet; in excess of the 600 foot maximum noted in the Subdivision Regulations for cul-de-sac access. Currently, the proposed street stub to the west does not have any connection and Fire Department needs to comment on a potential emergency access easement for a second point of access to this plat.

- H. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided by that railroad indicating their willingness to accept such drainage.
- I. 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.
- J. 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.
- K. Traffic Engineering needs to comment on the need for improvements to 13th St. North.
- L. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also provide for sidewalks along one side of the streets.
- 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 32 or 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.
- N. City Fire Department needs to comment on the plat's street names.
- O. City Fire Department and Traffic Engineering need to comment on the intermediate turnaround.
- 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. (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.)

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- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
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SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

November 5, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/17/98)

CASE NUMBER: S/D 98-84 - CHAPEL HILL ADDITION

OWNER/APPLICANT: Chapel Hill Fellowship, Attn: Henry Helgerson, 4009 Hammond, Wichita, KS 67218

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., 303 S. Topeka, Wichita, KS 67202

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NUMBER OF LOTS

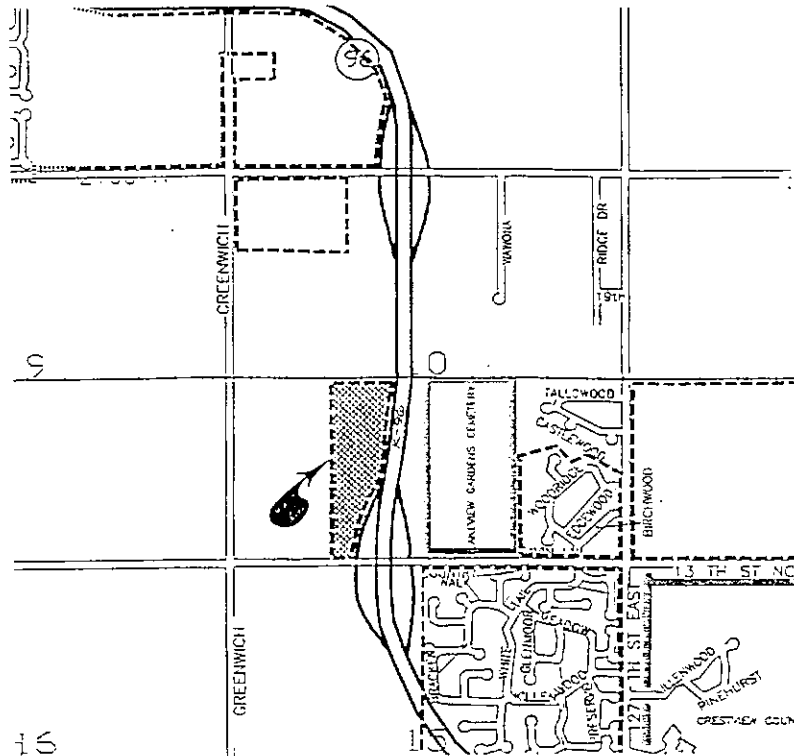
Residential:	55
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Total:	<u>55</u>

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SF-6, Single-Family Residential

VICINITY MAP



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STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (SCZ-0767) and any related conditions of such a zone change.
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- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage concept and of any minimum building pad requirements as a result of a lake (Reserve E) being created. *A letter is needed from KDOT pertaining to their acceptance of drainage onto K-96. The drainage concept is approved. Minimum pad elevations need to be denoted for lots adjacent to the detention pond.*

The final plat has included the requested minimum building pad elevations. City Engineering needs to comment on the status of the applicant's drainage plan.

- F. The plat denotes one access opening along 13th St. North. Traffic Engineering needs to comment on the need for complete access control on the east side of the frontage adjoining K-96. The plat's text on the final plat, shall note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer. *Access controls are sufficient.*

- G. The distance to the northernmost lots is approximately 3,000 feet; in excess of the 600 foot maximum noted in the Subdivision Regulations for cul-de-sac access. Currently, the proposed street stub to the west does not have any connection and Fire Department needs to comment on a potential emergency access easement for a second point of access to this plat. City Fire Department requires a second point of access. Applicant has agreed to include an emergency access easement.

The final plat has included the requested emergency access easement; however it should be extended northward to connect with Crestwood Street.

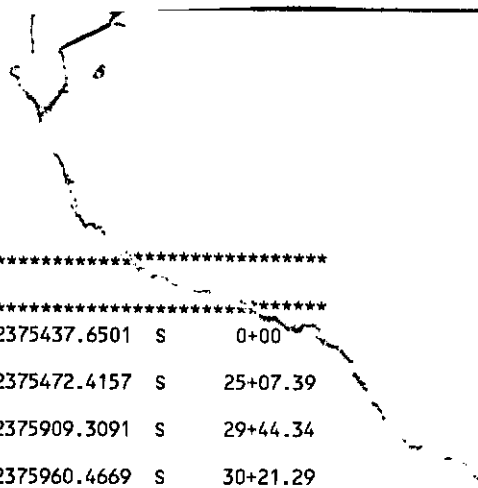
- H. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided by that railroad indicating their willingness to accept such drainage.
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- K. Traffic Engineering needs to comment on the need for improvements to 13th St. North. No improvements are needed.
- L. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also provide for sidewalks along one side of the streets. The Applicant has submitted an alternate sidewalk plan. The plan denotes a sidewalk around the perimeter of the park (Reserve A) with connections along the northern and western portion of the lake (Reserve E) and continuing along the west side of Chapel Hill Street from the intermediate turnaround to 13th St. North.

- 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 32 or 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.
- N. City Fire Department needs to comment on the plat's street names. The street names are acceptable.
- O. City Fire Department and Traffic Engineering need to comment on the intermediate turnaround. The intermediate turnaround is acceptable.
- 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. (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.)
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43000

* CLOSURE CHAPEL HILL ADD. 12-17-98 BY SCHEZ
* CLOSURE CHAPEL HILL ADD. 12-17-98 BY SCHEZ
D A901
D A901
D A901



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*****
A901          PROPLN
*****
616          N 384556.0274 E 2375437.6501 S 0+00
             S 00°47'40.0" E 2507.389 ft
620          N 382048.8792 E 2375472.4157 S 25+07.39
             N 89°06'39.7" E 436.946 ft
610          N 382055.6584 E 2375909.3091 S 29+44.34
             N 41°40'06.0" E 76.950 ft
611          N 382113.1405 E 2375960.4669 S 30+21.29
             N 10°04'04.0" E 558.140 ft
612          N 382662.6861 E 2376058.0370 S 35+79.43
             N 19°07'54.0" E 634.050 ft
613          N 383261.7161 E 2376265.8406 S 42+13.48
             N 07°06'39.0" E 503.590 ft
614          N 383761.4328 E 2376328.1796 S 47+17.07
             N 00°16'04.0" E 806.345 ft
615          N 384567.7693 E 2376331.9481 S 55+23.41
             S 89°14'51.9" W 894.375 ft
616          N 384556.0274 E 2375437.6501 S 64+17.79
LENGTH=     6417.786 ft AREA=     1878481.5 sf     43.1240 Acres
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A P
A P



Professional Engineering Consultants, P.A.

April 21, 2000

Mr. Michael Lindebak
City Engineer
City of Wichita
455 N. Main
Wichita, KS 67202

Reference: Chapel Hill Addition Sanitary Sewer Design
PEC Project No. 34-99127-042

Dear Mr. Lindebak:

The Chapel Hill Addition was prepared as a county plat and was included in the Four Mile Sewer District. Petitions were prepared in 1996 for a sanitary sewer line to extend from an existing line on the east side of the Lakeview Cemetery, across K-96, to serve this property, Dillions 12th Addition and an unplatted tract owned by Raytheon. PEC then prepared plans using the counties criteria, however, when we approached Lakeview Cemetery about getting an easement across their property they said that it would cost Two Hundred Thousand Dollars due to the potential lose of burial plots. In the mean time, Chapel Hill was annexed into the City and we were made aware of the new gravity and force main sewer that was under design adjacent to our site. This was a better and less expensive solution for serving our site so we approached the City and got approval to be added to this system.

We have prepared new petitions for the City and they have been approved by the council and we are about to finish modifying our plans, from county standards to City standards. Due to the above circumstances, our cost for the preparation of the plans have exceeded the normal range the City allows. They will be around 11.2% to 11.5% of the petition amount and we would like to know if this will be acceptable.

I will look forward to your reply.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Rob Hartman
Manager Land Development Division

RMH/tac

cc: Steve Jacobs and Henry Helgerson, Developers

- DIRECTORS:
- D.E. MALTBE, P.E.
 - R.D. PLETCHER, P.E.
 - M.D. SCHOMAKER, P.E.
 - G.D. SCHOCK, P.E.
 - J.H. BAILEY, P.E., Ph.D.
 - D.I. NORTON, P.E.
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 - G.K. GREENWOOD, P.E.
 - D.E. HAGER, P.E.

- ASSOCIATE DIRECTORS:
- G.L. ADAMS, P.E.
 - M.W. BERRY, P.E.
 - R.A. SCHLITT, P.E.
 - K.L. ROOD, P.E.

303 S. TOPEKA
WICHITA, KANSAS
67202
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FAX
316-262-3003
www.pec1.com
designers@pec1.com

*Told Ron Detcher
we would not be
able to pay more
than normal fee*

RECEIVED

APR 24 2000

CITY - ENGINEERING

- OFFICES IN:
- WICHITA
 - TOPEKA
 - LAWRENCE

4-25-00

Chapel Hill Addition

Lot Sizes

Block 1	Area (sq. ft)	Block 2	Area (sq. ft)	Block 3	Area (sq. ft)
1	868,858	1	10,509	1	10,828
2	8,615	2	8,820	2	8,400
3	7,451	3	8,776	3	8,400
4	7,475	4	8,434	4	11,151
5	7,754	5	8,072	5	10,694
6	8,185	6	7,727	6	8,400
7	15,722	7	9,291	7	8,400
8	10,503	8	8,766	8	8,400
9	11,365	9	8,400	9	11,862
10	10,268	10	8,400	10	13,751
11	9,734	11	8,400	11	13,878
12	11,176	12	8,471	12	14,033
13	19,832	13	10,933	13	8,757
14	16,055			14	8,732
15	13,466			15	9,203
16	15,907				
17	23,056				
18	23,300				
19	9,388				
20	9,200				
21	9,201				
22	9,202				
23	9,203				
24	9,375				
25	10,637				
26	9,365				
27	9,954				

114,999

154,889

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