

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2004-95 -- CHERYL'S HOLLOW ADDITION

OWNER/APPLICANT: Wayne Linnebur, c/o Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 13th St. North, West of 135th St. West

SITE SIZE: 79.73 acres

NUMBER OF LOTS

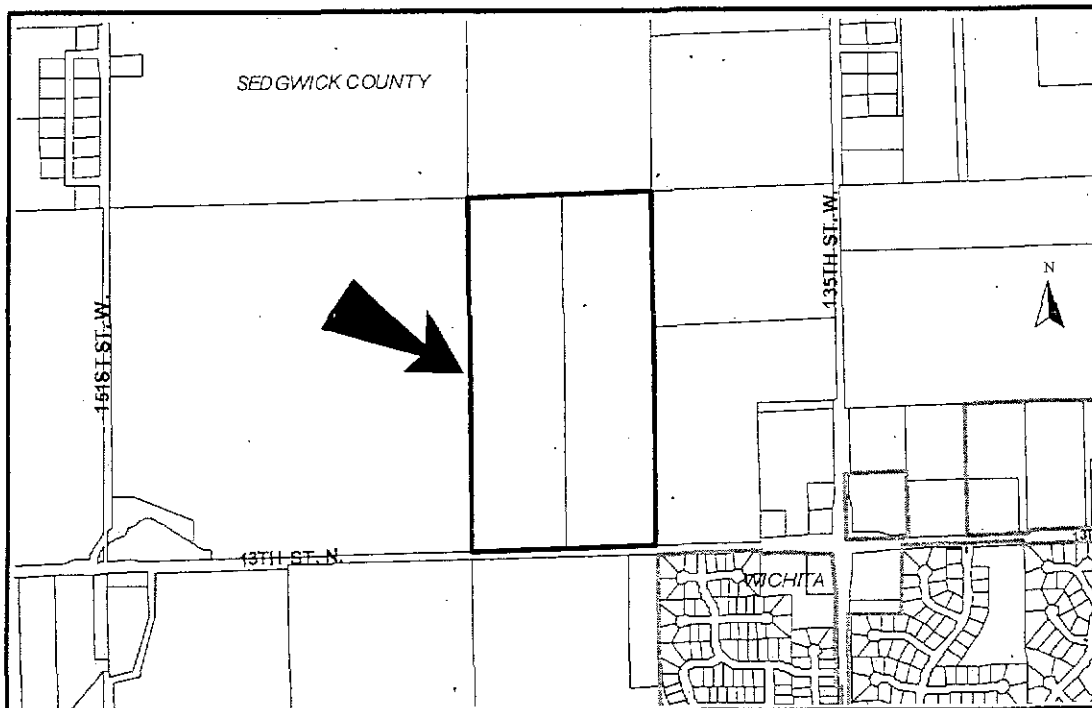
Residential:	239
Office:	
Commercial:	
Industrial:	
Total:	<u>239</u>

MINIMUM LOT AREA: 7,300 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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. A drainage concept is needed.
- D. Traffic Engineering needs to comment on the need for any improvements to 13th St. North. A petition for left turn lanes is needed.
- E. Traffic Engineering has requested a revision of the street layout.
- F. A temporary cul-de-sac is needed at the north end of Maple Hollow.
- G. Complete access control needs to be platted along the plat's frontage to 13th Street. The final plat shall reference the dedication of access controls in the plat's text.
- H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac (64-ft) streets.
- I. The Subdivision Regulations require that for urban subdivisions, the Applicant shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, unless waived by the governing body. The Applicant shall guarantee the paving of 13th St. North to the first entrance of the plat.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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. 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 the governing body.

- N. 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.
- O. In the title block "Wichita" needs to be added.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. GIS has requested new street names.
- R. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- S. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.

- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat and Revised Preliminary Plat, Preliminary Plat Approved 8/12/04)

**CASE NUMBER:** SUB 2004-95 -- CHERYL'S HOLLOW ADDITION

**OWNER/APPLICANT:** Wayne Linnebur, c/o Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212

**SURVEYOR/ENGINEER:** Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** North side of 13th St. North, West of 135th St. West

**SITE SIZE:** 79.73 acres

**NUMBER OF LOTS**

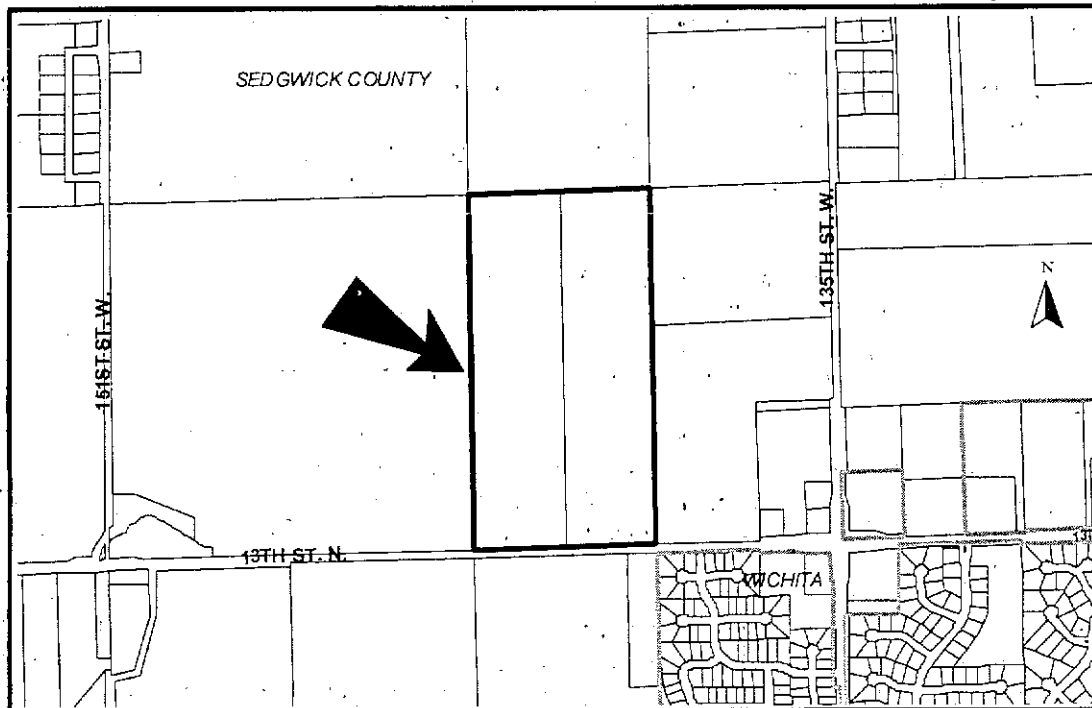
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**MINIMUM LOT AREA:** 7,300 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential

VICINITY MAP



**NOTE:** This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

The final plat is the south portion of the preliminary plat and represents the first phase of development. A revised preliminary plat has also been provided.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer main and laterals and City water to serve the lots being platted.
- 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. **County Engineering requests a drainage concept.**
- D. **A petition for left turn lanes is needed.**
- E. **Traffic Engineering** has requested a revision of the street layout.

The street layout has been revised as requested on the preliminary plat.

- F. Complete access control needs to be platted along the plat's frontage to 13th Street. The final plat shall reference the dedication of access controls in the plat's text.

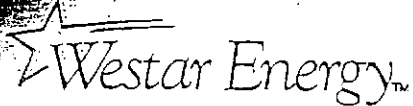
Access controls have been platted as requested.

- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac (64-ft) streets.
- H. The Subdivision Regulations require that for urban subdivisions, the Applicant shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, unless waived by the governing body. **The Applicant shall guarantee the paving of 13th St. North from the end of paving for Coppergate North Addition to the first entrance of this plat.**
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- 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. 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 the governing body.

- L. 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.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee has approved this modification.
- N. GIS needs to comment on the street names. GIS has requested street name changes on the preliminary plat.
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that 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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- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

**SUB 2004-95 -- Final Plat of CHERYL'S HOLLOW ADDITION**  
**October 28, 2004 - Page 4**

- X. 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.
  
- Y. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.



RECEIVED

OCT 25 2004

METROPOLITAN PLANNING  
ROUTE

October 7, 2004

Mr. Chris Bohm  
Ruggles & Bohm P.A.  
924 North Main  
Wichita, Kansas 67203

Dear Mr. Bohm,

We received and have reviewed the preliminary plat for Cheryl's Hollow subdivision a portion of which will encroach across our ten foot wide 69 kV overhead electric Transmission line easement. We refer to our line as 69.58C Sunset Tap - Cowskin Sub which is located in Section 11, Township 27 South, range 2 West Sedgwick Co., Kansas.

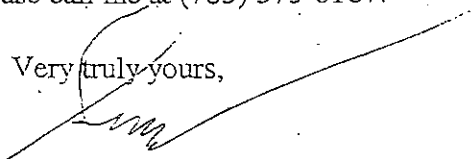
I have marked the approximate location of our line and structures in red on a copy of the plat for your convenience.

I have highlighted in green a twenty foot wide Utility Easement that encompasses all of the eastern ten feet of our easement as shown in condemnation case # 78C2426. Westar Energy typically allows utilities to encroach within our easement subject to several conditions. One of those conditions is that the encroaching utility locates its facility and the edge of any trenching at least ten feet from the face of our poles in any direction. Since our easement in this area is only ten feet wide on the eastern side of our centerline within the subject platted area, we cannot allow utility easements to be platted in the manner shown. Please see that the plat is adjusted accordingly.

Please see to it that the final plat is forwarded to me so we may review it in a timely manner.

If you have any questions please call me at-(785) 575-8167.

Very truly yours,

  
Gregory A. Roy  
Technical Specialist Design  
Electric Transmission Line Engineering