

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2000-63 -- HIDDEN CREEK ADDITION

**OWNER/APPLICANT:** Southborough Partners, 4911 S. Meridian, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** West of Meridian, North of 55<sup>th</sup> Street South

**SITE SIZE:** 38.6 Acres

**NUMBER OF LOTS**

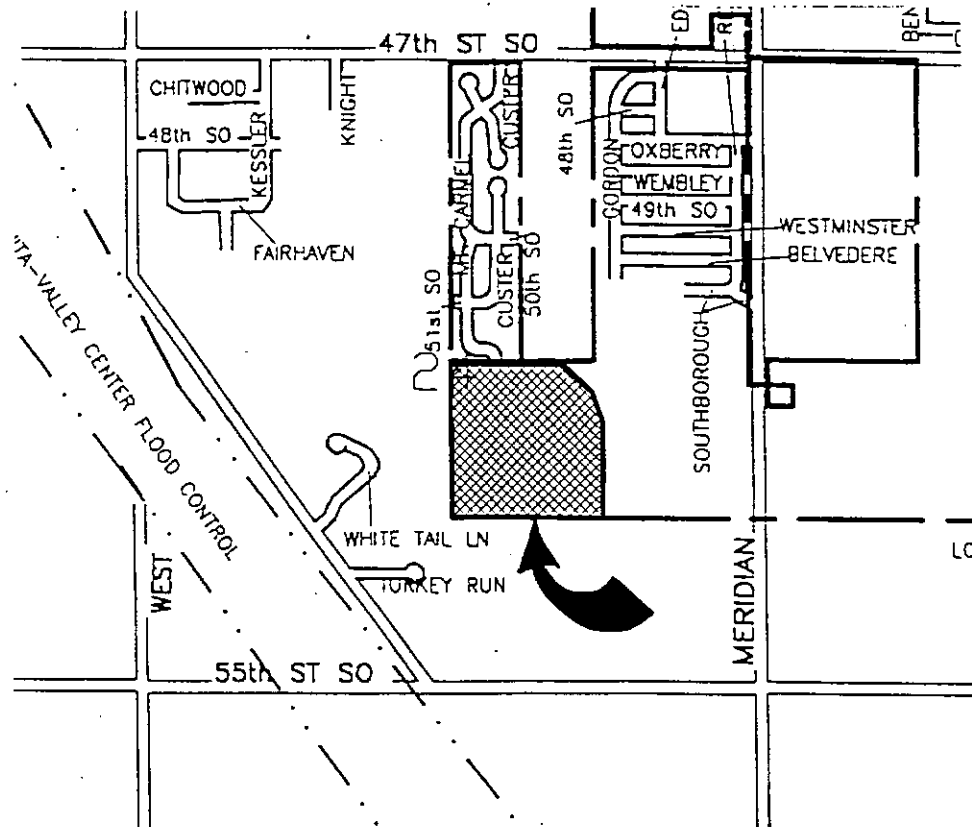
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 38.6 Acres

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** MH, Manufactured Housing

**VICINITY MAP**



**Note:** This site has been approved for a zone change (Z-3339) from SF-6, Single-Family to MH, Manufactured Housing subject to platting. This site is located in a designated ponding area as identified by the Wichita -Valley Center Flood Control Project. The Army Corps of Engineers has been notified for their comments. The site plan denotes 136 units.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer.
- 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 copy of the drainage plan, which includes the drainage structures and recommends the platting of a reserve for the pond in the southwestern corner of the plat. The minimum pad elevation appears to be too low for the topography.
- D. Traffic Engineering should comment on the need for turn lane improvements at Meridian.
- E. Since this is a City plat, County Engineering requires that the Applicant file a vacation case regarding the existing drainage easement condemned by the County that has been relocated as Reserve A.
- F. County Engineering requests that the plat's text state that Reserve A is to be used for drainage. The plat's text shall also include the following language: "Reserve A is hereby reserved for the purposes of providing flood protection and preserving the natural drainage, and of preserving and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns, (1) that no human habitat or other construction may be built in said easement and that no obstruction shall be placed therein; (2) that no levee or any fill, change of grade, creation of channels or other work shall be constructed except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with KSA 24-126; and (3) that the said easement shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under KSA 82a-301 elects to assume the responsibility for, maintenance of and improvements to drainage."
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- H. A condition of the zone change approval was the submittal of a revised site plan containing additional mid-block walkway connections and storm shelter adjustments in order to meet ADA requirements. The applicant shall further revise the site plan to indicate the width of the interior roadways and sidewalks. The percentage of the site devoted to open space shall also be denoted in compliance with the 8% requirement of the City Code.
- I. City Fire Department should comment on the acceptability of the site plan. The plan denotes a single point of access from Meridian through a private street in the Southborough Estates Addition to the east. An emergency access to the north has been denoted on the site plan to 47<sup>th</sup> St. North through the Stonebriar Addition.

**SUB 2000-63 -- One-Step Final Plat of HIDDEN CREEK ADDITION**

**August 24, 2000 - Page 3**

- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. The plattor'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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(Revised One-Step Final Plat, Deferred 8/24/00)

CASE NUMBER: SUB 2000-63 -- HIDDEN CREEK ADDITION

OWNER/APPLICANT: Southborough Partners, 4911 S. Meridian, Wichita, KS 67217

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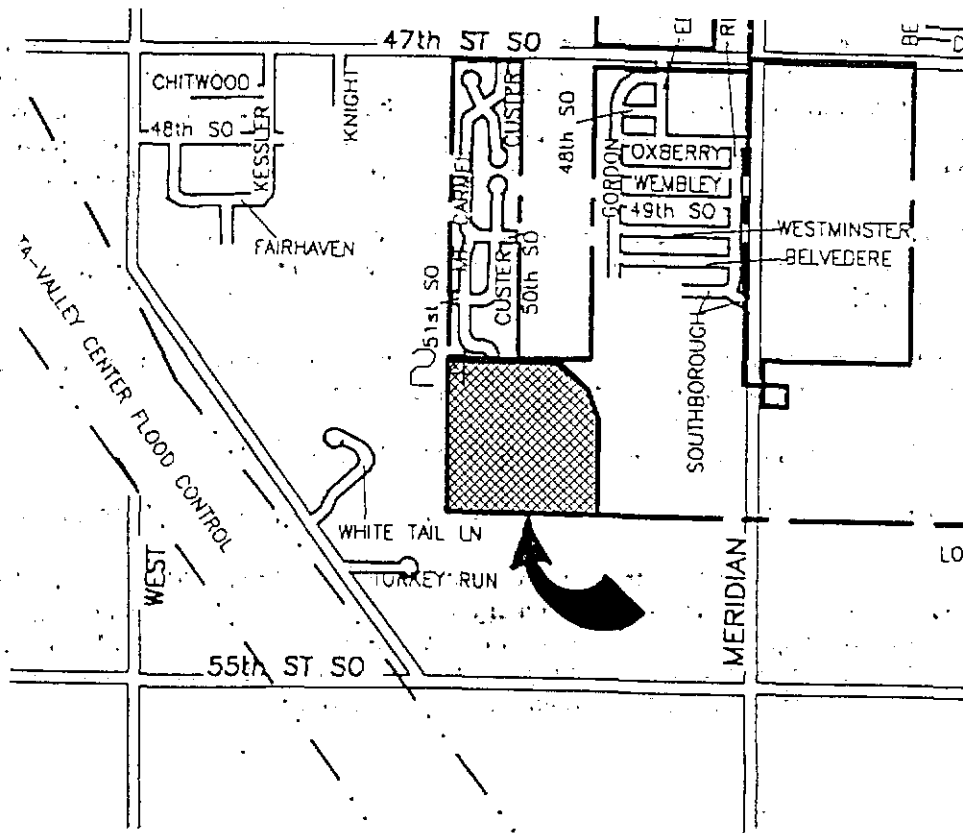
Residential:	1
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Total:	1

MINIMUM LOT AREA: 38.6 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: MH, Manufactured Housing (136 units)

VICINITY MAP



SUB 2000-63 -- One-Step Final Plat of HIDDEN CREEK ADDITION  
November 30, 2000 - Page 2

**Note:** This site has been approved for a zone change (Z-3339) from SF-6, Single-Family to MH, Manufactured Housing subject to platting.

A revised plat and site development plan have been submitted indicating a street connection to the Stonebriar Addition to the north. Primary access to the site will be through an existing 30-ft private road easement platted in the Southborough Estates to the east.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer.
- 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.
- D. Traffic Engineering should comment on the need for turn lane improvements at Meridian. *A decel lane is required along Meridian.*
- E. Since this is a City plat, County Engineering requires that the Applicant file a vacation case regarding the existing drainage easement condemned by the County that has been relocated as Reserve A.
- F. Reserve B is indicated as providing for "blanket" utility uses. These utilities should be restricted to easements within this reserve to avoid conflict with the possible locations of structures indicated therein (recreational facilities and storm shelter).
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- I. ~~The applicant shall guarantee the installation of the private streets. As private improvements, such guarantees cannot be provided through the use of petitions.~~
- J. The MAPC Chairman shall be revised to reference Christopher S. Carraher.
- K. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- L. MAPD recommends that the street connection to the Stonebriar Addition to the North be revised to an emergency access easement. The emergency access easement shall be established by separate instrument and depicted on the final plat tracing. A guarantee shall be submitted assuring the construction of an all-weather roadway surface. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance.

SUB 2000-63 -- One-Step Final Plat of HIDDEN CREEK ADDITION  
November 30, 2000 - Page 3

- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. The plat'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.
- O. 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.)
- P. 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.
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- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



POE & ASSOCIATES OF KANSAS, INC.  
CONSULTING ENGINEERS  
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242  
Phone 316/685-4114 ■ FAX 316/685-4444

November 3, 2000

Jim Webber, P.E.

Sedgwick County Engineers Office  
1250 S. Seneca  
Wichita, KS 67213

Re: Hidden Creek Addition

Dear Jim:

The staff comments for the above captioned addition indicated that County Engineering had requested a copy of the drainage plan. Also that a reserve should be platted for the proposed pond and special text should be provided on the plat.

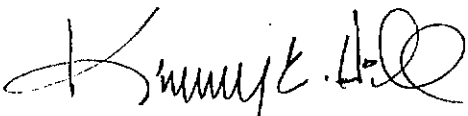
We have enclosed a copy of the revised final plat and drainage plan for your review. Copies of letters from Chris Carrier and Kurt Schroeder are also enclosed.

Please let us know before the November 30<sup>th</sup> meeting if you require any additional revisions.

THANKS

Sincerely,

POE & ASSOCIATES of KANSAS, INC.



Kenny E. Hill, P.E.  
Vice President

cc: Vicky Huang

RECEIVED  
NOV 06 2000  
CITY - ENGINEERING

# THE CITY OF WICHITA



## OFFICE OF CENTRAL INSPECTION

CITY HALL - SEVENTH FLOOR  
485 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
FAX (316) 268-4463

Mr. Kenny E. Hill, P.E.  
POE & ASSOCIATES OF KANSAS, INC.  
5940 East Central, Suite 200  
Wichita, Kansas 67208-4242

April 18, 2000

**RE: Proposed Welcome Home Manufactured Home Park (Southborough Estates)  
Proposed Hidden Lakes Manufactured Home Park**

Dear Mr. Hill:

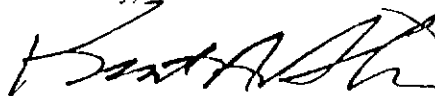
This is in response to your April 4, 2000 letter regarding development requirements for the above-referenced manufactured home parks. These proposed parks, while not mapped are designated by FEMA as being within a floodplain of floodway, are located within an area designated as a "ponding area" or "pool elevation area", as indicated to you by the City's Stormwater Utility Engineer, Chris Carrier, in previous meetings and correspondence with him.

Per our April 4<sup>th</sup> meeting and your follow-up letter, design of these parks will incorporate the following:

- The minimum floor elevation for both parks shall be at or above the calculated 100-year pool or ponding area elevation of 1274.8.
- Any fill which is below the elevation of 1273.8 must be compensated for by excavation of an area within the drainage basin of equal volume.
- Street elevations shall be no more than 1.25 feet below the 100-year storm elevation to provide for emergency vehicle access.
- OCI must be provided a copy of the street plans to be used to check minimum floor elevations of the mobile homes located within these parks.
- Street width and parking spaces are to be as shown on the site plan approved by the Planning Department which are 25 feet back to back of curb for the streets, and a 20' by 30' foot concrete parking pad for each lot.
- Provided the above items are completed, there will be no special City requirements for anchoring of manufactured homes within this area above or beyond anchoring requirements outlined in Title 26 of the City Code.
- Consideration should be given to designs that will maintain utility service when flooding occurs, but there are no City regulations that suggest improvements or enforce this type of construction.

Thank you for your letter and your attention to this matter. Please don't hesitate to contact me at 268-4460 should you have additional questions or concerns.

Sincerely,



Kurt A. Schroeder  
Superintendent of Central  
Inspection

CC: Paul Hays  
Randy Sparkman  
Chris Carrier

*ATTACHMENTS*



CITY OF  
WICHITA

**Department of Public Works**

March 9, 2000

Kenny E. Hill, P.E.  
Vice President  
Poe & Associates of Kansas Inc.  
5940 E. Central, Suite 200  
Wichita, KS 67208-4242

RE: Welcome Home Mobile Home Park  
47<sup>th</sup> Street South and Meridian

Dear Kenny:

This is written in response to your March 6, 2000 letter, concerning our discussion during our recent meeting on the above referenced subject. All of the items in your letter are correct with the exception of #2. Upon further investigation, I learned that the minimum requirement for the lowest floor is that it be at or above the base flood elevation, not at or above one foot above the base flood elevation.

If you have any questions, please let me know.

Sincerely,

Christopher M. Carrier, P.E.  
Storm Water Engineer

**Storm Water Management Division**

City Hall • 8th Floor • 455 N. Main • Wichita, Kansas 67202

T 010.200.4100



POE & ASSOCIATES OF KANSAS, INC.  
CONSULTING ENGINEERS  
5940 E. Central, Suite 200 ■ Wichita, KS 67208-1212  
Phone 316/685-4114 ■ FAX 316/685-4114

March 6, 2000

Mr. Chris Carrier

City Hall  
455 N. Main, 8<sup>th</sup> Floor  
Wichita, Ks 67202

FILE COPY

Re: Welcome Home Mobile Home Park  
47<sup>th</sup> Street South and Meridian

Dear Chris:

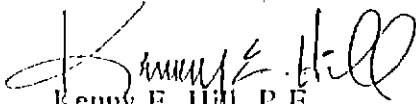
I prepared this letter to outline the information that we discussed at our meeting today.

1. That any fill on the subject property which is below the elevation of 1273.8 must be compensated for by excavating an area in this drainage basin of equal volume.
2. The floor elevation of the mobile homes in this park must be at or above 1275.8 which is one foot above the calculated 100yr flood elevation.
3. The design should provide for emergency vehicle access during the 100yr storm event.
4. Consideration should be given to maintaining utility service when flooding occurs.
5. That we should check with OCI for special anchoring or other special requirements.

Please let us know if there is anything that we need to add or revise in this memo.  
Thanks for your help.

Sincerely,

POE & ASSOCIATES of KANSAS, INC.

  
Kenny E. Hill, P.E.  
Vice President



**POE & ASSOCIATES OF KANSAS, INC.**  
**CONSULTING ENGINEERS**  
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242  
Phone 316/685-4114 ■ FAX 316/685-4444

June 20, 2001

Vicky Huang, P.E.

Public Works - Subdivision Engineering  
City Bldg.- 7<sup>th</sup> Floor, 455 N. Main  
Wichita, Kansas 67202

Re: Hidden Creek Addition

Dear Vicky:

The cost estimates for the revised petitions and private guarantees for Hidden Creek Addition are as follows:

**Sanitary Sewer Extensions**

1,450	LF	8" Pipe	\$25	36,250
1	Ea	Connect to Exist. MH	1500	1,500
6	Ea	Manholes	2500	<u>15,000</u>
				\$52,750
		Contingencies		<u>14,250</u>
		Total		\$67,000

**Paving and Drainage - From Meridian to East line of Hidden Creek**

4,750	SY	6" Asphalt Pavement	\$21	99,750
40	LF	15" RCP	25	1,000
270	LF	18" RCP	28	<u>7,560</u>
				\$108,310
		Contingencies		<u>26,690</u>
		Total		\$135,000

*Private*

Vicky Huang  
Page 2  
June 20, 2001

**20 Foot Wide Emergency Access Drive to Mt. Carmel Street**

650 SY 6" Asphalt Pavement	\$21	<u>13,650</u>
		\$13,650
Contingencies		<u>3,350</u>
Total		\$17,000

*Private*

**Drainage Structures and Detention Pond**

25,000 CY Excavation	\$3.00	75,000
1 EA DBL 6'x3' RCBC	----	30,000
1 EA 6'x5' RCBC	----	17,200
2.5 AC Grass Seeding	1500	<u>3,750</u>
		\$125,950
Contingencies		<u>39,050</u>
Total		\$165,000


**Decel Lane on Meridian**

250 SY 8" Asphalt Pavement	\$33	<u>8,250</u>
		\$8,250
Contingencies		<u>2,750</u>
Total		\$11,000

Sanitary sewer extensions, drainage structures, detention pond and decel lane will all be guaranteed by petition. Guarantees for the street paving and emergency access will be provided by the developer instead of by petition.

Sincerely,

POE & ASSOCIATES of KANSAS, INC.

  
Kenny E. Hill, P.E.  
Vice President

23

August 1, 2000

Programs and Project Management Division  
Readiness Team

Ms. Cheryl Holloway, Secretary  
Current Plans Division  
Wichita-Sedgwick County Metropolitan  
Area Planning Department  
City Hall, Tenth Floor  
455 North Main  
Wichita, KS 67202-1388

**Preliminary  
Draft**

Dear Ms. Holloway:

This is in response to your letter of July 31, 2000, requesting our comments on the proposed subdivision adjacent ponding area on the Wichita/Valley Center Flood Protection Project near South Meridian Road.

According to the as-built drawings, the elevation of the top of Ponding Area # F is 1273.8. All lots shown on the enclosed Hidden Creek Subdivision are above the ponding area elevation. The enclosed drainage plan for the subdivision development will not be detrimental to the flood protection project and is approved subject to our comments shown below. My approval is shown on the enclosed drainage plan for the Hidden Creek Subdivision.

- a. A portion of the ponding area consisting of about 1.3 acres adjacent to the old oxbow in the southwest portion of the subdivision has been filled in since the flood protection project was built in 1959. The filled-in area is shown in yellow on the enclosed subdivision map. The filled-in volume below elevation 1273.8 must be estimated and an equal amount of material removed from the ponding area to replace the lost storage capacity.
- b. The fill material necessary to construct the access roads across the old ponding area channels at three locations must excavated from the ponding area below elevation 1273.8. This will replace the ponding storage lost due to filling in the old channels for road crossings.
- c. The building floor slabs in the subdivision must be above the top of the ponding area elevation of 1273.8.

A permit under Section 404 of the Clean Water Act will be required for the old channel crossings and for any construction planned in wetlands that may exist on the property. For the permit or a wetland determination, please contact Mr. Dan Hayes of the Kansas State Regulatory Office, Kansas City District, Corps of Engineers, 2710 NE Shady Lane Access Road, El Dorado, KS

OPTIONAL FORM 99 (7-90)

FAX TRANSMITTAL		# of pages	5
To	Neil Strahl	From	Jack Bail
Dept./Agency	Wichita Planning Comm	Phone #	918 622 4080
Fax #	316 268 4390	Fax #	
NSN 7540-01-317-7368		5099-101	
GENERAL SERVICES ADMINISTRATION			

67042, or by telephone at 316-322-8247. Other Federal, State, and local permits may be required.

If you have questions, please contact Mr. Jack Ball of our Readiness Branch at 918-669-7382.

Sincerely,

John H. Roberts, P.E.  
Deputy for Program and Project  
Management

Enclosure

Copy Furnished:

Mr. Christopher M. Carrier, P.E.  
Storm Water Management Division  
City Hall, Eighth Floor  
455 North Main Street  
Wichita, KS 67201

Mr. Bob Jennings  
Flood Control Supervisor  
Department of Public Works  
1801 South McLean Boulevard  
Wichita, KS 67213

Mr. Dan Hayes  
Kansas State Regulatory Office  
2710 NE Shady Lane Access Road  
El Dorado, KS 67042

*Pre-Construction*



HOOVER ROAD

WEST ROAD

3rd Street

55th Street

47th Street

MISSOURI

HIDDEN CREEK ADDITION

**7A**

MERIDIAN

MERIDIAN

THAYSVILLE

OIL

OIL

FIELD

VALLEY CENTER

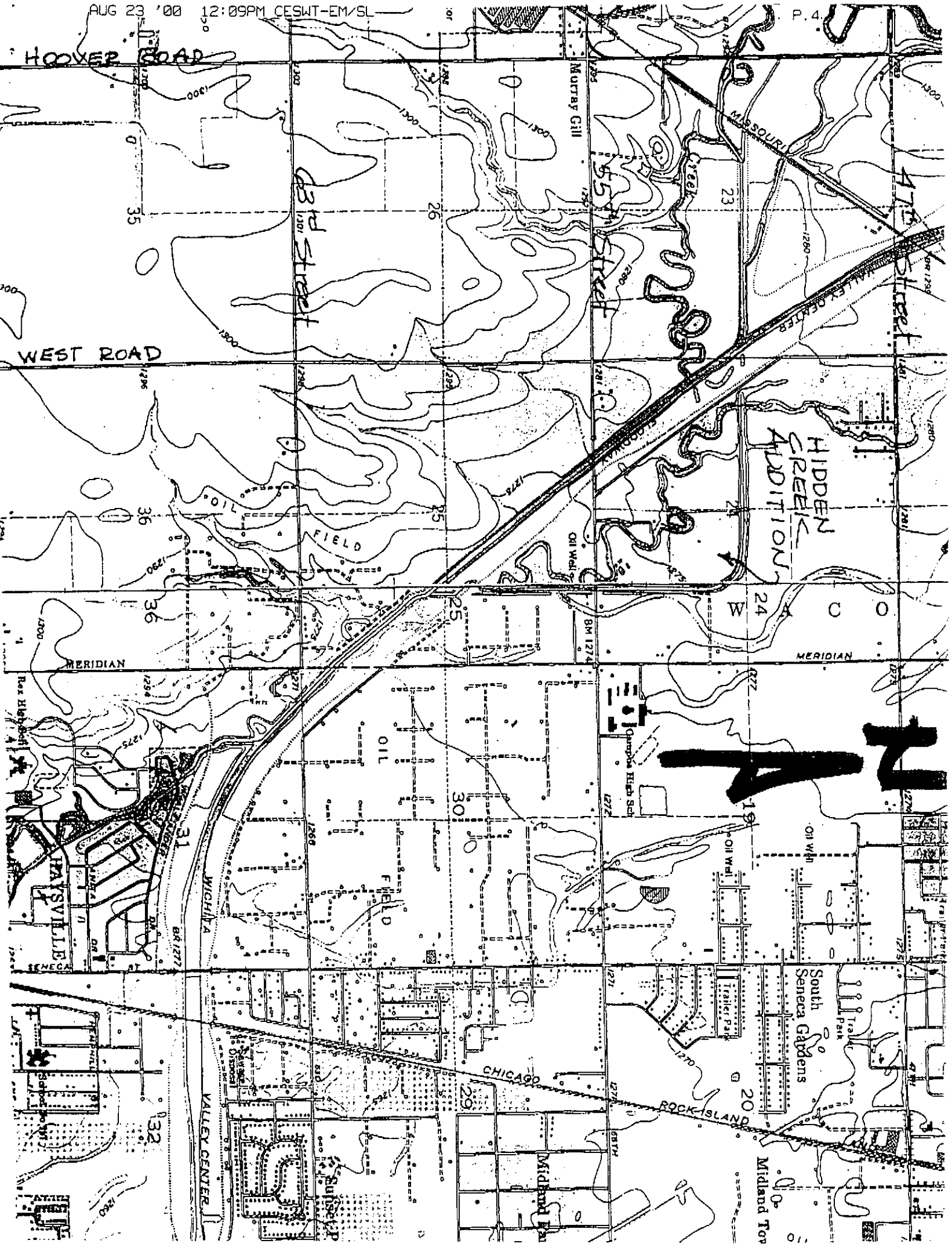
CHICAGO

ROCK ISLAND

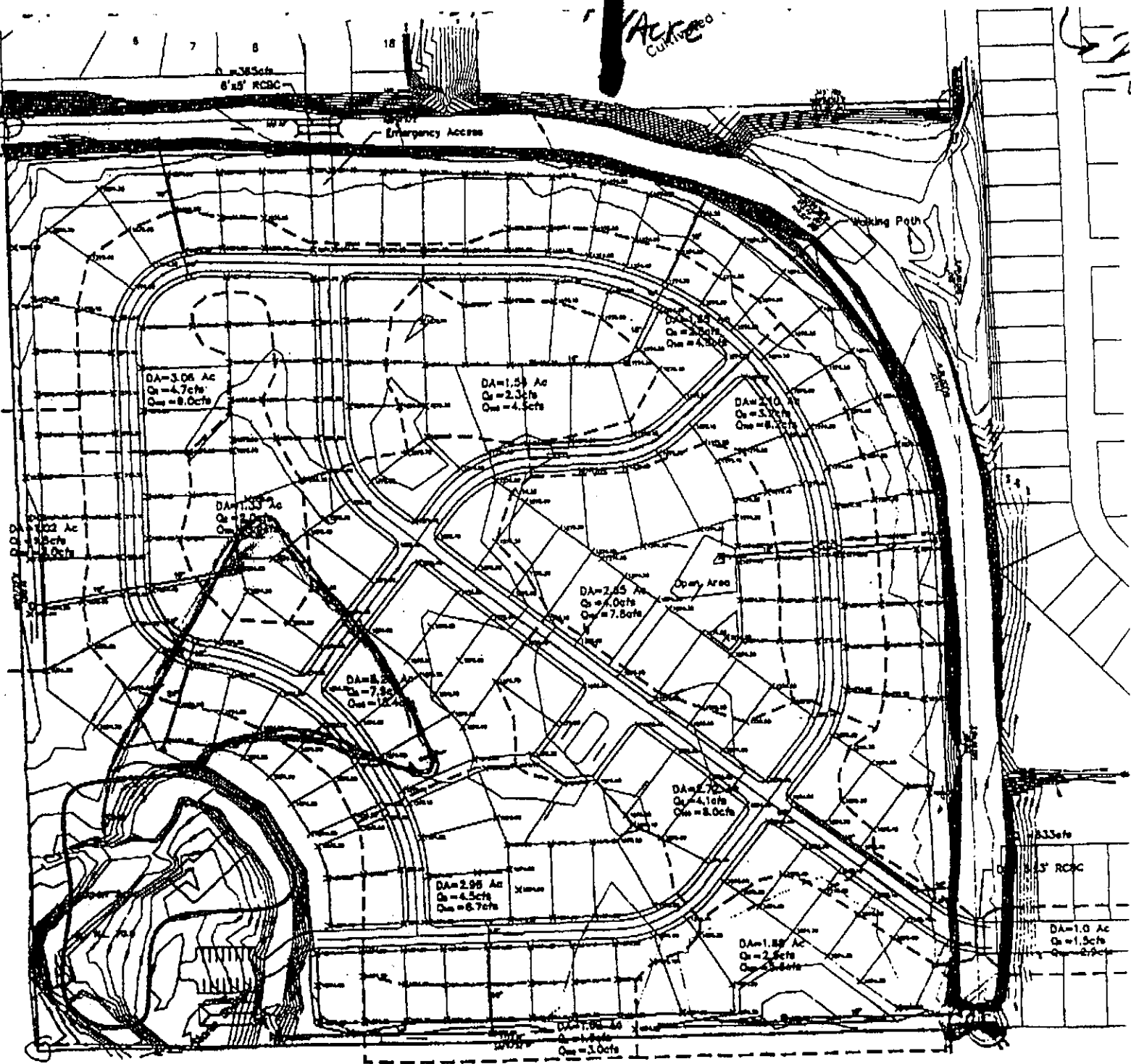
South Seneca Gardens

Midland Top

Midland Park



**IN**  
ACKED  
CURVED



Boundary Closure

Hidden Creek Addition

Course: N 13-51-16 W	Distance: 211.17
Course: N 45-04-59 W	Distance: 405.80
Course: S 89-41-30 W	Distance: 989.71
Course: S 00-18-19 E	Distance: 65.00
Course: S 00-18-19 E	Distance: 818.31
Course: S 00-18-19 E	Distance: 427.00
Course: N 89-55-59 E	Distance: 383.00
Course: N 89-55-59 E	Distance: 874.71
Course: N 89-55-59 E	Distance: 65.00
Course: N 00-08-40 W	Distance: 822.52

Perimeter: 5062.22

Area: 1678419.83                      38.53 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.004                      Course: N 84-04-43 E  
Precision 1: 1178116.27