

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-22 -- HIDDEN GLEN ADDITION

OWNER/APPLICANT: Hickory Creek, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

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

LOCATION: West side of Hydraulic, between 44th and 45th St. South

SITE SIZE: 13.97 Acres

NUMBER OF LOTS

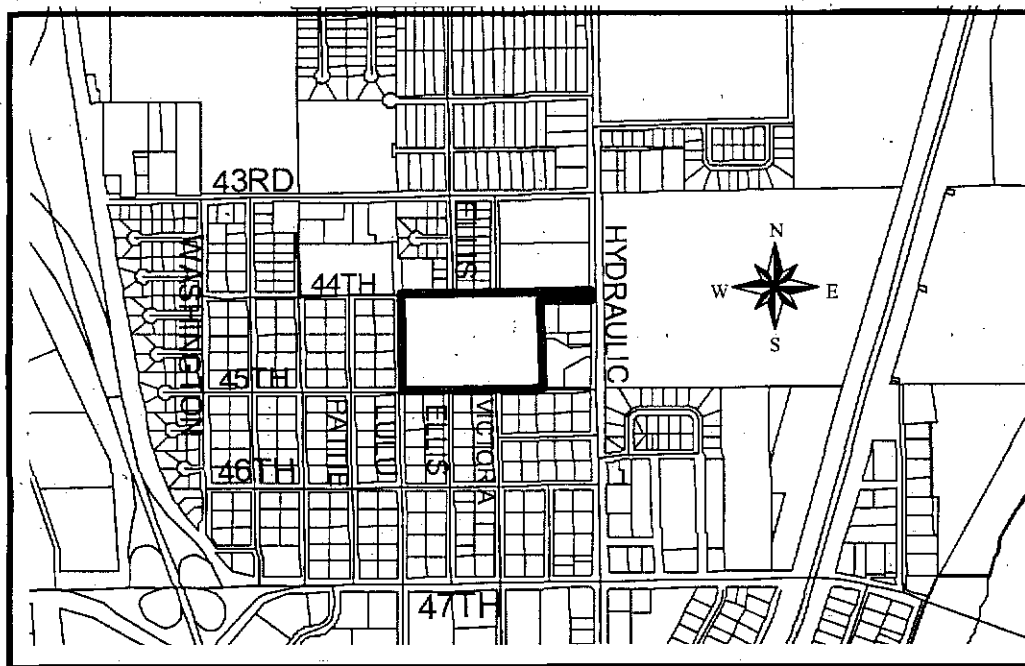
Residential:	75
Office:	
Commercial:	
Industrial:	
Total:	<u>75</u>

MINIMUM LOT AREA: 5,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential.

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

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.
- D. **City/Traffic Engineering** needs to comment on the substandard right-of-way width platted for 44th St. South and the need for additional right-of-way or for permitting abutting Reserve C to include a street easement.
- E. The platting text in the final plat shall note the dedication of the streets to and for the use of the public.
- J. The applicant intends to plat 5-ft side yard setbacks on the final plat for all of the lots. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- F. The 30-ft right-of-way north of Lots 5 and 6, Block D, adjacent to the north line of the plat, is not open and should be vacated, since the south half of this street is not being dedicated by this plat. The Applicant shall contact the property owner to the north to attempt to have this half-street right-of-way vacated.
- G. 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. For the 60-ft streets, the guarantee shall be for a 31-ft paving standard.
- H. The paving guarantee shall also provide for sidewalks on at least one side of 44th St., Greenwood and Victoria.
- H. The final plat shall state in the platting text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- I. 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.

SUB 2002-22 -- Preliminary Plat of HIDDEN GLEN ADDITION

March 14, 2002 - Page 4

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

SUB 2002-22 -- Preliminary Plat of HIDDEN GLEN ADDITION

March 14, 2002 - Page 3

- J. 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.
- K. 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.
- 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 32-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. 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 Subdivision Regulations prohibit the platting of double frontage lots for single-family dwellings, unless abutting an arterial. MAPD recommends a 5-ft reserve to be platted along the rear of Lots 19-27, Block B.
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.

NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer 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.
- D. **City/Traffic Engineering** needs to comment on the substandard right-of-way width platted for 44th St. South. **Traffic Engineering has approved the 44-ft street right-of-way. The remaining right-of-way will be dedicated with the abutting property to the south upon its development.**
- E. The applicant intends to plat 5-ft interior side yard setbacks for all of the lots. A plat note to that effect shall be included on the final plat tracing. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- F. The 30-ft right-of-way north of Lots 5 and 6, Block D, adjacent to the north line of the plat, is not open and should be vacated, since the south half of this street is not being dedicated by this plat. The Applicant shall contact the property owner to the north to attempt to have this half-street right-of-way vacated.
- G. The applicant shall guarantee the paving of the internal streets, in addition to 44th St., 45th St. (half-street petition) and Lulu (majority petition) . For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. For the 60-ft streets, the guarantee shall be for a 31-ft paving standard.
- H. The paving guarantee shall also provide for sidewalks on at least one side of 44th St. and Greenwood.
- I. 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.
- J. 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.

- K. 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.
- 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 32-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. 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 Subdivision Regulations prohibit the platting of double frontage lots for single-family dwellings, unless abutting an arterial. MAPD recommends a 5-ft reserve to be platted along the rear of Lots 19-27, Block B. *In lieu of the reserve, the applicant has proposed to plat complete access control along 45th St. South. The restrictive covenant shall state that the Homeowner's Association shall maintain the parkway area between the rear property lines of Lots 19-27, Block B and the driving surface.*
- O. 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.
- 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 316-946-4556) 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. Westar Energy has requested additional easements.
- X. 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)

CASE NUMBER: SUB 2003-73 -- HIDDEN GLEN ADDITION

OWNER/APPLICANT: Hickory Creek, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

AGENT: Randy Johnson, 2740 Beacon Hill Ct., Wichita, KS 67220

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

LOCATION: West side of Hydraulic, between 44th and 45th St. South

SITE SIZE: 13.97 acres

NUMBER OF LOTS

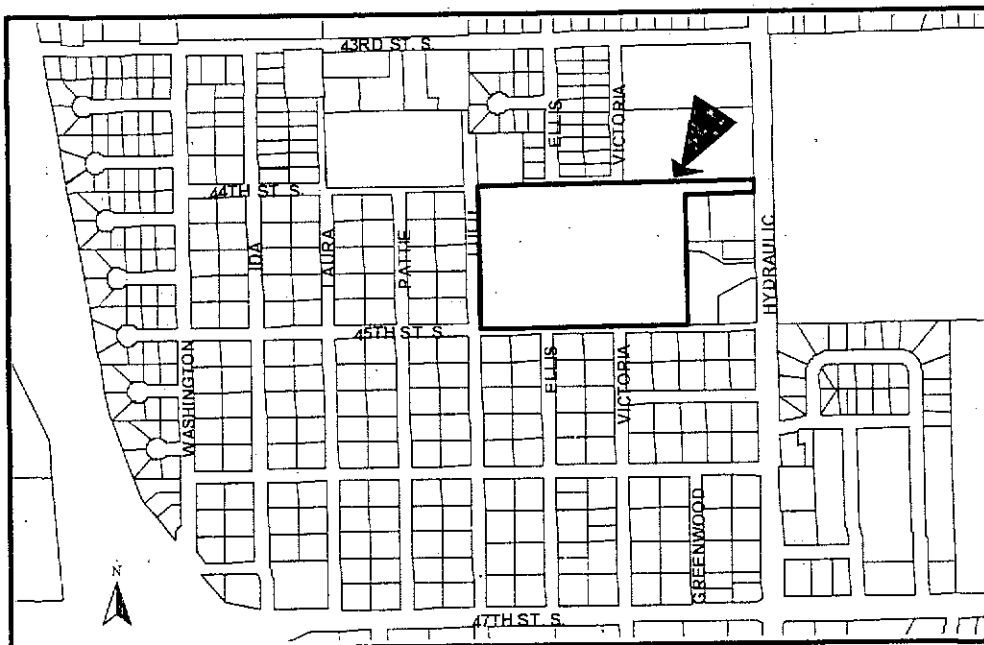
Residential:	61
Office:	
Commercial:	
• Industrial:	
Total:	61

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The street layout has been revised and lot sizes increased resulting in 14 fewer lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer 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.
- D. A note on the final plat indicates that 5-ft interior side yard setbacks are platted for all of the lots. The Zoning Code allows 5-ft side yards on lots up to 6,000 sq. ft.; however 6 feet is required for larger lots. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- E. The applicant shall guarantee the paving of the internal streets, in addition to 44th St., 45th St. and Lulu. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. For the 60-ft streets, the guarantee shall be for a 31-ft paving standard.
- F. 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.
- G. 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.
- H. 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.
- 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 32-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 MAPC signature block needs to reference "John L. Schiegel, Secretary".
- K. The Applicant is reminded that an updated 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.

SUB 2003-73 -- Revised One-Step Final Plat of HIDDEN GLEN ADDITION
July 17, 2003 - Page 3

- L. 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.
- M. 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.
- N. 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.)
- O. 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.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, he 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.

20-07-04-27

CLOSURE: HIDDEN GLEN

PT. 1	North: 5887.7714	East :	3268.3955
Line Course:	N 00-20-47 W	Length:	662.51
PT. 2	North: 6550.2693	East :	3264.3903
Line Course:	N 89-48-15 E	Length:	660.24
PT. 3	North: 6552.5260	East :	3924.6264
Line Course:	N 89-48-15 E	Length:	232.94
PT. 4	North: 6553.3222	East :	4157.5650
Line Course:	S 74-02-33 E	Length:	70.09
PT. 5	North: 6534.0527	East :	4224.9542
Line Course:	N 89-48-15 E	Length:	360.00
PT. 6	North: 6535.2832	East :	4584.9521
Line Course:	S 00-15-20 E	Length:	44.00
PT. 7	North: 6491.2836	East :	4585.1483
Line Course:	S 89-48-15 W	Length:	360.00
PT. 8	North: 6490.0532	East :	4225.1504
Line Course:	S 00-15-20 E	Length:	600.10
PT. 9	North: 5889.9591	East :	4227.8270
Line Course:	S 89-52-10 W	Length:	959.44
PT. 1	North: 5887.7729	East :	3268.3895

Closure

CLOSURE - HIDDEN GLEN

PT 01	North: 7570.9796	East :	12644.6001
Line	Course: S 89-52-10 W	Length:	959.4400
PT 02	North: 7568.7933	East :	11685.1626
Line	Course: N 00-20-47 W	Length:	662.5100
PT 03	North: 8231.2912	East :	11681.1574
Line	Course: N 89-48-15 E	Length:	660.2400
PT 04	North: 8233.5479	East :	12341.3935
Line	Course: N 89-48-15 E	Length:	232.9400
PT 05	North: 8234.3441	East :	12574.3322
Line	Course: S 74-02-33 E	Length:	70.0900
PT 06	North: 8215.0746	East :	12641.7213
Line	Course: N 89-48-15 E	Length:	360.0000
PT 07	North: 8216.3051	East :	13001.7192
Line	Course: S 00-15-20 E	Length:	44.0000
PT 08	North: 8172.3055	East :	13001.9155
Line	Course: S 89-48-15 W	Length:	360.0000
PT 09	North: 8171.0751	East :	12641.9176
Line	Course: S 00-15-20 E	Length:	600.1000
PT 01	North: 7570.9810	East :	12644.5942