

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2003-98 -- HILLTOP ACRES ESTATES ADDITION

OWNER/APPLICANT: Doug Eck, Eck Real Estate, 9915 W. 21st St. North, Suite A, Wichita, KS 67205; (contract purchaser) Gerard "Bud" Seiler, 1300 N. 119th Circle, Wichita, KS 67052

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

LOCATION: Northeast corner of 151st Street West and 29th Street North

SITE SIZE: 33.06 Acres

NUMBER OF LOTS

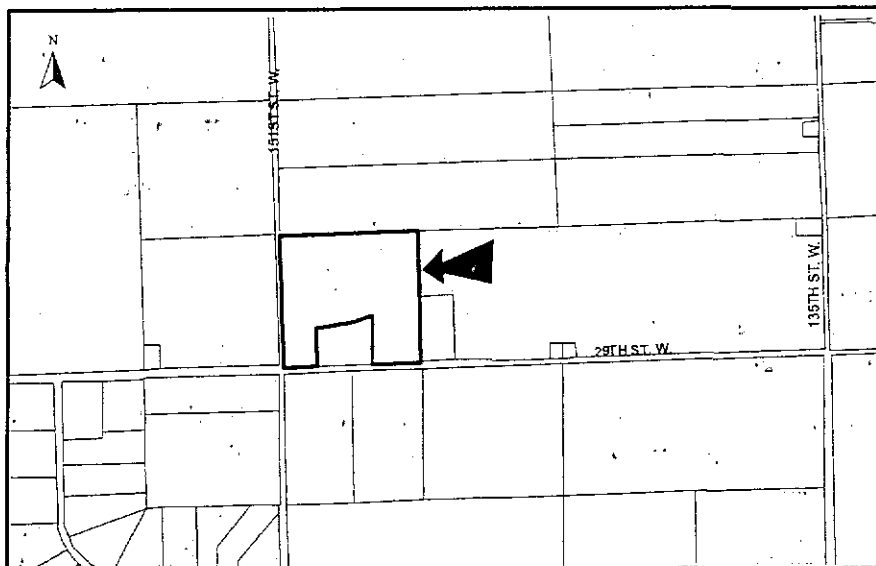
Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	<u>26</u>

MINIMUM LOT AREA: 1.02 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in close proximity to the proposed alignment of the Northwest Bypass. An individual alternative sewer system is proposed. The Applicant proposes a zone change from RR, Rural Residential to SF-20, Single-Family Residential.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" needs to be provided so the building sites may be readily converted to urban-scale lots without replatting.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage concept. A drainage plan is needed. The drainage plan needs to address terraces.
- F. County Engineering needs to comment on the access controls. The plat proposes a joint access opening along 29th St. North 206 feet from the intersection. In accordance with access management regulations for County roads, complete access control is needed from the corner of the intersection of at least 330 feet from the intersection for the first right-in/out driveway (measured from the centerline of the arterials). "Right-turns only" should be denoted on the face of the plat for this opening. The final plat shall reference the dedication of access controls in the plat's text.
- G. County Engineering needs to comment on the need for an outright right-of-way dedication. A contingent street right-of-way has been platted for the required major intersection right-of-way and corner clip. An outright dedication of right-of-way is requested.
- H. A major street intersection includes a 75-ft half-street right-of-way measured 250 feet from the centerline of the intersecting arterials. The major street right-of-way indicated on the plat may be adjusted accordingly.
- I. In accordance with Access Management Regulations for county plats, complete access control is required for arterials intersecting with local streets. County Engineering has requested complete access control of 75 feet along Hilltop from both 151st St. West and 29th St. North.

- J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above-grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- K. The plat's text shall note the dedication of the streets to and for the use of the public.
- L. Since this is a suburban subdivision within three miles of the City and within the urban growth area, a suburban street pavement standard is needed.
- M. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the east line of the plat. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text. The language should state that "the contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto."
- N. MAPD requests the extension of Hilltop to the north line of the plat to function as a future collector which would necessitate a revised lot configuration for Lots 6-9. 150 feet of complete access control along Hilltop is needed from 29th St. North.
- O. MAPD recommends that since this plat is located in an area where public services are planned to be available for higher density development, in accordance with the Subdivision Regulations, the Applicant shall use Lot Bundling to plat the lots so they may be readily converted to urban-type building sites without replatting. In addition to the plat, a Lot Bundling Overlay shall be included identifying each building site. Contingent street dedications shall be platted along with a restrictive covenant tying the lots together and limiting the site to one dwelling unit until the property is annexed, municipal water and sanitary sewer services become available, and a paving petition is submitted. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks.
- P. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- Q. Lots 7 and 8, Block A do not conform with the 100-ft lot width standard for the SF-20 District which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- R. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 3 and 4, Block B. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- S. **GIS** needs to comment on the plat's street names. Hilltop needs to be renamed. The north/south portion needs a separate name.

SUB 2003-98 -- Preliminary Plat of HILLTOP ACRES ESTATES ADDITION
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- T. 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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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). This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/11/03)

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

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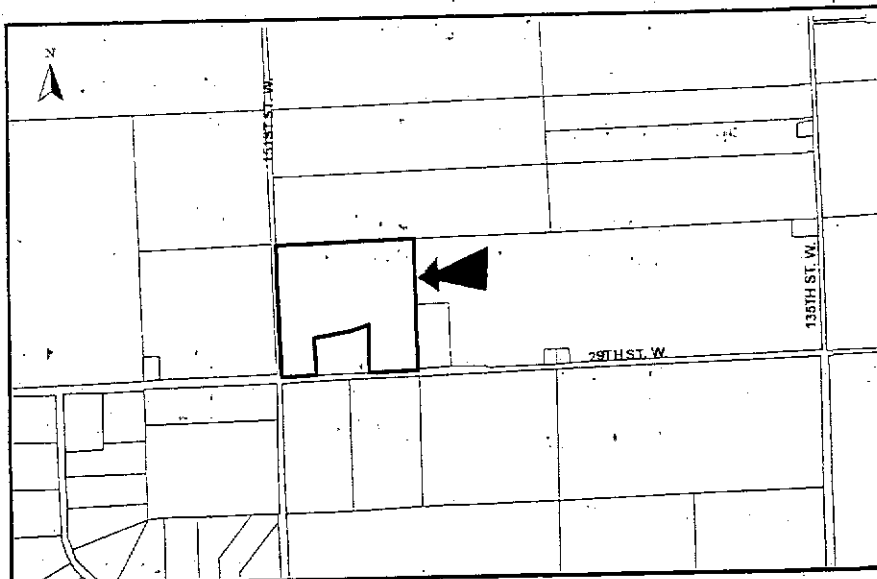
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Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- B. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services. The Subdivision Committee has approved this future petition to serve all the lots.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan.
- F. The plat proposes a joint access opening along 29th Street North 206 feet from the intersection. The Subdivision Committee approved a joint access for Lots 13 and 14 along 29th Street North.
- G. A contingent street right-of-way has been platted for the required major intersection right-of-way and corner clip. The Subdivision Committee approved a contingent street right-of-way for the intersection.

This contingent street dedication shall be referenced in the plat's text as becoming effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.
- H. In accordance with Access Management Regulations for county plats, complete access control is required for arterials intersecting with local streets. County Engineering has requested complete access control of 75 feet along Hilltop from both 151st Street West and 29th Street North.

The requested access controls have been platted.
- I. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to

fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)

- J. The applicant shall guarantee the installation of Shadow Lakes Ct. to the 36-foot rock suburban street standard.
- K. The Subdivision Committee has requested the platting of additional utility easements along the rear of the lots.

The easements have been platted as requested.

- L. Since this plat is located in an area where public services are planned to be available for higher density development, in accordance with the Subdivision Regulations, the Applicant shall use Lot Bundling to plat the lots so they may be readily converted to urban-type building sites without replatting. Lot Bundling has been waived by the Subdivision Committee.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 3 and 4, Block B. 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 a modification.
- N. GIS needs to comment on the plat's street names. Lombard Lane Circle shall be revised to Lombard Ct. Lombard Lane should be denoted as "Lombard Ln".
- 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 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.
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- U. 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.
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- 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 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). This will be used by the City and County GIS Department.

Huang, Vicky

From: Brown, Jack
Sent: Thursday, September 11, 2003 12:07 PM
To: Strahl, Neil ; Huang, Vicky
Cc: Miller, Dale; Cable, Neil; Schlegel, John
Subject: Hilltop Acres Estates

Sensitivity: Private

A review of this proposed plat for utilization of on-site wastewater systems indicated the following:

- The general area according to the USGS map of ground water elevations indicates ground water at 13-28 feet below surface.
- The Sedgwick County Soil Survey for the area that the proposed plat falls within has surface soils classified as Milan, Tabler and Farnum. These soils generally have poor percolation rates and consists of silty clays and loam.
- A property adjacent to the plat (noted as an Exception on the preliminary plat) was permitted for the use of a waste stabilization pond (lagoon) and lot size of 5 acres indicating that a determination at the time of permitting was made to utilize a lagoon because of the existing soil conditions was not suitable for subsurface wastewater disposal systems..
- The Water Department advises that the plat is within the service area of the new Northwest Water Reclamation Facility.

Our office feels that if the plat is developed with on-site subsurface wastewater disposal systems that special care be taken in the design and construction of these systems due to the apparent poor percolating soil conditions. Further, we would encourage the developer to explore, if it has not been done already, the feasibility of developing this plat at a greater density with public sewer, due to the soil conditions, its proximity to the urban area and potential area public sewer service.

Jack Brown

jbrown@wichita.gov
Environmental Health Director
(316-268-8457)

Visit our web site www.wichitaenvironment.org or <http://wichita.gov/Airquality/> for current Air Quality Information.

Closure

CLOSURE - HILLTOP ACRES ESTATES

PT 01	North: 5877.7303	East :	16053.3694
Line	Course: N 90-00-00 W	Length:	470.1600
PT 02	North: 5877.7303	East :	15583.2094
Line	Course: N 00-00-14 W	Length:	478.1800
PT 03	North: 6355.9103	East :	15583.1769
Line	Course: S 71-54-46 W	Length:	189.8900
PT 04	North: 6296.9562	East :	15402.6703
Line	Course: S 81-01-58 W	Length:	353.5000
PT 05	North: 6241.8563	East :	15053.4909
Line	Course: S 00-00-48 W	Length:	364.1200
PT 06	North: 5877.7363	East :	15053.4062
Line	Course: N 90-00-00 W	Length:	351.4600
PT 07	North: 5877.7363	East :	14701.9462
Line	Course: N 00-09-30 W	Length:	1325.4000
PT 08	North: 7203.1313	East :	14698.2835
Line	Course: S 89-57-52 E	Length:	1343.7000
PT 09	North: 7202.2974	East :	16041.9833
Line	Course: S 00-29-31 E	Length:	1324.6200
PT 01	North: 5877.7263	East :	16053.3564