



SEDGWICK COUNTY PUBLIC WORKS

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David C. Spears, P.E.
Director/County Engineer

TO: Neil Strahl
Metropolitan Area Planning Department

FROM: James Weber, Director *JW*
Department of Sewer Operations and Maintenance

DATE: October 29, 1998

SUBJECT: HWS Stables at Hollenbeck Farms

Since last weeks meeting of the Subdivision Committee, we have held discussions with Greg Allison at MKEC concerning sewer service for this site. We have also obtained from you a copy of the conditions of approval for CU-427 which was approved by the MAPC for this site. As a result, we have made the following determinations regarding sewer service for the site.

1. The improvements covered by CU-427 and shown on the preliminary plat are in fact the same improvements that currently exist on the site.
2. The arrangements made for private construction of sewer to the site are adequate at this time and will be adequate as long as the ownership and usage of all properties (currently owned by Stevens and Dillehay) served by the private line from 9th Street to 13th Street remain unchanged.
3. Guarantee of public improvements is a standard requirement of platting. A petition for construction of a public sewer from 9th Street to the south line of the plat of HWS Stables at Hollenbeck Farms should be required with this plat.
4. The petition will be held until the properties owned by Stevens and Dillehay are further subdivided or the ownership of the HWS Stables at Hollenbeck Farms is transferred to a new owner.

Please forward this information to the MAPC during their meeting today. I believe that Greg Allison is in agreement and the plat can move forward at this time.

Cc: Greg Allison, MKEC

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-62 -- THE ESTATES AT HOLLENBECK FARMS ADDITION

OWNER/APPLICANT: William Michael & Holly Lynn Stevens, 1050 N. 143rd Street East,
Wichita, KS 67230

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS
67206

LOCATION: East side of 143rd St. East, South of 13th St. North

SITE SIZE: 13.94 acres

NUMBER OF LOTS

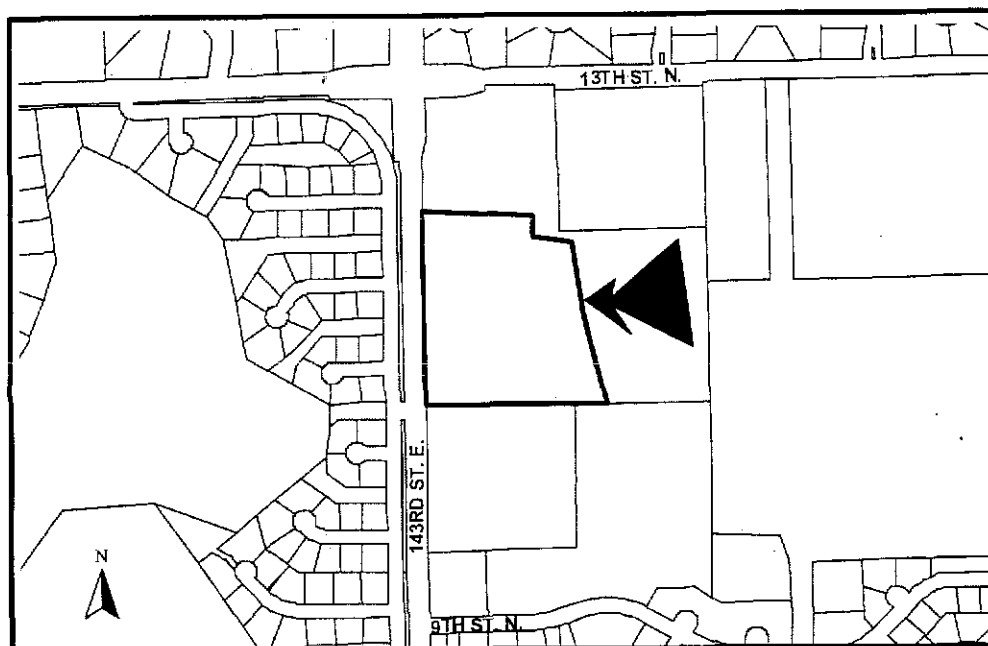
Residential:	4
Office:	
Commercial:	
Industrial:	—
Total:	4

MINIMUM LOT AREA: 2.83 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

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 "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the need for 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. **County Engineering** needs to comment on the status of the applicant's drainage concept.
- D. **County Engineering** needs to comment on the access controls. The plat proposes two joint access openings along 143rd St. East including a joint access opening with the abutting property to the south. The final plat shall reference the dedication of access controls in the plat's text.
- E. **County Surveying** has requested that the sanitary sewer easement needs located.
- F. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The plat's text shall note the *dedication of the street* to and for the use of the public.
- H. Regarding Reserve A, being platted for private drive purposes, the plat's text on the final plat tracing shall reference, by lot and block numbers, which lots are to be provided access by the reserve.
- I. A covenant shall be submitted regarding Reserve A platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- 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 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.
- K. 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.
- L. 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.

SUB 2003-62 -- One-Step Final Plat of THE ESTATES AT HOLLENBECK FARMS ADDITION
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- M. The platator'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, 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.
- 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 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.
- 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.

STAFF REPORT
(Revised One-Step Final Plat)

CASE NUMBER: SUB 2003-62 -- THE ESTATES AT HOLLENBECK FARMS ADDITION

OWNER/APPLICANT: William Michael & Holly Lynn Stevens, 1050 N. 143rd Street East, Wichita, KS 67230

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: East side of 143rd St. East, South of 13th St. North

SITE SIZE: 13.94 acres

NUMBER OF LOTS

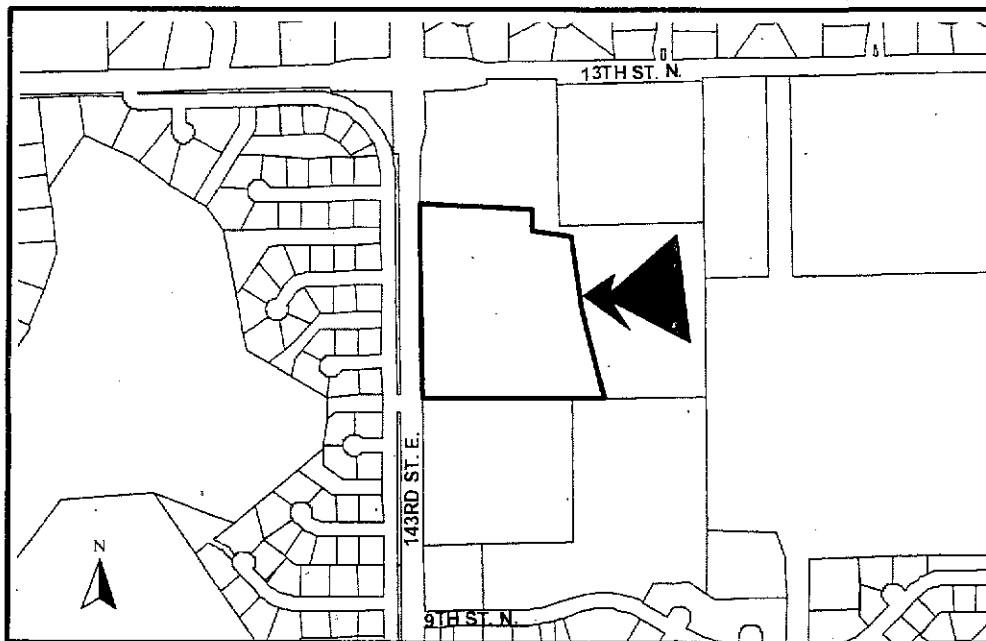
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 2.83 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

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 "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. This revised plat has included a private drive (Reserve A) to serve four lots.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the need for guarantees or easements. ***The private sewer service line needs to be upgraded to public standards. A petition is needed. An off-site easement is also requested.***
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes two joint access openings along 143rd St. East including a joint access opening with the abutting property to the south. The final plat shall reference the dedication of access controls in the plat's text. ***The access controls are approved.***
- E. This revised plat has included a private drive (Reserve A) to serve four lots which exceeds the three-lot limitation of the Subdivision Regulations. A modification by the Planning Commission is needed.
- F. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. A covenant shall be submitted regarding Reserves A and B platted for private use purposes, which sets forth ownership and maintenance of the private drives, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- I. 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.
- J. It is recommended that Reserve B be revised to include only the portion adjacent to the south property line terminating at the gate access.
- K. 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.
- L. Per Sedgwick County Fire Department, access drives to any structures in access 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 needs 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.)

- 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, 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.
- 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 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.
- 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.

STAFF REPORT
(Revised One-Step Final Plat)

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SITE SIZE: 13.94± Acres

NUMBER OF LOTS

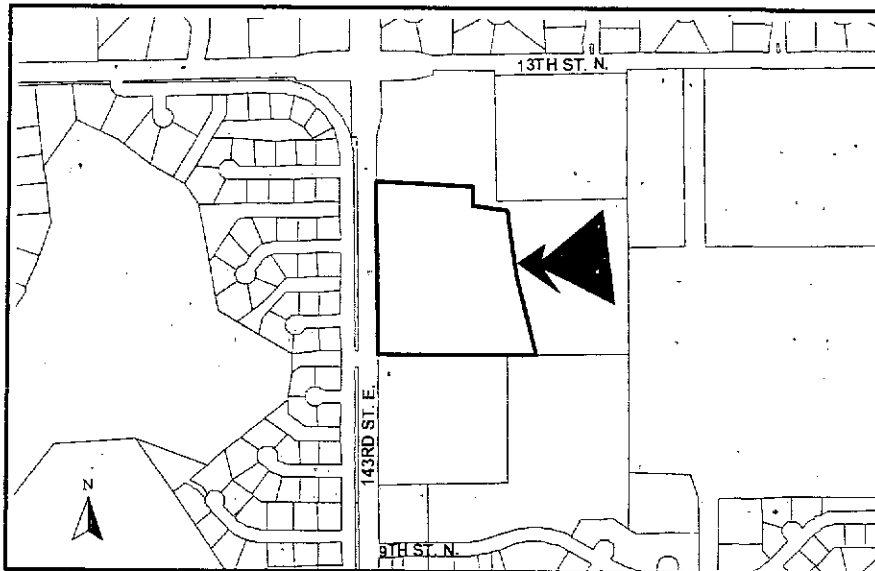
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 2.83 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

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 "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

This revised plat has denoted three Reserves for the private drive. "Private service lines" have been added as a permitted use of the Reserves.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City Engineering/Water and Sewer Department needs to comment on the need for guarantees or easements. The private sewer service line needs to be upgraded to public standards. A petition is needed. An off-site easement is also requested. An easement is needed to extend a water service line to Lot 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes two joint access openings along 143rd St. East including a joint access opening with the abutting property to the south. The final plat shall reference the dedication of access controls in the plat's text. The access controls are approved.
- E. This plat has included a private drive to serve four lots which exceeds the three-lot limitation of the Subdivision Regulations. A modification by the Planning Commission is needed.
- F. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. A covenant shall be submitted regarding Reserves A, B and C platted for private drive purposes, which sets forth ownership and maintenance of the private drives, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- I. 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.
- J. 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.
- K. Per Sedgwick County Fire Department, access drives to any structures in access 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

**SUB 2003-62 -- Revised One-Step Final Plat of THE ESTATES AT HOLLENBECK FARMS ADDITION
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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 needs 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.)

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- 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 compact disk (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.

