

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 00-06 -- STONEGATE PARK

APPLICANT: Nies Real Estate, L.L.C., 9415 E. Harry, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles, and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North of 47th Street South, West side of Greenwich Road

SITE SIZE: 80.43 Acres

NUMBER OF LOTS

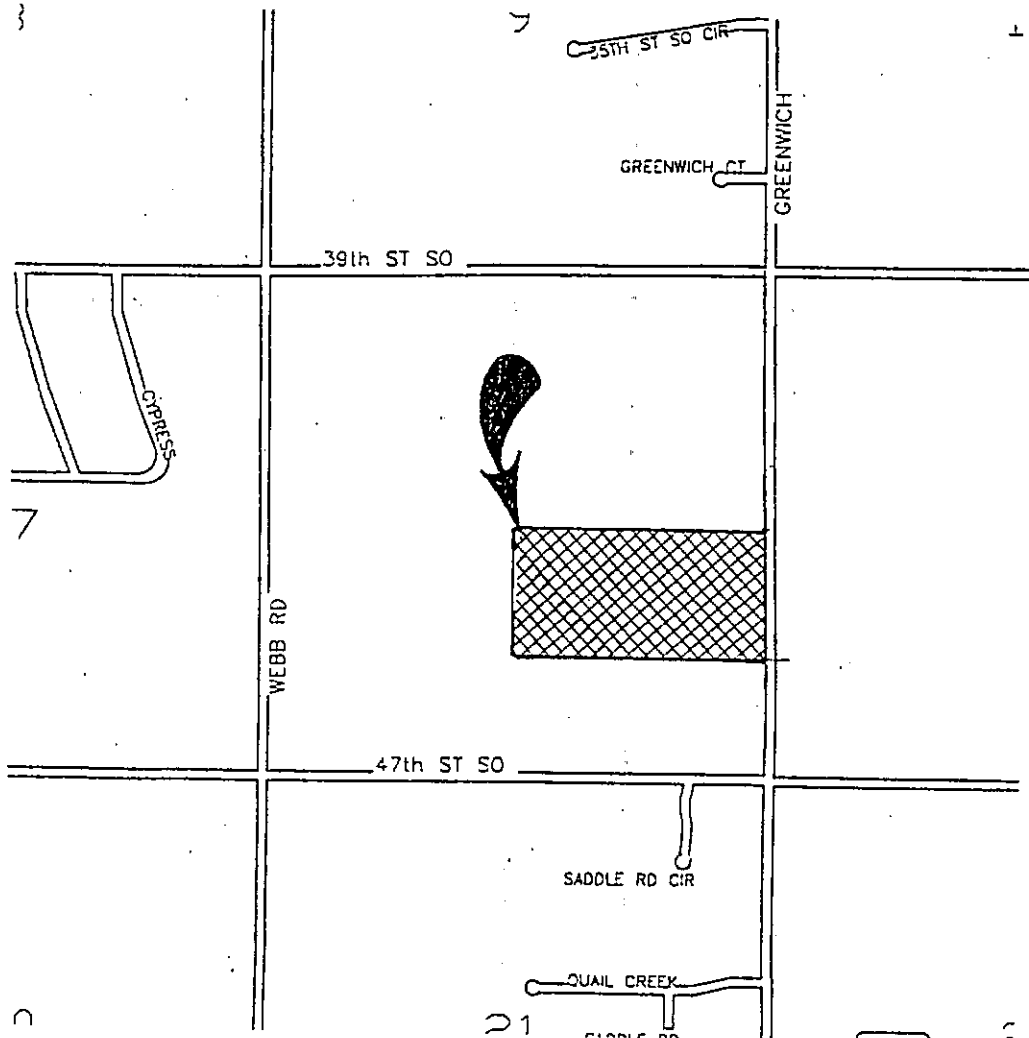
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 78.91 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. It was approved as a Conditional Use for a mobile home park prior to 1969. In 1969, the County Commission approved the site as a legal nonconforming Conditional Use for mobile home park development with any future expansion limited to the eastern 40 acres of the site. The applicant currently proposes expansion of the Manufactured Home Park. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. As determined by the County Law Department, the applicant needs to submit a zone change request to MH, Manufactured Housing District to allow for the sewage lagoon and floodway reserves within the western 40 acres of the site. The plat will be subject to the approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- B. Since sanitary sewer is not able to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- C. The site is beyond the Four-Mile Creek service area. **County Engineering** should comment on the status of an extension of the Four Mile Creek sanitary sewer to serve the site.
- D. The site is located within a Rural Water District. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on the status of the applicant's drainage concept. *The drainage easement located on the southeast corner of the plat should be relabeled as a Floodway Reserve and connect with the Floodway Reserve on the property to the south. A HEC-2 Run with a floodway delineation is required. The Floodway Reserve should extend to the west property line.*
- G. **County Engineering** needs to comment on the need for access controls. The dedication of access controls shall be referenced in the plat's text. *County Engineering has required access control except for two openings.*
- H. 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.
- I. **County Engineering** needs to indicate the need for additional right-of-way for Greenwich. *An additional 10 feet of right-of-way is required for Greenwich.*
- J. On the final plat, the plat's text shall reference the creation of the Floodway Reserve in addition to the standard floodway language.
- K. The applicant shall provide a covenant for the Floodway Reserve which provides for ownership and maintenance of the Reserve. The covenant shall grant, to the appropriate governing body,

the authority to maintain the Floodway Reserve 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 owners by the governing body.

- L. 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.
- 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 a 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 runoff.
- 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.

AUBURN HILLS 12TH ADDITION

LOT	BLOCK	AREA	SHORTAGE
4	A	5052	948
5	A	5057	943
6	A	5050	950
2	B	5620	380
3	B	5650	350
4	B	5650	350
5	B	5650	350
6	B	5650	350
7	B	5650	350
8	B	5650	350
6	C	5214	786
7	C	5264	736
8	C	5268	732
9	C	5268	732
3	F	5794	206
TOTAL		81487	8513

NOTE:
 REQUIREMENT FOR 15 LOTS = 90000 SQ. FT. (MIN.)

RESERVE	AREA
"A"	32313
"B"	66164
"C"	4056
TOTAL	102533

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(Preliminary Plat, Deferred 2/3/00)

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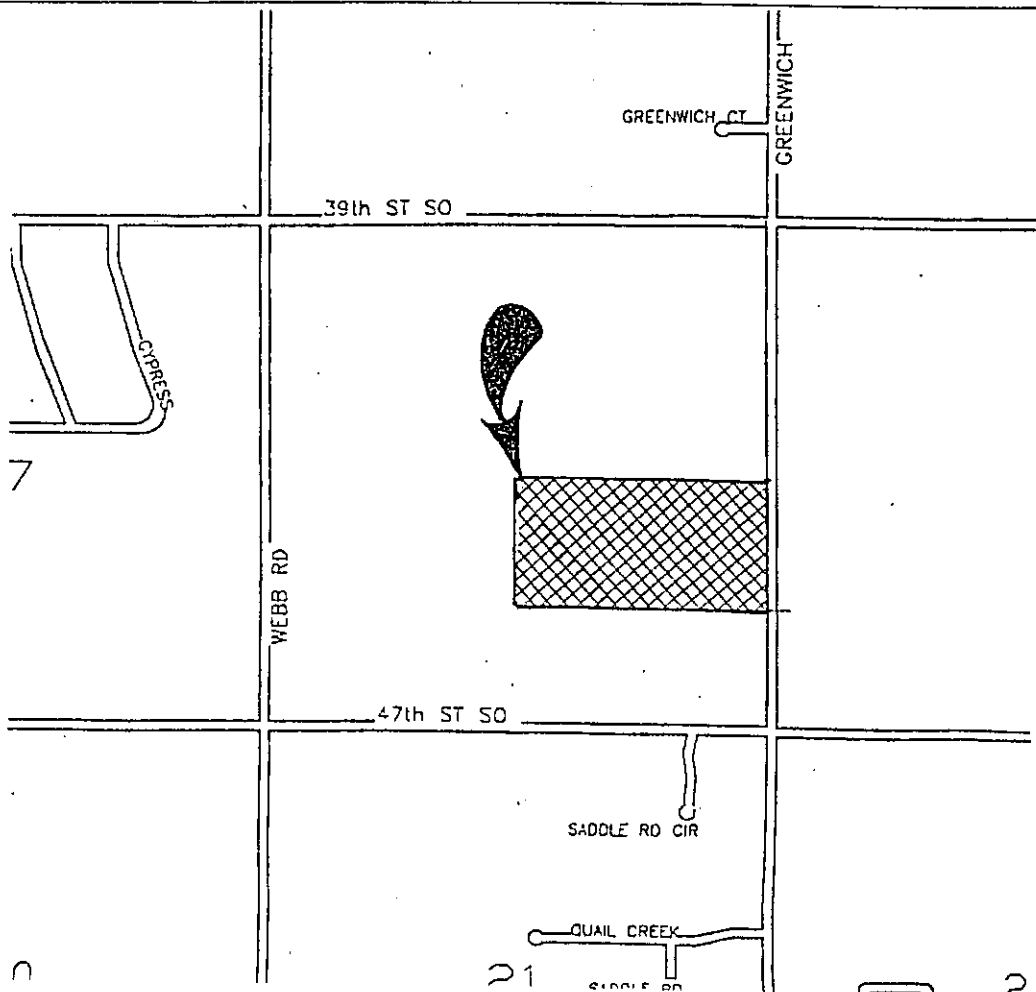
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PROPOSED ZONING: Same

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STAFF COMMENTS:

- A. Since sanitary sewer is not able to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. *This site will need approval from KDHE.*
- B. The site is beyond the Four-Mile Creek service area. County Engineering should comment on the status of an extension of the Four Mile Creek sanitary sewer to serve the site. *Sewer service is not available.*
- C. The site is located within a Rural Water District. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- 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. *Stormwater detention storage is required. Analysis required to determine if drainage easement is sufficient. The drainage easement located on the southeast corner of the plat should be relabeled as a Floodway Reserve and connect with the Floodway Reserve on the property to the south. A HEC-2 Run with a floodway delineation is required. The Floodway Reserve should extend to the west property line. Division of Water Resources channel change permit is required.*
- F. County Engineering needs to comment on the need for access controls. The dedication of access controls shall be referenced in the plat's text. *County Engineering has required access control except for two openings along Greenwich.*
- G. 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.
- H. County Engineering needs to indicate the need for additional right-of-way for Greenwich. *An additional 10 feet of right-of-way is required for Greenwich (60 feet of half-street right-of-way required).*
- I. On the final plat, the plat's text shall reference the creation of the Floodway Reserve in addition to the standard floodway language.
- J. The applicant shall provide a covenant for the Floodway Reserve which provides for ownership and maintenance of the Reserve. The covenant shall grant, to the appropriate governing body, the authority to maintain the Floodway Reserve 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 owners by the governing body.

- K. 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.
- L. 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.)
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- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

THE CITY OF WICHITA

OFFICE OF THE WICHITA FIRE DEPARTMENT

DATE: 03/28/00

TO: L.D. GARCIA, FIRE CHIEF

FROM: MICHAEL L. RUDD, DEPUTY FIRE CHIEF

SUBJECT: PROPOSED MOBILE HOME PARK AT 47TH & GREENWICH

After reviewing the proposal to locate a mobile home park at 47TH South and Greenwich I have the following comments.

1. Sedgwick County Fire Department's ability to provide 6,400 gallons of water is totally dependent upon the availability of their various apparatus. There are no guarantees that Station Thirty-Six will not be on another alarm. The next closest SCFD tender is 13 miles away (Station Thirty-Four). Additionally, there is no assurance, that in ten or fifteen years when the City of Wichita might be in a position to annex this area, that SCFD Stations Thirty-Six and/or Thirty-Eight will still be located near this area of the County. There might not be any SCFD Tenders available near this site to provide water.
2. The SCFD's ability to supply water did not address the potential need for a defensive fire attack. There is a distinct possibility of the need for a defensive fire attack due to close proximity (density) of the homes. Using protective streams from deck guns for exposure protection could take up to 1000 gpm, per engine. Even if master streams were not used, using just three hand lines (there very minimum for a defensive fire) at 150 gpm each would use 6400 gallons in approximately 14 minutes. The primary problem during a defensive attack it the size of the fire and the level of water flow that can be maintained, not necessarily how many total gallons of water can be brought to the scene.
3. With the popularity of double and even triple wide mobile homes, the square footage could exceed 1500 for each home, emphasizing the necessity for a large and uninterrupted water supply.
4. Due to the proximity of the mobile homes to each other, decreased width of streets, the numbering of the homes, and the possibility of speed bumps, increased response times could be expected. This potential for additional response delay would re-emphasize the importance of a sufficient water supply.
5. The concept of supplying water by Tender does not provide for worst case scenario, during which a fire department often has to respond. The larger number of mobile homes in a small area (density) and the construction methods/materials of mobile homes increase the potential for the spread of fire between homes (two, three, or

more). There is a real potential for having Wichita Fire Department apparatus be the first two pumpers on scene at this address with a combined total of 1000 gallons of water or less. This could be, and probably would be, an insufficient quantity of water for a primary fire attack on a structure that has been exposed to fire for over 10 minutes.

6. With the lack of hydrant supplied water, both now and for at least the next 30 years, this park would present a serious life safety issue for the City of Wichita if it were ever annexed.

When the Wichita Fire Department has the opportunity to be involved with the planning stage of any new development it is important for us to attempt to highlight the potential life safety and property protection issues. In this particular case the Wichita Fire Department has an obligation to attempt to address day to day issues, as well as foresee and provide protection for worst case scenarios, which we cannot do without an established, reliable and consistent water supply.

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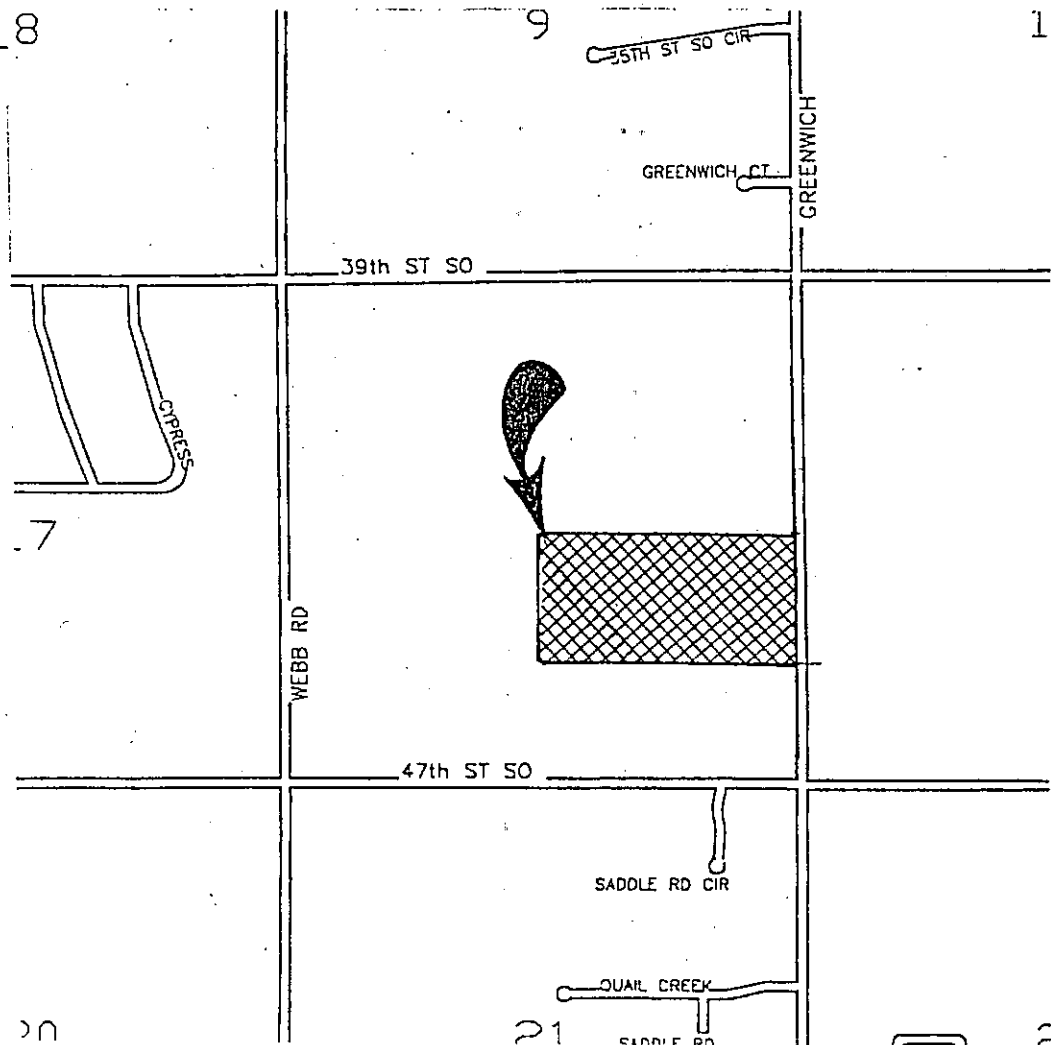
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MAPD recommends denial of the plat due to the lack of public water and sewer services for this urban subdivision. If the plat is approved, the following conditions shall apply:

STAFF COMMENTS:

- A. Since sanitary sewer is not able to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval from KDHE. *This site has obtained approval from KDHE. Although Health Department recommends public sewer due to the size of the site, Health Department will work with KDHE on required testing for a lagoon system for the site.*
- B. The site is beyond the Four-Mile Creek service area. County Engineering should comment on the status of an extension of the Four Mile Creek sanitary sewer to serve the site. *Sewer service is not available.*
- C. The site is located within Rural Water District No. 3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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- F. County Engineering needs to comment on the need for access controls. The dedication of access controls shall be referenced in the plat's text. *County Engineering has required access control except for two openings along Greenwich. Complete access control is required adjacent to the Floodway Reserve.*
- G. 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.
- H. County Engineering needs to indicate the need for additional right-of-way for Greenwich. *An additional 10 feet of right-of-way is required for Greenwich (60 feet of half-street right-of-way required).*

The requested right-of-way has been denoted on the final plat. ___
- I. County Fire needs to comment on the acceptability of the plat. County Fire has required 20-ft wide openings. The internal streets shall meet suburban street standards.
- J. The southwest tie point shall reference the north half of the quarter section.

- K. The applicant shall provide a covenant for the Floodway Reserve which provides for ownership and maintenance of the Reserve. The covenant shall grant, to the appropriate governing body, the authority to maintain the Floodway Reserve 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 owners by the governing body.
- L. 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.
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- R. Perimeter closure computations shall be submitted with the final plat tracing.
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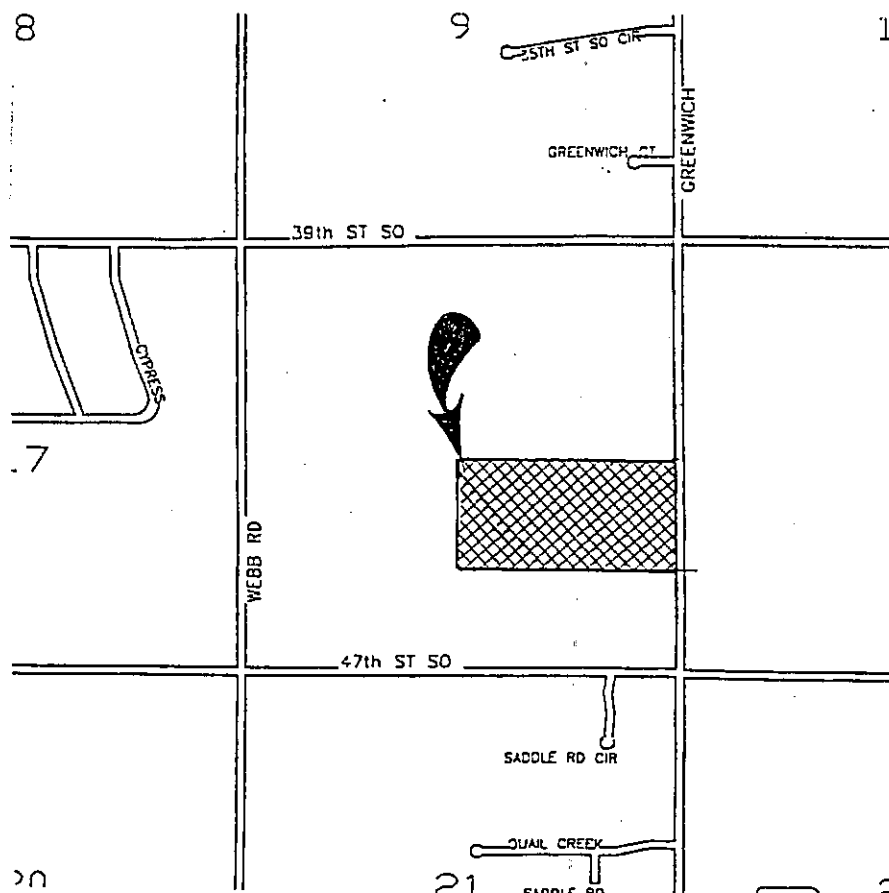
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MAPD recommends denial of the plat due to the lack of public water and sewer services for this urban subdivision. If the plat is approved, the following conditions shall apply:

STAFF COMMENTS:

- A. Since sanitary sewer is not able to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval from KDHE. *This site has obtained approval from KDHE. The Health Department recommends denial of this plat due to the lack of public sewer.*
- B. The site is beyond the Four-Mile Creek service area. **County Engineering** should comment on the status of an extension of the Four Mile Creek sanitary sewer to serve the site. *Sewer service is not available.*
- C. The site is located within Rural Water District No. 3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
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- J. The southwest tie point shall reference the north half of the quarter section.

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- 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.
- V. City Fire Department recommends the need for an increased water supply for the site, and believes that the lack of hydrant-supplied water presents a serious life safety issue for the City of Wichita if it were ever annexed.

SUBSURFACE EXPLORATION REPORT FOR THE PROPOSED
LAGOON EXPANSION, SOUTH GREENWICH ROAD

WICHITA, KANSAS

JOB NO. 181572

OCTOBER 22, 1981

Terracon
CONSULTANTS, INC.

GEOTECHNICAL AND MATERIALS ENGINEERS

[2206 ON YR/XL] 12:11 PHL 86/10/10



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT SEWAGE LAGOON PLAN

DATE 11-10-81

JOB NO. _____

COPIES TO:

TO EUGENE LEE

FROM N. BRENT HOOTEN

REFERENCE CONSTRUCTION QUANTITIES

Quantity

Item

30,315 C.Y.

Excavation

1630 C.Y.

Compaction

1.4 C.Y.

Concrete

39.5 L.F.

6" C.I.P.

906 L.F.

6' Ch. Lk. Fence

30 lbs.

Smooth Brome Seed

1.5 Tons

Prairie Hay Mulch

300 lbs.

Fertilizer



Professional Engineering Consultants, P.A.

April 2, 1999

Bonwell, Foster, Borniger & Ellis
100 N. Main, Suite 604
Wichita, KS 67202

Reference: Sedgwick RWD No. 3
Fugit Mobile Home Park
PEC Project No. 34-98831-1-4597

Dear Mr. Borniger:

In response to Mr. Fugit's request, we have analyzed the possibility of providing service to roughly 200 homes located in the N 1/2, SE 1/4, Section 16, Township 28S, Range 2E.

There are several items that need to be considered prior to allowing the connection of 200 homes. First the District is approaching their contract limit with the City of Augusta. Current estimates reveal room for growth of roughly 230 users. The contract with the City of Augusta will have to be amended, or an additional water source obtained.

The second item that needs to be addressed is whether or not adequate water pressure is available at the site and whether this addition will affect the pressures of other users in the system. The District has a current computer model that allows analysis of the District's distribution system. At this time, it appears that an area in the northwest portion of the District may experience pressure problems in the future. To verify the model with field data, the District plans to collect data throughout this summer. After collection of this data, the model can be calibrated to reflect actual operating conditions within the District. This will allow the District and the Engineer to make better informed decisions regarding the addition of large users.

Therefore, we recommend the District allow the mobile home park to expand to 100 homes throughout this summer. After analyzing the data collected this summer, our office will be able to determine what if any improvements need to be made prior to adding the additional 100 homes.

If you should have any questions regarding this information, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Andy Buessing, I.E.
Design Engineer

AWB/bjm

cc: Bernard Goevert-Chairman RWD 3

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APR 06 RECD

Rural Water District No. 3
 Sedgwick County, Kansas
 Commercial Rate: Mobil Home Parks
 Large Multiple Family-(5 + Residential Units)

METER SIZE	MAX. RATED CAPACITY (gpm)	MAX. SPACE TO BE SERVED	BENEFIT UNIT COST	MINIMUM MONTHLY RATE	ADDITIONAL REQUIREMENTS
5/8X3/4"	25	1	\$ 2600	\$ 25.00	2000 gal. minimum
1"	60	36	\$ 3900	\$ 37.50	water per space\apt.
1 1/2"	100	60	\$ 6500	\$ 62.50	whether or not space
2"	160	96	\$ 8450	\$ 81.25	or apartment
3"	300	180	\$11700	\$112.50	is occupied

Monthly Minimum Examples:

35 Space/Apts. (70,000 gal. min.) $\$ 37.50 + \$227.50 = \$265.00/\text{mo.}$
 100 Space/Apts: (200,00 gal. min.) $\$112.50 + \$650.00 = \$762.50/\text{mo}$

Charges effective for applications made after April 15, 1992.

Adopted: August 8, 1995

[1206 ON XR/XL] 22:11 DEL 08/10/10

*Lagoon
Soil
Reports
Water OK
get permit
Stall* 11-10-99

Terracon

CONSULTANTS, INC.
3601 West Harry Street—Suite 8
Wichita, Kansas 67213
(316) 942-0171

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Glen Ferguson, Ph.D. P.E.
Gerald W. Finn, P.E.
Steven R. Fischer

October 22, 1981

Mr. Eugene Lee
Rt. 2, Box 245
Derby, Kansas 67037

RE: Subsurface Exploration for the
Proposed Lagoon Expansion
South Greenwich Road
Wichita, Kansas
Job No. 181572

Gentlemen:

We are submitting, herewith, the results of the subsurface exploration performed for the referenced project. Based on the results of our observation and tests, in our opinion, the soil conditions encountered at the site are suitable for developing the proposed lagoon expansion. Specific recommendations for developing the site are contained in the report.

Should you have any questions regarding this report, or if we can be of service in other ways, please let us know.

Yours very truly,

TERRACON CONSULTANTS, INC.

C. Fred Schoell
Registered Professional Engineer
Kansas No. 7095

David L. Belongia
Registered Professional Engineer

CFS/pd

cc: Mr. John Lundblade

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MICHAEL E. FOSTER

THOMAS D. BORNIGER
SUSAN ELLIS

March 23, 1999

Mr. Gary Fugit
Caldwell Banker Real Estate Company-
(Commercial Division)
9415 E. Harry, Suite 407
Wichita, KS 67207

Re: Rural Water District No. 3, Sedgwick County

Dear Mr. Fugit:

Enclosed for your information is a copy of Rural Water District No. 3's current policy regarding small multiple family dwellings as well as the current large multiple family/mobile home park commercial requirements and charges. As you can see, these have not been updated for some time, but are the ones I believe are currently in effect.

The current policy is somewhat different, and probably better for you, than what I explained over the phone. As I explained, on these types of units, the District treats them as requiring a master meter. The maximum amount of water to be provided, the maximum number of residential units to be served, benefit unit costs and rates are all self-explanatory. Note that unlike what I mentioned to you, the minimum monthly rate is something considerably less than \$25 times the number of units. On the other hand, the District does require that each unit or space pay for a minimum of 2,000 gallons of water whether or not the space or apartment is occupied. In the case of your development, this would be 200 spaces and so the development would be required to pay for a minimum of 400,000 gallons per month. The current cost for a 1,000 gallons of water is \$3.28.

However, since most units use more than 2,000 gallons per month (my estimate would be closer to 5,000 - 8,000 per month), none of the existing mobile home parks have ever had a problem with having actual usage in excess of the minimum required by this policy. Since actual usage is in excess of the minimum, no penalty has been incurred as actual charges are in excess of the required minimums.

If there are additional questions or if we can provide additional information, please feel free to contact us.