



Department of Public Works

May 17, 2000

Kevin & Shirley Reiboldt
564 Brookhaven Drive
Wichita, KS 67230

RE: Failing Septic Tank Systems in Brookhaven Subdivision

Dear Mr. & Mrs. Reiboldt:

This is in response to your May 12, 2000 letter concerning the above referenced issue.

Mr. Jack Brown, Wichita/Sedgwick County Department of Community Health, discussed the situation in Brookhaven Subdivision with me several weeks ago. He advised me of the problem with the failing septic tank systems since they could be polluting lakes in the area and such discharges would, therefore, be in violation of the City's storm water management policies and regulations. We also discussed the need for a new sewer system in the area.

Because of the pollution concern, we have on several occasions tested the water in the ponds and have found no elevated fecal coliform which is generally an indicator of pollution resulting from failed septic systems. We will, however, continue to periodically monitor that situation. Mr. Brown is still of the opinion that the situation poses a health hazard and that the City of Wichita and Sedgwick County should force a sewer system to be installed to serve the area and force those with failed septic systems to connect. As I understand it, actions are being taken to set this in motion.

As far as I know, that is the status of the septic tank situation at this point. You may wish to contact Mr. Jack Brown at 268-8457 to obtain additional information. As always, we appreciate your concerns and your willingness to share your thoughts with us.

Sincerely,

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

cc: Jack Brown, Environmental Health Director
Mike Lindebak, City Engineer
Steve Lackey, Director of Public Works
David Warren, Director of Water & Sewer

RECEIVED

MAY 19 2000

CITY - ENGINEERING

Storm Water Management Division

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

T 316.268.4498

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1

March 17, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/17/94)

CASE NUMBER: S/D 94-4 BROOKHAVEN ESTATES 2ND ADDITION

OWNER/APPLICANT: East Side Baptist Church of Wichita, Inc., c/o Robert E. Reid, 15200 E. Central, Wichita, KS 67230
and Socora Village Company, c/o Larry A. Chambers (Contract Purchaser), 104 S. Broadway - Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 South Topeka, Wichita, KS 67202

LOCATION: North of Central and west of 159th Street East

SITE SIZE: 24.95 Acres

NUMBER OF LOTS

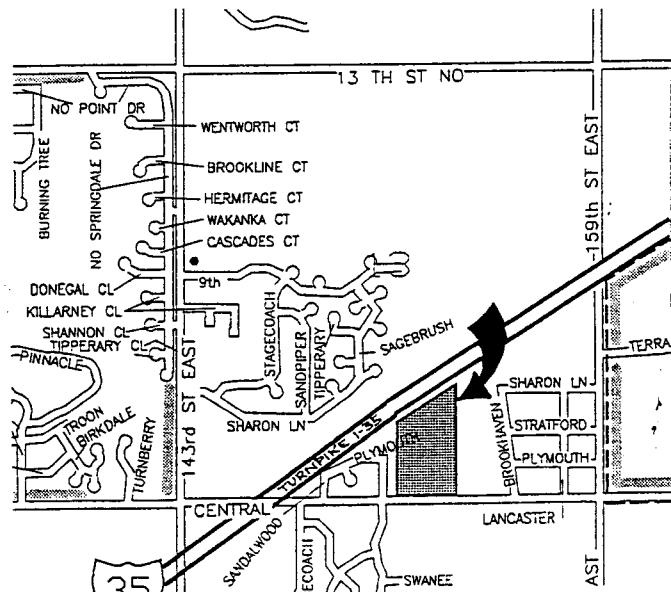
Residential:	63
Office:	
Commercial:	
Industrial:	
Total:	<u>63</u>

MINIMUM LOT AREA: 8,100 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (SCZ-0662)

VICINITY MAP:



NOTE: This site is presently under County "R-1" zoning which requires lot sizes of 20,000 sq. feet. However, a zone change (SCZ-0662) to "AA" County One-family zoning was approved by the MAPC 1/13/94 and the County Commission 2/9/94 subject to platting.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. Since this guarantee will be for City of Wichita water, the applicant shall also submit an outside-the-City water agreement.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee will also be with the County but shall be to the urban paving standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As a long continuous street, the applicant shall guarantee the installation of sidewalk along the east side of Ridgehurst.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate both a City and County Certificate of Petitions shall be submitted.
- G. It should be noted that this plat has made good use of existing street names.
- H. 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.
- I. 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.
- J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. The applicant is advised that various State and Federal requirements 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.
- L. Both off-site sanitary sewer and drainage easements shall be submitted to County Engineering

for processing. Copies of the signed easements shall be submitted to Planning for the plat file.

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's Drainage Plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

February 17, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-4 BROOKHAVEN ESTATES 2ND ADDITION

OWNER/APPLICANT: East Side Baptist Church of Wichita, Inc., c/o Robert E. Reid, 15200 E. Central, Wichita, KS 67230
and
Socora Village Company, c/o Larry A. Chambers (Contract Purchaser), 104 S. Broadway - Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 South Topeka, Wichita, KS 67202

LOCATION: North of Central and west of 159th Street East

SITE SIZE: 24.95 Acres

NUMBER OF LOTS

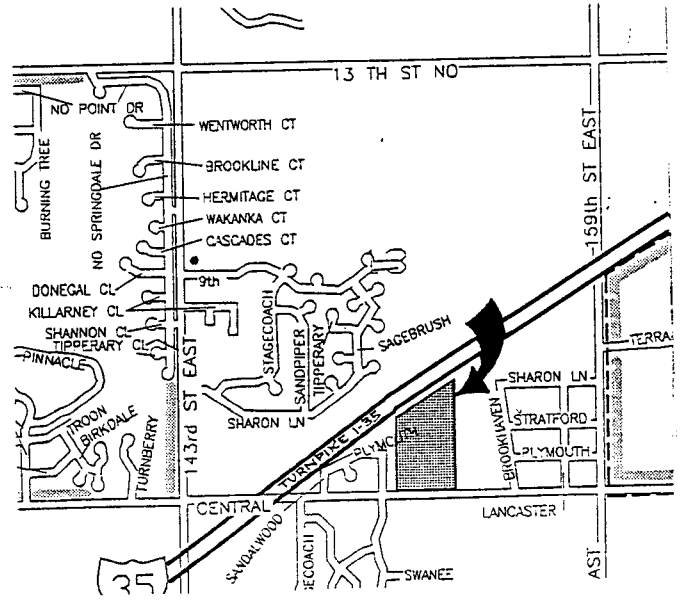
Residential:	63
Office:	
Commercial:	
Industrial:	
Total:	63

MINIMUM LOT AREA: 8,100 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (SCZ-0662)

VICINITY MAP:



NOTE: This site is presently under County "R-1" zoning which requires lot sizes of 20,000 sq. feet. However, a zone change (SCZ-0662) to "AA" County One-family zoning is under review, and was approved by the MAPC 1/13/94.

STAFF COMMENTS:

- A. In order to plat the size of lots indicated, the zone change (SCZ-0662) to "AA" will need to be approved by the County. This plat will be subject to that approval and will not be forwarded to the County Commission until such a zone change is approved.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since this guarantee will be for City of Wichita water, the applicant shall also submit an outside-the-City water agreement.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee will also be with the County but shall be to the urban paving standard.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. As a long continuous street, the applicant shall guarantee the installation of sidewalk along the east side of Ridgehurst.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate both a City and County Certificate of Petitions shall be submitted.
- H. It should be noted that this plat has made good use of existing street names.
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5

of the MAPC Subdivision Regulations).

- K. 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.
- L. 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.
- M. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, if any off-site easements are required, Engineering needs to indicate if they should be submitted to them for processing or with the plat.
- P. The applicant is advised that various State and Federal requirements 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.