

Bill Meek, Register of Deeds



Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2000

Kenny Hill, Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2000-63 -- Revised One-Step Final Plat of HIDDEN CREEK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 1, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

December 1, 2000

Kenny Hill, Poe and Associates
5940 E. Central
Wichita, KS 67208

RE: SUB 2000-63 -- Revised One-Step Final Plat of HIDDEN CREEK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 30, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer.
- 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. The drainage plan is approved.
- D. Traffic Engineering should comment on the need for turn lane improvements at Meridian. A decel lane is required along Meridian.
- E. Since this is a City plat, County Engineering requires that the Applicant file a vacation case regarding the existing drainage easement condemned by the County that has been relocated as Reserve A.
- F. Reserve B is indicated as providing for "blanket" utility uses. These utilities should be restricted to easements within this reserve to avoid conflict with the possible locations of structures indicated therein (recreational facilities and storm shelter).
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. 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.

- H. 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.
- I. The applicant shall guarantee the installation of the private street connecting to Meridian in addition to the internal streets. As private improvements, such guarantees cannot be provided through the use of petitions. Standard pavement, curb and gutter are required.
- J. The MAPC Chairman shall be revised to reference Christopher S. Carraher.
- K. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- L. The street connection to the Stonebriar Addition to the North should be revised to an emergency access easement. The emergency access easement shall be established by separate instrument and depicted on the final plat tracing. A guarantee shall be submitted assuring the construction of an all-weather roadway surface. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance.
- 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 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

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

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 7, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(Revised One-Step Final Plat Approved 11/30/00; Deferred 8/24/00)

CASE NUMBER: SUB 2000-63 -- HIDDEN CREEK ADDITION

OWNER/APPLICANT: Southborough Partners, 4911 S. Meridian, Wichita, KS 67217

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: West of Meridian, North of 55th St. South

SITE SIZE: 38.6 Acres

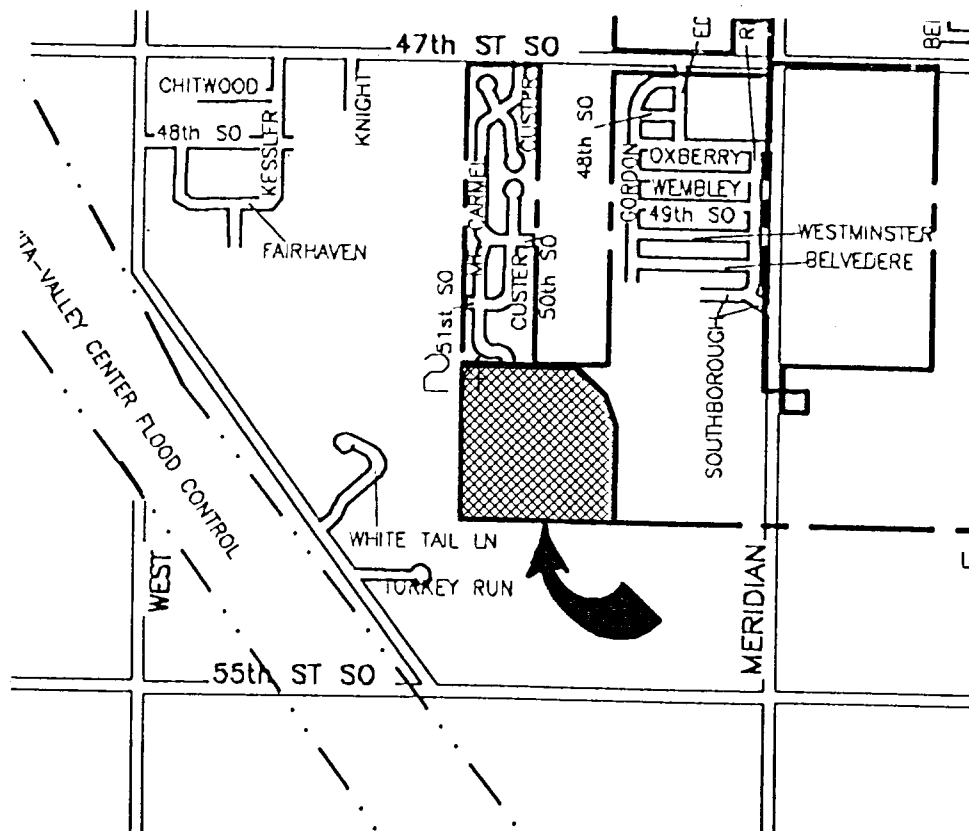
NUMBER OF LOTS

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

MINIMUM LOT AREA: 38.6 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: MH, Manufactured Housing

VICINITY MAP

Note: This site has been approved for a zone change (Z-3339) from SF-6, Single-Family to MH, Manufactured Housing subject to platting.

Primary access to the site will be through an existing 30-ft private road easement platted in the Southborough Estates to the east.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer.
- 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. ***The drainage plan is approved.***
- D. Traffic Engineering should comment on the need for turn lane improvements at Meridian. ***A decel lane is required along Meridian.***
- E. Since this is a City plat, County Engineering requires that the Applicant file a vacation case regarding the existing drainage easement condemned by the County that has been relocated as Reserve A.
- F. Reserve B is indicated as providing for "blanket" utility uses. These utilities should be restricted to easements within this reserve to avoid conflict with the possible locations of structures indicated therein (recreational facilities and storm shelter).
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. 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.
- H. 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.
- I. The applicant shall guarantee the installation of the private street connecting to Meridian in addition to the internal streets. As private improvements, such guarantees cannot be provided through the use of petitions. Standard pavement, curb and gutter are required.
- J. The MAPC Chairman shall be revised to reference Christopher S. Carraher.
- K. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- L. ***The street connection to the Stonebriar Addition to the North should be revised to an emergency access easement. The emergency access easement shall be established by separate instrument and depicted on the final plat tracing. A guarantee shall be submitted assuring the construction of an all-weather roadway surface. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance.***

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