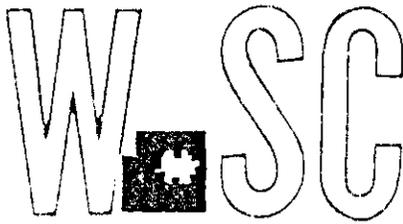




WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4421  
FAX (316) 268-439C

June 11, 1998

FILE COPY

S.E. Anderson  
P O Box 240  
Whitewater KS 67154

Re: S/D 98-43 - Final Plat of ELK RUN 1ST ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 1998, 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 June 5, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-43 -- Final Plat for ELK RUN 1ST ADDITION  
June 11, 1998 -- Page 2

Please call if you have any questions.

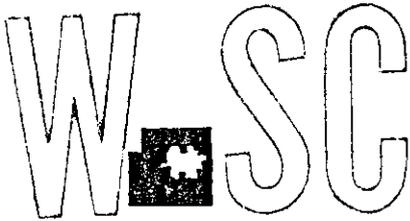
Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, stylized "S" at the end.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Ed Bugner, Contract Purchaser, 22111 W. 29th St. North, Colwich, KS 67030  
Ernest Siggs, 18401 W. 4th St., Goddard, KS 67052  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Services, 1250 S. Seneca, Wichita, KS 67213



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

June 5, 1998

S.E. Anderson  
P O Box 240  
Whitewater KS 67154

Re: S/D 98-43 - Final Plat of ELK RUN 1ST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. **Standard soil testing is required.**
- 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. The drainage concept is approved. Floodway reserves should replace the drainage easements and follow the natural swales.**
- The requested floodway reserves have been platted; **however distances and bearings need to be added. County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- D. **County Engineering** needs to comment on the need for access controls along 183rd St. West in addition to the need for any improvements to 183rd Street West. **One opening per lot will be permitted for the lots 7 and 8. Lot 6 should have complete access control along 183rd Street.**

The final plat has denoted the requested access controls.

- E.** MAPD recommends a revised lot layout with Lots 7 and 8 oriented toward the road adjoining



the plat to the north. This would eliminate access from the section line road. *The plat is approved as shown, as the street to the north is a private street.*

- F. The applicant shall guarantee the installation of the proposed interior street to the *36-ft rock standard.*
- G. The Subdivision regulations limit the length of cul-de-sacs to 1,200 feet for five-acre lots. The new street within this plat contains a length of 1,900 feet. County Fire needs to comment on the acceptability of the street length.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing must be identical to those in the legal description.
- I. The name of the Deputy should be revised to read, "Linda Kizzire".
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-43 -- Final Plat of ELK RUN 1ST ADDITION  
June 5, 1998 - Page 3

P Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Q 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. Southwestern Bell requests additional easements.

The final plat has denoted the requested easement.

R The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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. Also 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Ed Bugner, Contract Purchaser, 22111 W. 29th St. North, Colwich, KS 67030  
Ernest Siggs, 18401 W. 4th St., Goddard, KS 67052  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

June 11, 1998

STAFF REPORT

(Final Plat-Approved 06/04/98, Preliminary Plat approved 5/7/98)

**CASE NUMBER:** S/D 98-43 - ELK RUN FIRST ADDITION

**OWNER/APPLICANT:** Ernest Siggs, 18401 West 4th St., Goddard, KS 67052;  
Contract Purchaser - Ed Bugner, 22111 W. 29th St.  
North, Colwich, KS 67030

**SURVEYOR/ENGINEER:** S.E. Anderson, P.O. Box 240, Whitewater, KS 67154

**LOCATION:** West side of 183rd St. West, South of Central

**SITE SIZE:** 43 acres

**NUMBER OF LOTS**

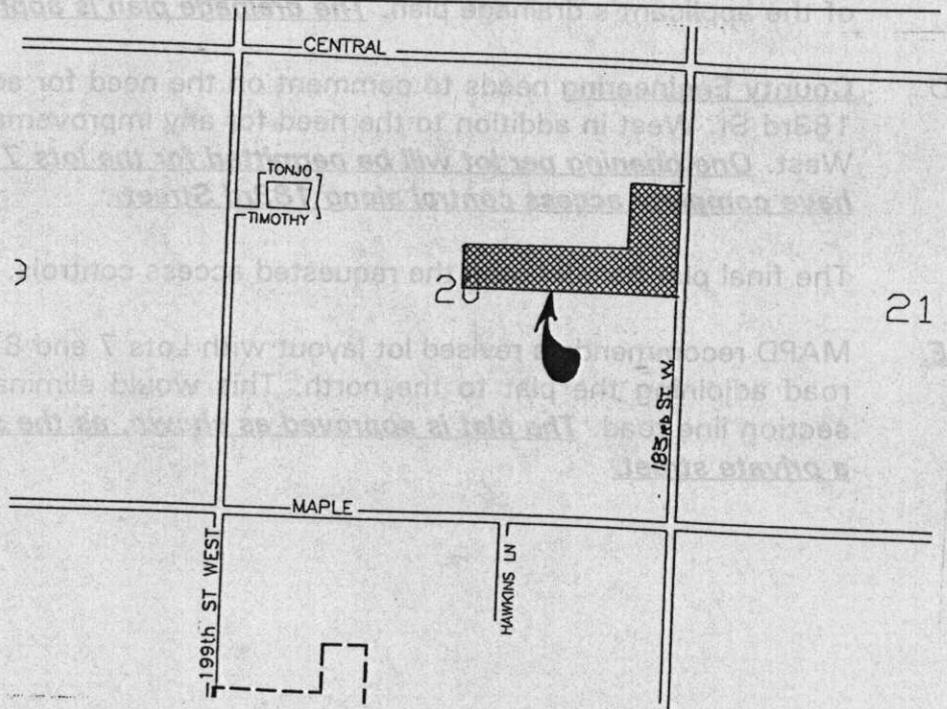
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

**MINIMUM LOT AREA:** 5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This site drains northeast to the proposed location of a future Wichita sewage treatment plant, and is near the City of Goddard, and so lot development of this type is considered premature and undesirable according to the Comprehensive Plan. However, the MAPC and County Commission have chosen not to establish protective zoning for this type of situation. This plat is also located in the Goddard Area of Influence.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. **Standard soil testing is required.**

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. **The drainage concept is approved. Floodway reserves should replace the drainage easements and follow the natural swales.**

The requested floodway reserves have been platted; **however distances and bearings need to be added.** **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**

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**E.** MAPD recommends a revised lot layout with Lots 7 and 8 oriented toward the road adjoining the plat to the north. This would eliminate access from the section line road. **The plat is approved as shown, as the street to the north is a private street.**

- F. The applicant shall guarantee the installation of the proposed interior street to the 36-ft rock standard.
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