

S/D No.: 87-71 Name: SALEM MEADOWS

Preliminary Approved:
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: Northeast corner of 103rd Street South and Broadway.
Owner: Jack R. Hunt, 321 E. English, Suite 201, Wichita, KS 67202
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 20.5
2. Number of Lots:
 - Residential: 8
 - Office:
 - Commercial:
 - Industrial:
 - Total: 8
3. Minimum Lot Area: 87,125 Sq. Ft.
4. Existing Zoning: "R"
5. Proposed Zoning: "R"

STAFF COMMENTS:

NOTE: This plat represents a replat of Lippoldt Addition which was originally platted for development of a mobile home park.

- 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of the proposed interior streets to suburban street standards.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat, "complete access control" to 103rd Street South shall be indicated across the south lines of Lots 1, 4, 5 and 8.
- F. 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.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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 mail box locations can be determined.
- J. 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.
- K. The representative of the County Engineer's Office should be prepared to comment on the applicant's drainage concept and the effects of the borrow pit, located on Lot 1, specifically in terms of the pit's implications on street right-of-way and drainage conditions.

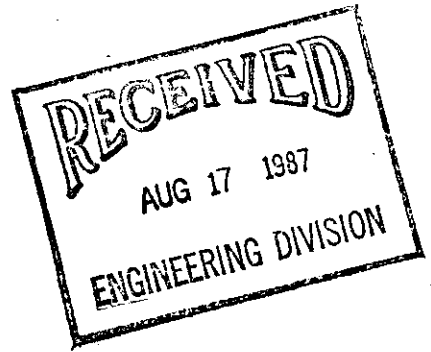
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1582
(316) 268-4561

August 13, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 87-71 - SALEM MEADOWS

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 13, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of 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.
- B. The applicant shall guarantee the construction of the proposed interior streets to suburban street standards.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, "complete access control" to 103rd Street South shall be indicated across the south lines of Lots 1, 4, 5 and 8.
- E. On the final plat, names other than 103rd shall be used for these courts.
- F. 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.

Preliminary Plat S/D 87-71 - SALEM MEADOWS
Page 2

- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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 mail box locations can be determined.
- J. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Forrest L. Nagley *FLN*
Senior Planner

FLN:dik

Enclosure

cc: Jack R. Hunt, 321 E. English, Suite 201, Wichita, KS 67202
Paul Mahoney, 1500 E. 79th Street South, Wichita, KS 67233
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

March 17, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-16 SALEM MEADOWS ADDITION

OWNER/APPLICANT: Mobile Homes Resort, Inc., 3820 South Seneca, Wichita, KS 67217

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, KS 67277

TOWNSHIP: A. J. (Toni) Oliphant, Trustee, Salem Township, 9706 S. Broadway, Wichita, KS 67233

LOCATION: North of 103rd Street South and east of U. S. Highway 81

SITE SIZE: 20.5 Acres

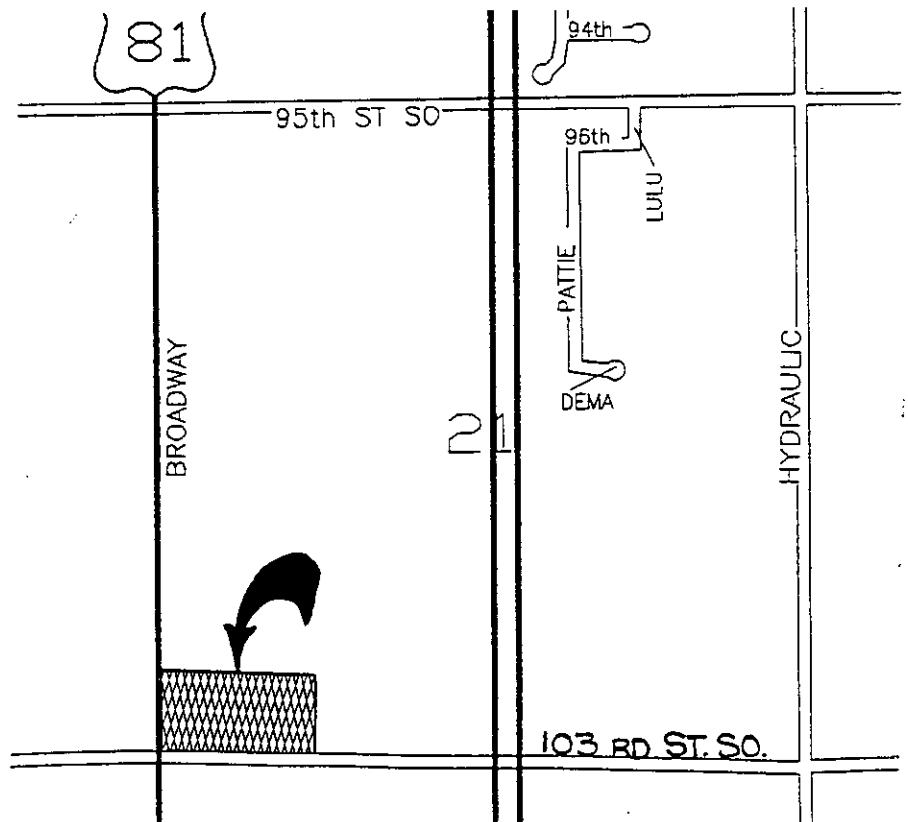
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.05 Acres

CURRENT ZONING: "R" (County)

VICINITY MAP:



NOTE: A plat, essentially the same as this plat, was submitted in 1987. The plat was reviewed and approved by the Subdivision Committee but was never completed by the applicant. The location of this site in the County indicates the intention to use on-site sanitary sewer and the size of lots will require the use of septic rather than lagoon systems.

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. Based upon an August 11, 1987 memorandum from the County Health Department, the applicant is advised a high groundwater elevation may impact the potential use of septic systems in this area.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.
 - D. On the final plat, the access controls to 103rd Street South, on the face of the plat, shall be amended. Rather than showing "access control except for two openings", complete access control should be shown across the abutting lot lines with no indication of access control at the two street openings.
 - E. On the final plat, a building setback shall also be indicated to Broadway. The easternmost line of the easements on Lots 1 and 2 should also be labeled as a building setback. This is necessary in the event that if these easements are ever vacated, a building setback could still be maintained.
 - F. The applicant is advised that the building setbacks shown around the interior streets (55 feet) are greater than required.
 - G. The applicant is reminded that a platting binder needs to be submitted at the time that the final plat is submitted.
 - H. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - I. 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.
 - J. 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.
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- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
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STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-27 - SALEM MEADOWS

OWNER/APPLICANT: Mobile Homes Resort, Inc., 3820 S. Seneca, Wichita, KS 67217

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northeast corner of Broadway and 103rd St. South

SITE SIZE: 18.0 acres

NUMBER OF LOTS

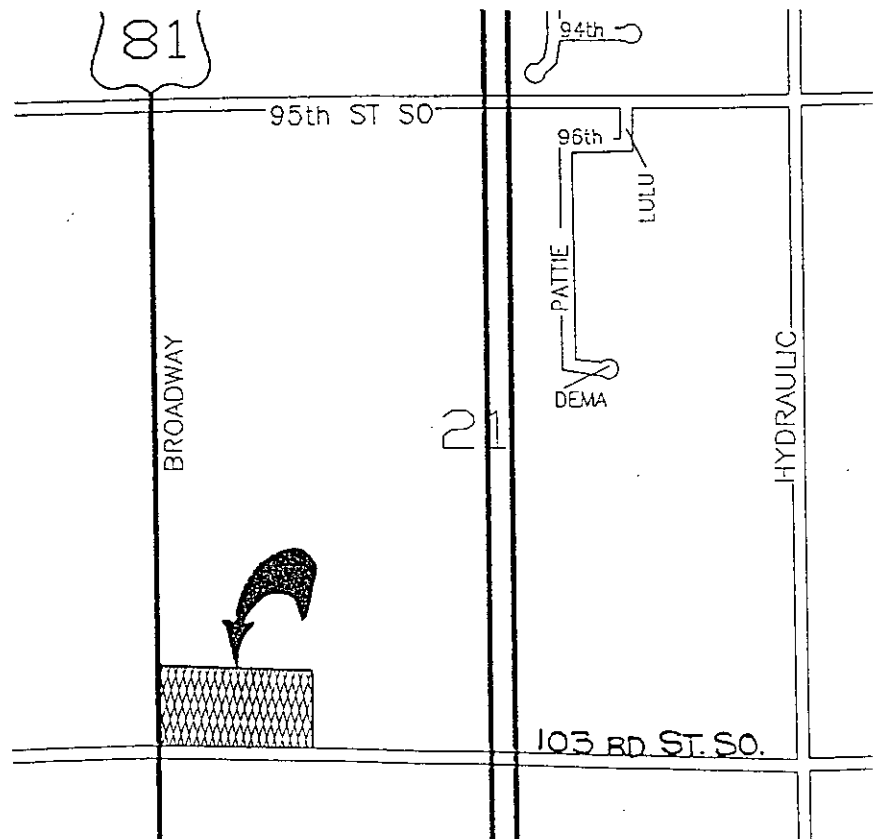
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 2.03 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. A zone change to SF-20, Residential for the eastern portion of the site was denied by the MAPC on January 28, 1999. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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. Due to the size of these lots, septic systems rather than a sewage lagoon will be 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 plan.
- D. The County Commissioners signature block need only include the signature of the Chairman.
- E. The City Council signature block may be deleted as the site is beyond Wichita's three-mile ring.
- F. 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.
- G. The applicant shall guarantee the installation of the interior street.
- H. County Engineering needs to comment on the need for improvements to 103rd Street South.
- I. County Fire shall comment on the acceptability of the street name.
- 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.
 - 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.
 - R. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.
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Area No. 6

Location: Area near the intersection of 103rd Street South and Broadway.

Area Identified by: Bill Hancock
Phil Dietrich
Joe Warne

Problem Description:

1. Areas adjacent to Broadway from 95th to 103rd Street South tend to be flood prone?
2. Storm water stands to significant depths near the intersection of 103rd Street South and Broadway.
3. There is no well-defined outlet channel to convey flow east to the Cowskin Creek.

Area No. 7

Location: Area near the intersection of Hillside and 103rd Street South.

Area Identified by: Bill Hancock
Phil Dietrich
Joanie Storck

Problem Description:

1. Low area tends to flood adjacent to 103rd Street from one half mile west of Hillside to Oliver.
2. The street intersection at 103rd Street and Hillside is frequently overtopped by storm water.
3. The Sedgwick County Public Works has previously studied this problem area in some detail.



Area No. 8

Location: Area near the intersection of 103rd Street
South and Bluff

Area Identified by: Bill Hancock
Phil Dietrich
Joanie Storck

Problem Description:

1. Low, flat areas adjacent to 103rd Street tend to flood.
2. The natural drainage appears to flow to the southeast, but there is no well-defined existing channel.

Area No. 9

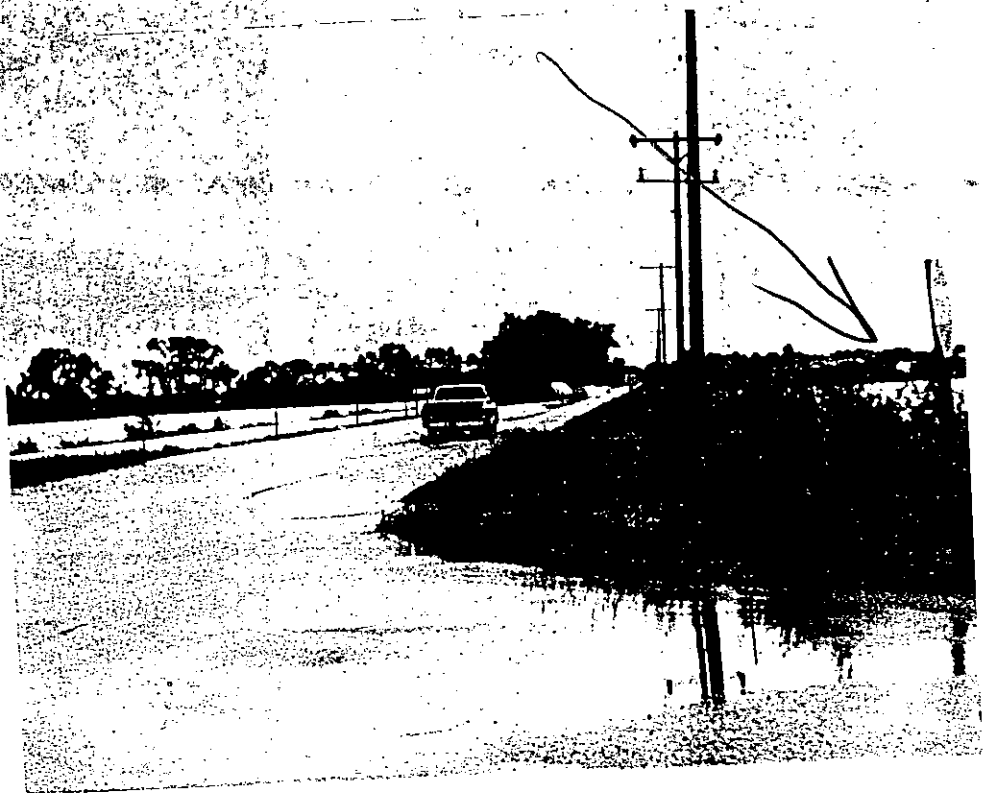
Location: Old Cowskin Creek channel east of the KTA
between 95th and 103rd Street.

Area Identified by: Phil Dietrich

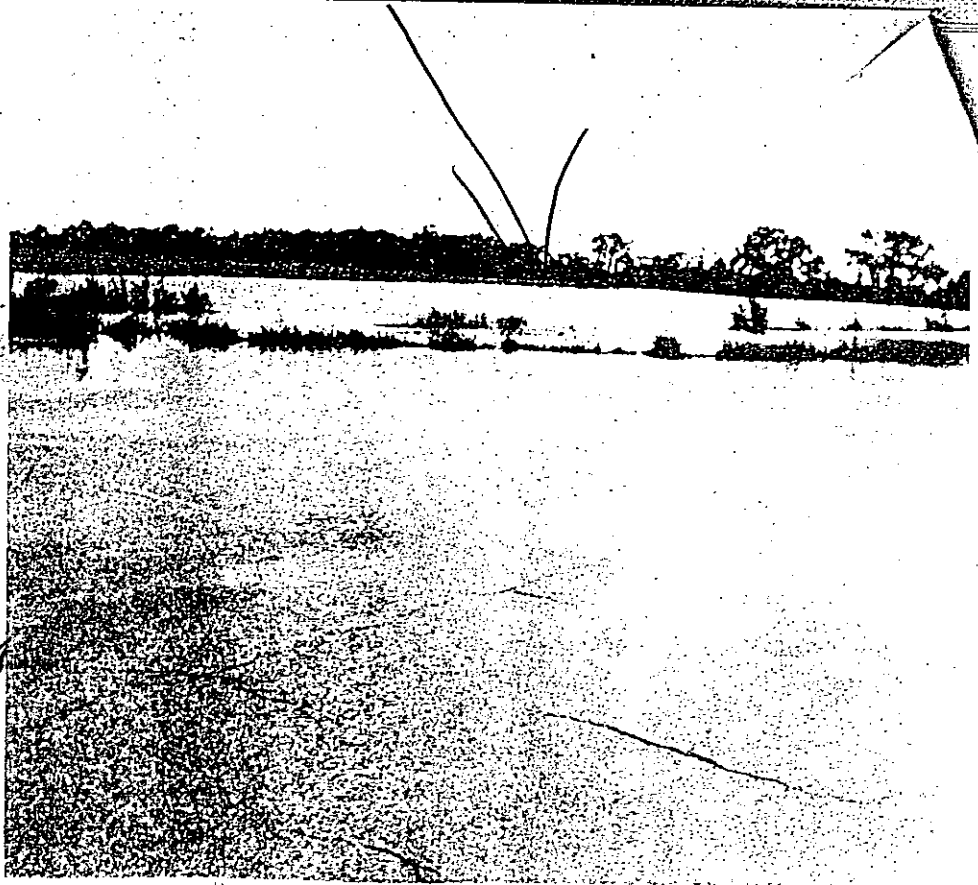
Problem Description:

1. Channel needs to be cleared of debris and maintained.

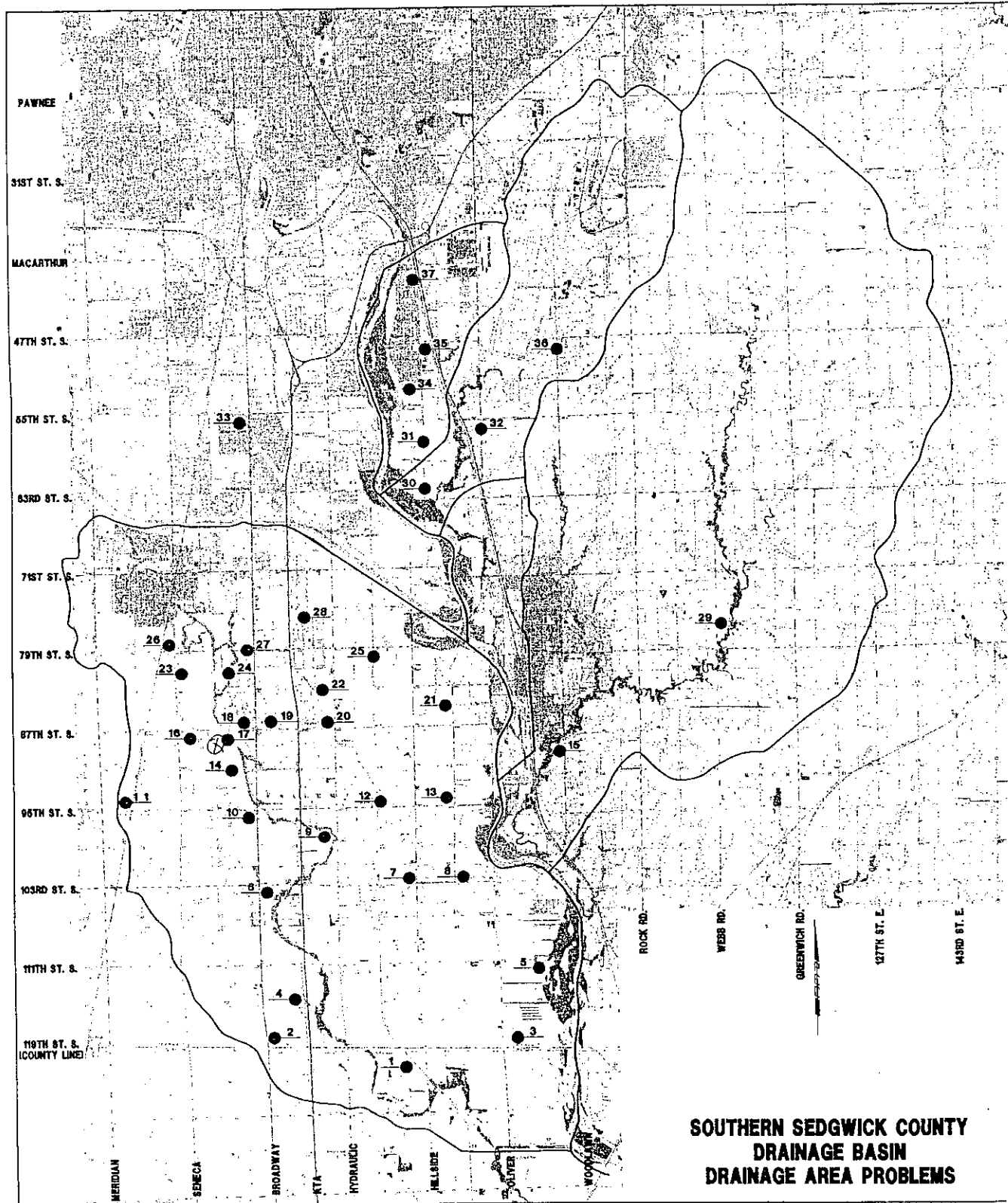
103rd



This picture
was taken at
103rd & S. Broadway



US. Highway 81 or S Broadway



**SOUTHERN SEDGWICK COUNTY
DRAINAGE BASIN
DRAINAGE AREA PROBLEMS**