

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2003-148 -- ELK RIDGE ADDITION

**OWNER/APPLICANT:** Jim Fouts, 716 N. 119th St. North, #110, Wichita, KS 67235

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** Northwest corner of 183rd St. West and Maple

**SITE SIZE:** 76.05 Acres

**NUMBER OF LOTS**

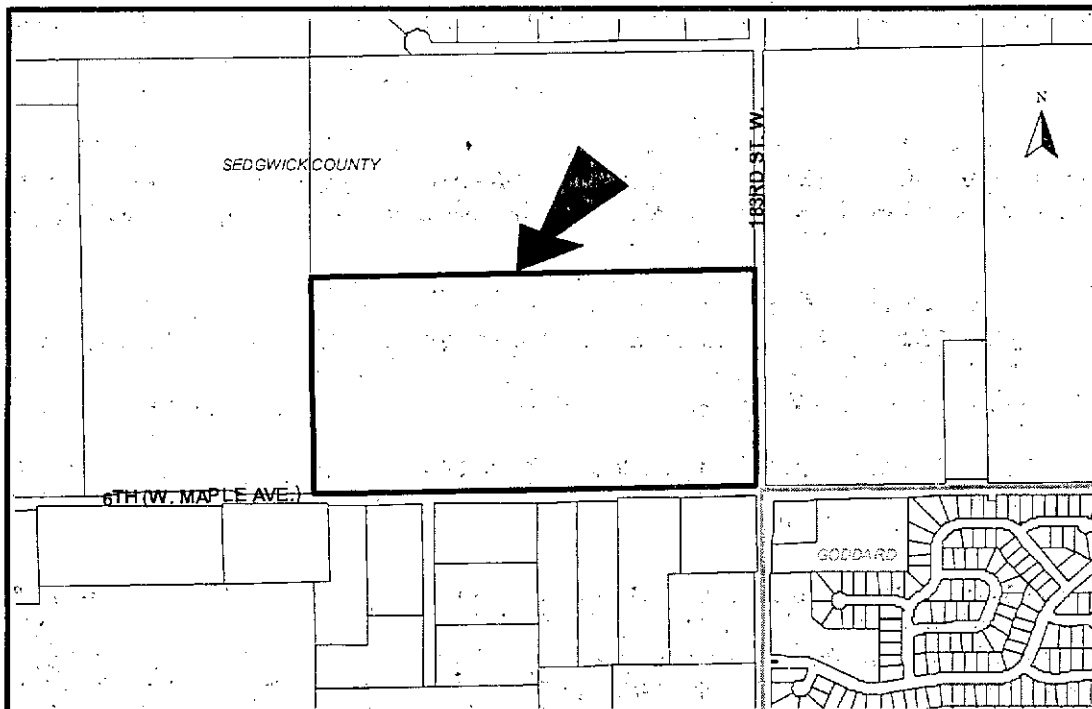
Residential:	67
Office:	
Commercial:	
Industrial:	
Total:	<u>67</u>

**MINIMUM LOT AREA:** 19,602 Sq. Ft.

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-20, Single-Family Residential

**VICINITY MAP**



**SUB 2003-148 -- Preliminary Plat of ELK RIDGE ADDITION**

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**NOTE:** This unplatted site is located in the County within three miles of Wichita's boundary. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence. The applicant requests a zone change from RR, Rural Residential to SF-20, Single-Family Residential. The site is located within the 100-year floodplain. A community alternative sewer system is proposed. The Applicant intends to participate in the extension of sewer and water facilities from the City of Goddard when they become available. Due to its density, the plat is classified as an urban subdivision.

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change and conditional use will need to be approved.
- B. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval of the proposed community alternative sewer system from County Code Enforcement. The community alternative sewer system must be permitted by the Kansas Department of Health and Environment. Location of the community alternative sewer system should be denoted on the plat. A conditional use for a "major utility" will also be needed.
- C. A county Sewer District must be established to ensure construction and maintenance responsibilities of the community alternative sewage system.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Lot 5, Block D and Lot 17, Block E contain less than the required 20,000 square feet needed for lots in the SF-20, Single-Family District. A zoning adjustment will need to be approved by MAPD.
- F. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering needs a drainage plan and a flood study, with minimum pads based on those results. Additional drainage easements may be needed based on the study. A Division of Water Resources permit may be needed.
- G. The applicant should contact Sedgwick County Fire Department to discuss water for fire protection.
- H. County Engineering recommends the realignment of Hawkins Lane north and south of Maple.
- I. Since the subdivision is in a FEMA-regulated floodplain, the floodway certificate needs added.
- J. Complete access control is proposed along the plat's frontage to both arterials. The final plat shall reference the dedication of access controls in the plat's text.
- K. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- L. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning

**SUB 2003-148 -- Preliminary Plat of ELK RIDGE ADDITION**

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fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

- M. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- N. The applicant shall guarantee the paving of the proposed streets to the 64-ft urban street standard.
- O. The street guarantee shall include the installation of a temporary turnaround at the terminus of Hawkins Lane and Autumn at the plat's north line. The plat's text should indicate that the vacation of the temporary turnarounds area will be effective upon the extension of the streets northward.
- P. It is recommended that Reserve B and C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- Q. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- R. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- S. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- T. Due to the landlocked nature of Reserves A and C, a means of access shall be provided to these Reserves.
- U. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- V. The 15-ft building setback in Lot 1, Block A needs to be labeled correctly as 25 feet.
- W. Lots 13, 14, 15 and 16, Block E do not conform with the 100-ft lot width standard for the SF-20 district which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- X. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1 and 2, Block E. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

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- Y. GIS needs to comment on the plat's street names. Hawkins Lane should be Hawkins Ln. Blossom and Texas should be revised to Burton. Blossom Cir should be revised to Burton Ct. Sheriac should extend to 183rd West. Autumn should be revised to Pecanwood.
- Z. 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.
- AA. 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.
- BB. 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.)
- CC. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signature on this plat, to be printed beneath the notary's signature.
- DD. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- EE. 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.
- FF. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- GG. Perimeter closure computations shall be submitted with the final plat tracing.
- HH. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- II. 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.
- JJ. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

STAFF REPORT

(Preliminary Plat, Deferred 1/15/04)

CASE NUMBER: SUB 2003-148 -- ELK RIDGE ADDITION

OWNER/APPLICANT: Jim Fouts, 716 N. 119th St. North, #110, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 183rd St. West and Maple

SITE SIZE: 76.05 Acres

NUMBER OF LOTS

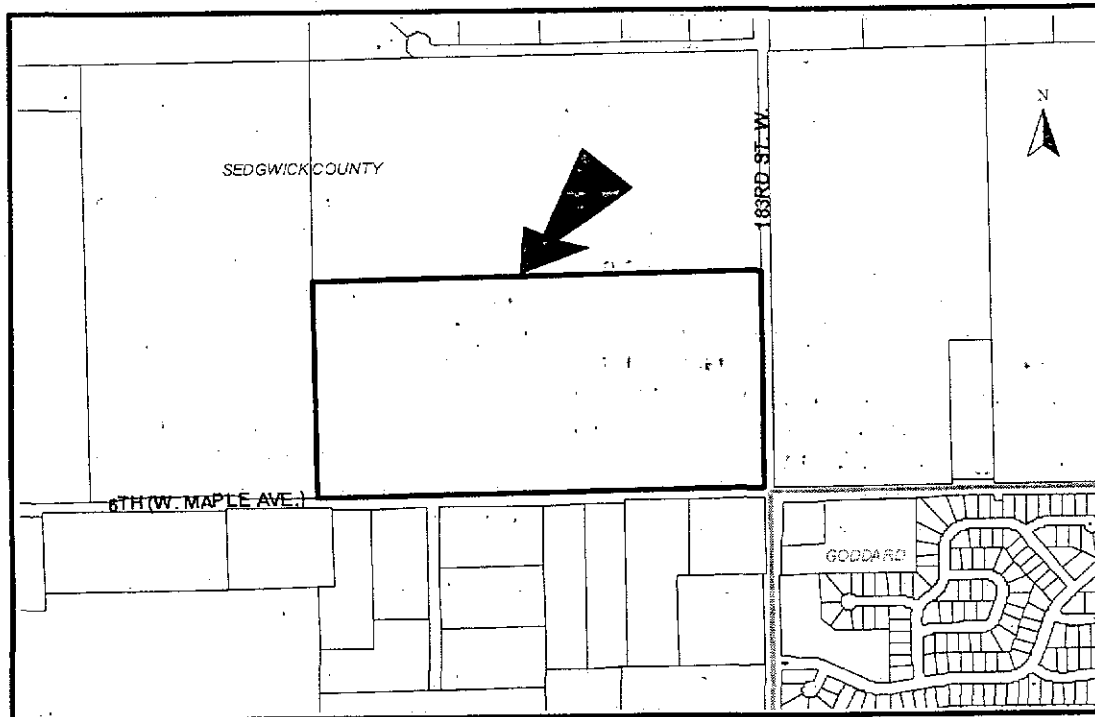
Residential:	77
Office:	
Commercial:	
Industrial:	
Total:	77

MINIMUM LOT AREA: 20,160 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



Note: This unplatted site is located in the County within three miles of Wichita's boundary. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence. The applicant requests a zone change from RR, Rural Residential to SF-20, Single-Family Residential. The site is located within the 100-year floodplain. Due to its density, the plat is classified as an urban subdivision.

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Sewer and water services will be provided from Goddard. The Applicant shall submit a letter to that effect.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering needs a drainage plan and a flood study, with minimum pads based on those results. Additional drainage easements may be needed based on the study. A Division of Water Resources permit may be needed.
- E. County Engineering recommends the realignment of Hawkins Lane north and south of Maple.
- F. Since the subdivision is in a FEMA-regulated floodplain, the floodway certificate needs added.
- G. Complete access control is proposed along the plat's frontage to both arterials. The final plat shall reference the dedication of access controls in the plat's text.
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- I. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- J. The plat's text on the final plat shall note the dedication of the streets to and for the use of the public.
- K. The 70-ft street right-of-way is not permitted to serve lots under 25,000 sq. ft. The applicant will need to increase the size of the lots or in the alternative guarantee the paving of the proposed streets to the 64-ft urban street standard.
- L. In the event the 70-ft streets are approved, the Reserves E, I, L, K and J should be eliminated.

- M. The street guarantee shall include the installation of a temporary turnaround at the terminus of Hawkins Lane and Autumn at the plat's north line. The plat's text should indicate that the vacation of the temporary turnarounds area will be effective upon the extension of the streets northward.
- N. It is recommended that Reserve C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- O. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- R. Due to the landlocked nature of Reserve C, a means of access shall be provided to this Reserve.
- S. Lots 15, 16, 17 and 18, Block E do not conform with the 100-ft lot width standard for the SF-20 district which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- T. GIS needs to comment on the plat's street names. Hawkins Lane should be Hawkins Ln. Blossom and Texas should be revised to Burton. Blossom Cir should be revised to Burton Ct. Sheriac should extend to 183rd West. Autumn should be revised to Pecanwood.
- U. 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.
- V. 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.
- W. 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.)
- X. 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.

**SUB 2003-148 -- Final Plat of ELK RIDGE ADDITION**  
**April 1, 2004 - Page 4**

- Y. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Z. 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.
- AA. The owner of the subdivision should note that any construction that results earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. 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.
- EE. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4  
APRIL 29, 2004

STAFF REPORT

(Final Plat, Preliminary Plat Approved 4/1/04)

CASE NUMBER: SUB 2003-148 -- ELK RIDGE ADDITION

OWNER/APPLICANT: Jim Fouts, 716 N. 119th St. North, #110, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 183rd St. West and Maple.

SITE SIZE: 76.05 Acres

NUMBER OF LOTS

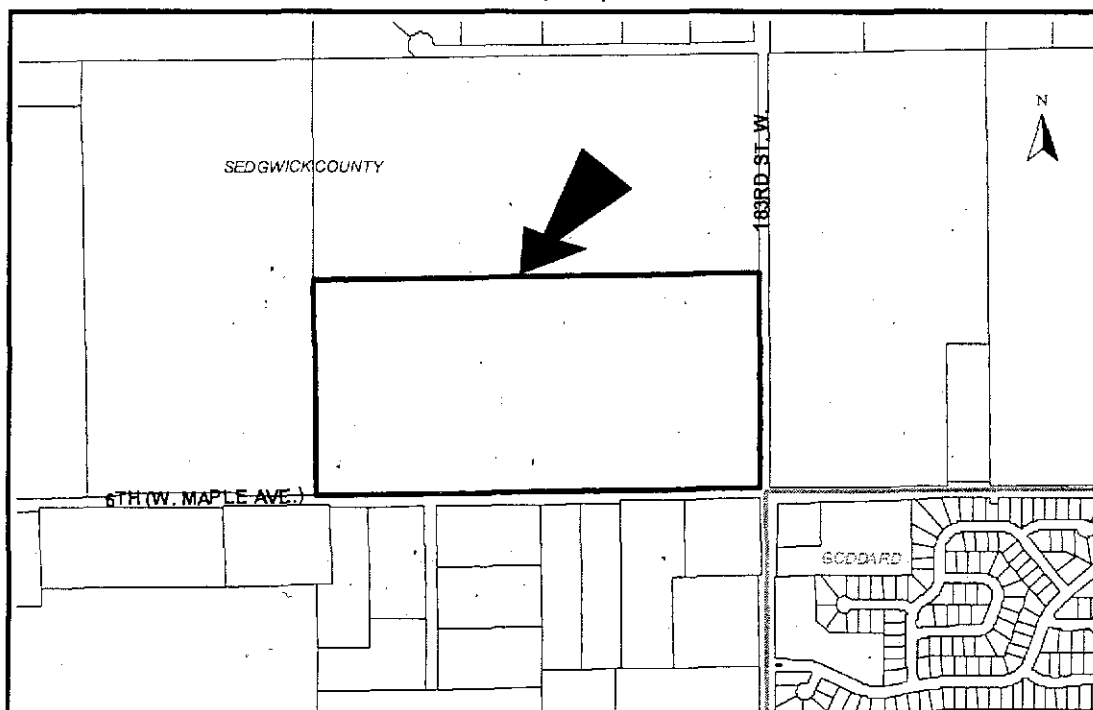
Residential:	77
Office:	
Commercial:	
Industrial:	
Total:	<u>77</u>

MINIMUM LOT AREA: 20,160 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



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**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Sewer and water services will be provided from Goddard. The Applicant shall submit a letter to that effect.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs a drainage plan and a flood study, with minimum pads based on those results. Additional drainage easements may be needed based on the study. A Division of Water Resources permit may be needed.
- E. Since the subdivision is in a FEMA-regulated floodplain, the floodway certificate needs added.
- F. Access needs to be provided to Reserve A for maintenance from Sheriac.
- G. The temporary and permanent cul-de-sacs should have a 75-ft radius.
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- I. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- J. The 70-ft street right-of-way is not permitted to serve lots under 25,000 sq. ft. The applicant will need to increase the size of the lots or in the alternative guarantee the paving of the proposed streets to the 64-ft urban street standard. The Subdivision Committee has approved a modification to permit the 70-ft streets in conjunction with the suburban street pavement standard.

- K. The street guarantee shall include the installation of a temporary turnaround at the terminus of Hawkins Lane and Autumn at the plat's north line. The plat's text should indicate that the vacation of the temporary turnarounds area will be effective upon the extension of the streets northward.
- L. It is recommended that Reserve C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

A pedestrian access easement has been platted as requested.

- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- O. GIS needs to comment on the plat's street names. The street names are approved.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
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- Y. 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.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.