

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

DECEMBER 3, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-99 - FOX MEADOW

OWNER/APPLICANT: V. Harley Miles

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.

LOCATION: South of 61st Street North and west of Meridian.

SITE SIZE: 59.0 Acres

NUMBER OF LOTS:

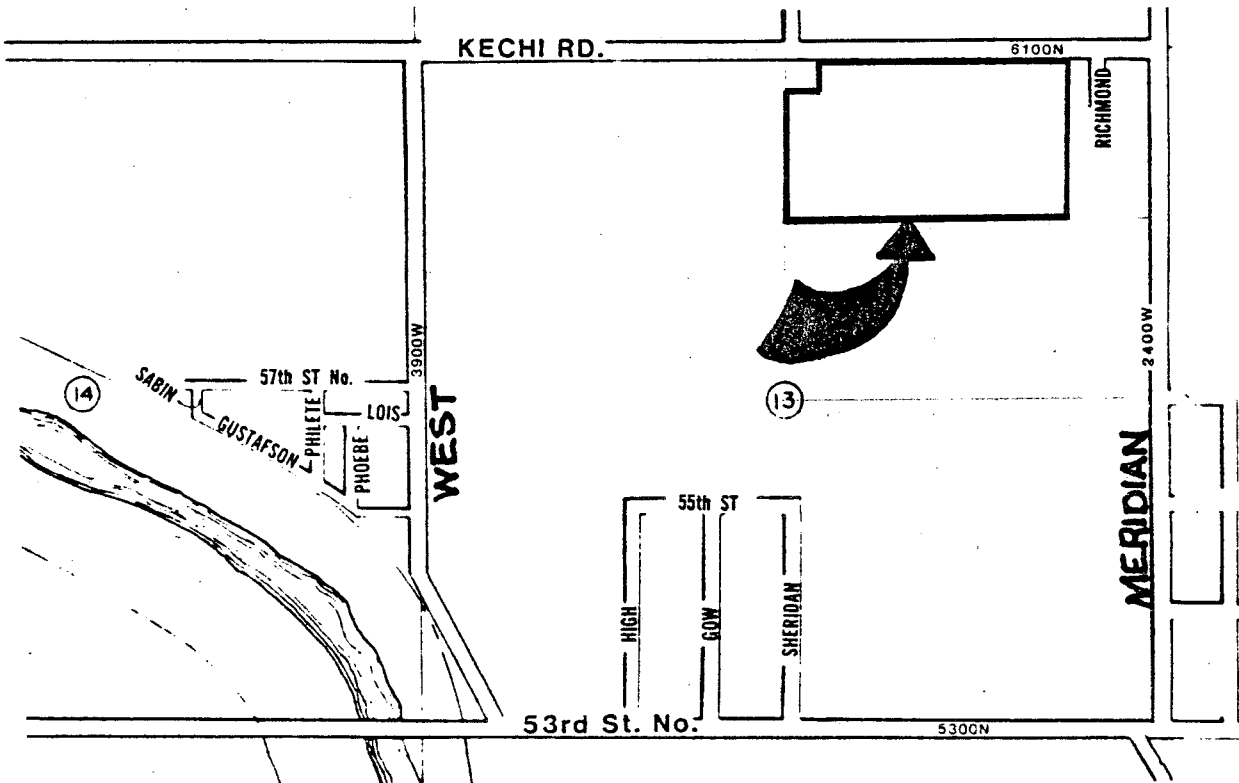
Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	37

MINIMUM LOT AREA: 1.0 Acre

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



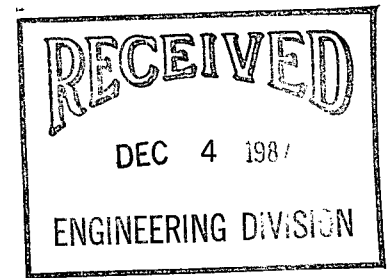
STAFF COMMENTS:

NOTE: This plat was reviewed as a sketch plat.

- 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 suburban interior streets.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- F. 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.
- G. 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 a method similar to special assessments.
- H. On the final plat, the street adjacent to the west line of Lot 1 and 2, Block 4, shall be named St. Paul.
- I. The applicant shall submit a copy of the instrument which establishes the 60-foot pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- K. The final plat shall indicate the recording information for the 60-foot pipeline easement on this property.

- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- M. On the final plat, the dedication of 50 feet of half-street right-of-way for 61st Street North shall be depicted. 61st Street North is a section line road and therefore considered to be an arterial street.
- N. On the final plat, "complete access control" shall be indicated to 61st Street North across the north line of the plat.
- O. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEWARD COUNTY



METROPOLITAN AREA PLANNING COMMISSION
PLANNING DEPARTMENT
1000 WEST 10TH AVENUE
WICHITA, KANSAS 67202
TEL: 843-3100

December 4, 1987

Poe & Associates of Kansas, Inc.
434 N. Oliver, Suite 100
Wichita, KS 67208

Re: Preliminary Plat S/D 87-99 - FOX MEADOW

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 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:

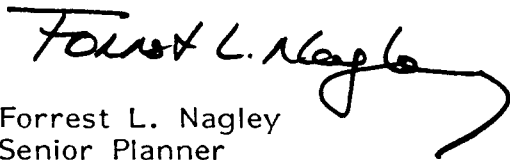
- A. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of the proposed suburban interior streets.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If 20,000 square foot lots are depicted on the final plat, the applicant shall submit a restrictive covenant which ties lots together into a minimum of 40,000 square feet per building site until municipal water is provided to serve the property. If a guarantee for extension of municipal water is submitted with the plat, then the restrictive covenant need not be provided. This condition of approval is with the understanding that every effort will be made to guarantee the extension of City Water to serve the plat.

- F. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. 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.
- H. 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 a method similar to special assessments.
- I. On the final plat, the street adjacent to the west line of Lot 1 and 2, Block 4, shall be named St. Paul.
- J. The applicant shall submit a copy of the instrument which establishes the 60-foot pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- L. The final plat shall indicate the recording information for the 60-foot pipeline easement on this property.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- N. On the final plat, the dedication of 50 feet of half-street right-of-way for 61st Street North shall be depicted. 61st Street North is a section line road and therefore considered to be an arterial street.
- O. On the final plat, "access control except for one opening " shall be indicated to 61st Street North across the north line of the adjacent lots.
- P. 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.
- Q. The applicant shall attempt to obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.

- R. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of the approved preliminary plat.
- 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.
- T. 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.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: V. Harley Miles, 2823 Timbercreek Circle, Wichita, KS 67204
Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Works

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

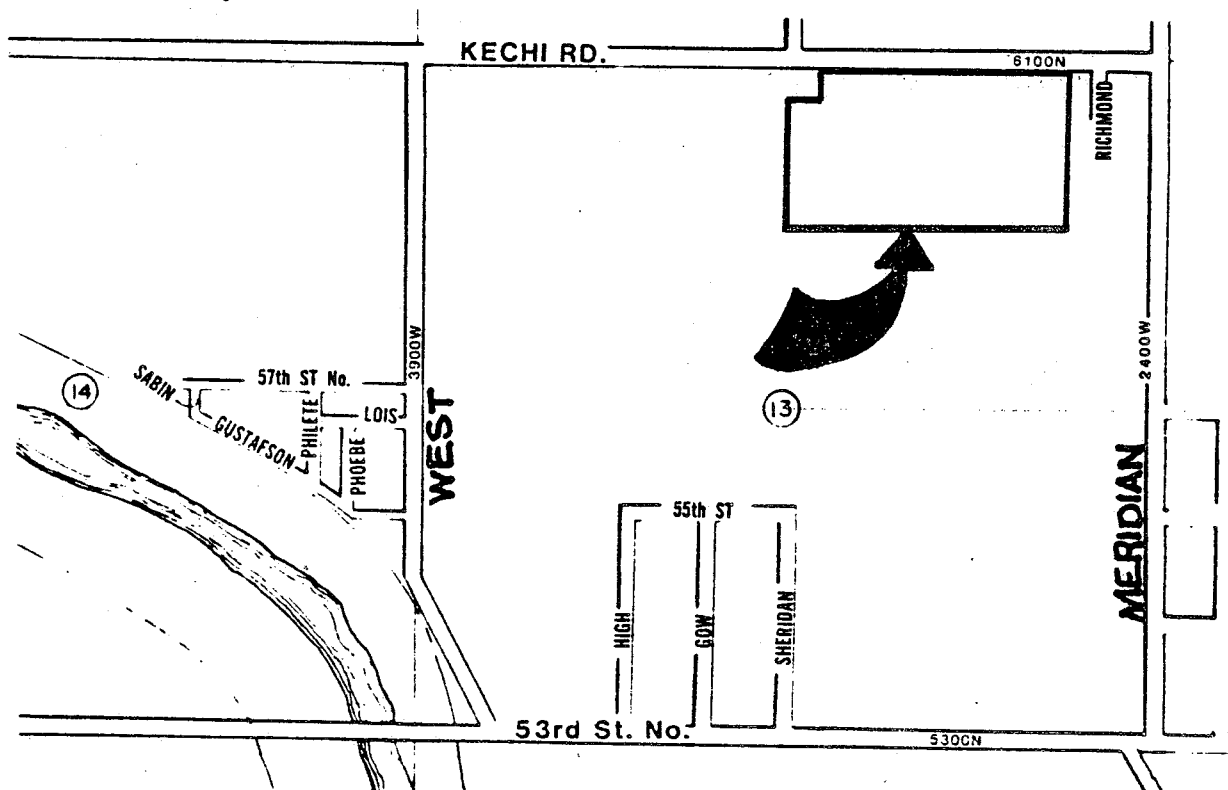
AGENDA ITEM # _____

JANUARY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 12/3/87)

CASE NUMBER: S/D 87-99 - FOX MEADOW
OWNER/APPLICANT: V. Harley Miles
SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.
LOCATION: South of 61st Street North and west of Meridian.
SITE SIZE: 59.0 Acres
NUMBER OF LOTS:
Residential: 77
Office:
Commercial:
Industrial:
Total: 77
MINIMUM LOT AREA: 20,000 Square Feet
CURRENT ZONING: "R-1"
PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

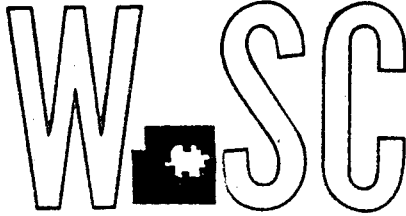
NOTE: This plat was reviewed as a sketch plat.

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the extension of municipal water to serve the proposed lots. This guarantee is required in order to permit the platting of the proposed 20,000 square foot lots within the "R-1" (suburban residential) zoning district.
- C. The applicant shall guarantee the construction of the proposed suburban interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If the applicant determines that the cost of immediately extending municipal water to the suburban lots is not economically feasible, and further, if the applicant still desires to plat 20,000 square foot lots rather than the 40,000 square foot building sites required for property not served by municipal water in the "R-1" zoning district, the following is required:
 - 1. The submitting of a restrictive covenant which requires the tying of lots together into a building site with a minimum area of 40,000 square feet until municipal water is extended to serve the property. Attached to the covenant shall be a drawing which indicates the configuration of how the lots will be grouped together to provide a building site containing at least 40,000 square feet of area. The total area of each building site shall be shown. On the final plat tracing, a note shall be referenced on the face of the plat that alerts abstractors, future lot owners, etc., as to the existence of the restrictive covenant.
 - 2. Health Department approval of the building sites for use of on-site water wells.
- G. The final plat shall state in the platting text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. 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.

- I. 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 a method similar to special assessments.
- J. The applicant shall submit a copy of the instrument which establishes the 60-foot pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- L. The final plat shall indicate the recording information for the 60-foot pipeline easement on this property.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- N. On the final plat tracing, the platlor's text shall reference that the location of access points permitted to 61st Street North shall be determined by the appropriate engineer.
- O. The applicant shall attempt to obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- P. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of the approved preliminary plat.
- Q. 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.
- R. 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

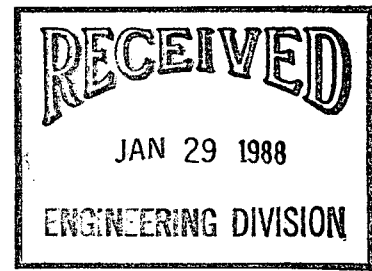
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required, are minimum building pad elevations needed and is the perimeter of the drainage reserve adequate?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561



January 29, 1988

Poe & Associates of Kansas, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Final Plat S/D 87-99 - FOX MEADOW

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the extension of municipal water to serve the proposed lots. This guarantee is required in order to permit the platting of the proposed 20,000 square foot lots within the "R-1" (suburban residential) zoning district.
- C. The applicant shall guarantee the construction of the proposed suburban interior streets, including drainage.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If the applicant determines that the cost of immediately extending municipal water to the suburban lots is not economically feasible, and further, if the applicant still desires to plat 20,000 square foot lots rather than the 40,000 square foot building sites required for property not served by municipal water in the "R-1" zoning district, the following is required:

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-99 - FOX MEADOW

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1. The submitting of a restrictive covenant which requires the tying of lots together into a building site with a minimum area of 40,000 square feet until municipal water is extended to serve the property. Attached to the covenant shall be a drawing which indicates the configuration of how the lots will be grouped together to provide a building site containing at least 40,000 square feet of area. The total area of each building site shall be shown. On the final plat tracing, a note shall be referenced on the face of the plat that alerts abstractors, future lot owners, etc., as to the existence of the restrictive covenant.
 2. Health Department approval of the building sites for use of on-site water wells.
- F. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- G. 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.
- H. 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 a method similar to special assessments.
- I. The applicant shall submit a copy of the instrument which establishes the 60-foot pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- K. The final plat shall indicate the recording information for the 60-foot pipeline easement on this property.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- M. On the final plat tracing, the plattor's text shall reference that the location of access points permitted to 61st Street North shall be determined by the appropriate engineer.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-99 - FOX MEADOW
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- N. The applicant shall attempt to obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- O. The final plat shall indicate the utility easements requested by K.G.&E. which are marked on the engineer's copy of the approved preliminary plat.
- P. The applicant is advised that approval of a drainage plan for this property is contingent upon the applicant being able to obtain the drainage easement needed on the property to the south.
- Q. The final plat tracing shall indicate the platting of a minimum building pad elevation on the lots adjacent to Reserve A.
- R. Prior to submitting this plat for scheduling before the City Council, the applicant shall submit additional drainage plan information to the County Engineer's Office.
- S. On the final plat tracing, the following street name changes shall be indicated:
 - 1. Edwards Court to Edwards Circle
 - 2. 59th Street North to 59th Street North Circle
- T. On the final plat tracing, "complete access control" shall be indicated, across the north line of each lot which abuts 61st Street North, for a distance of 40 feet back from any north/south street right-of-way.
- U. 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.
- V. 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.
- 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-99 - FOX MEADOW
Page 4

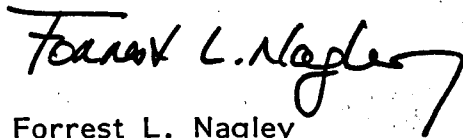
- Z. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, February 4, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: V. Harley Miles, 2823 Timbercreek Circle, Wichita, KS 67204
Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services