

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-50 SUMMERWOOD PLACE

OWNER/APPLICANT: Attn: Roger Weast, Lusk Communities, Inc., 1608 E. Lewis, Wichita, KS 67211

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

LOCATION: North of 55th Street South and east of Woodlawn

SITE SIZE: 77 Acres

NUMBER OF LOTS

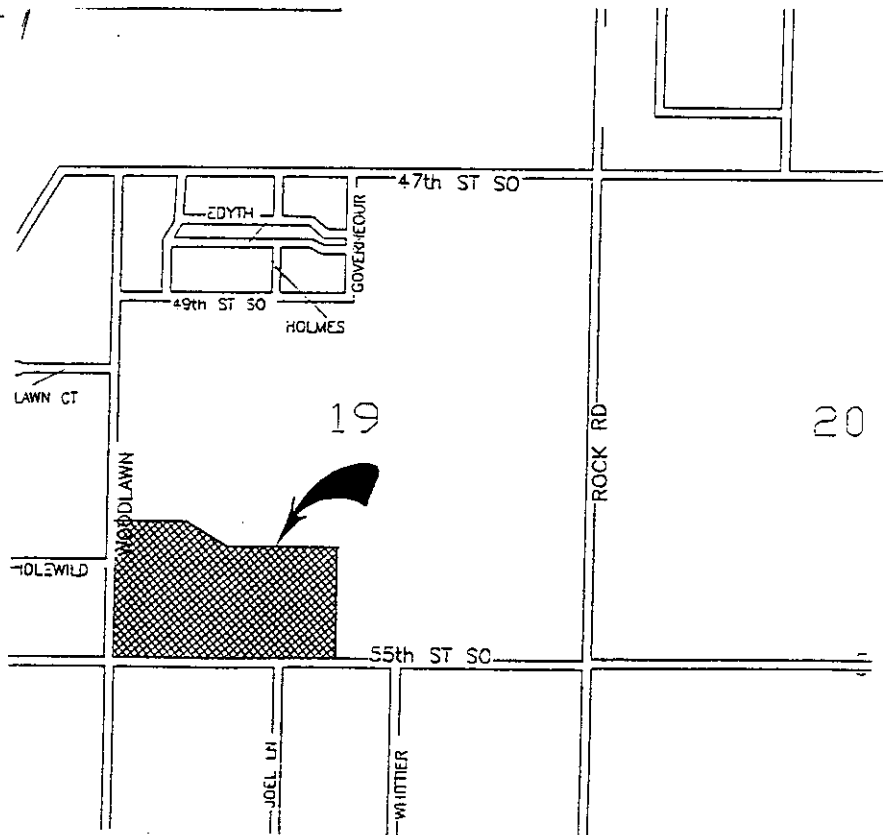
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "RR", "SF-20", and "LC"

PROPOSED ZONING: "SF-20"

VICINITY MAP:



NOTE: Although this site is close to both the City of Wichita and the City of Derby, being near to McConnell AFB, the Comprehensive Plan indicates this area should be maintained for agricultural uses or at least in low residential densities. That is, the area is not shown for urban reserve, urban growth or suburban scale development. Although this site is traversed by a fairly significant drainage way (Dry Creek), it is not indicated in the Comprehensive Plan as a proposed open space/recreational corridor.

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.

Also, Health needs to comment on the joint lagoons shown as proposed for Lots 10 and 11 and the siting of a lagoon or septic field on Lot 7. Based on the access opening requested to 55th Street and the limited lot area for Lot 7 to Summerwood, it appears Lot 7's development will be in its eastern third.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the installation of the interior, residential streets to the suburban gravel standard.
- D. **County Engineering** needs to comment upon intersection right-of-way requirements for this site. While Woodlawn and 55th Street South are mile line roads and would typically be treated as arterial type roads requiring major intersection right-of-way, neither street is shown as an arterial on the transportation plan. Both streets are discontinuous in this area of the County. Woodlawn is interrupted to the north by McConnell AFB and also terminates just north of Derby at 63rd Street South. 55th Street South terminates west of this site at the Arkansas River, just west of Oliver.
- E. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- F. On the final plat, additional information, such as dimensions from lot corners shall be provided in order to adequately determine the floodway's location on each impacted lot.
- G. **County Engineering** needs to indicate requirements for the platting of minimum building pad elevations. The platting of minimum building pad elevations also requires that both on-site and off-site bench marks be indicated on the plat.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. Due to the floodway crossing this site, certain lots exceed the lot depth to width standards of the Subdivision Regulations and approval of this plat will indicate agreement to waive these standards.
- 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. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate requirements in regard to the adequacy of the indicated floodway and the platting of minimum building pad elevations.

October 10, 1996

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/8/96)

CASE NUMBER: S/D 96-50 SUMMERWOOD PLACE

OWNER/APPLICANT: Attn: Roger Weast, Lusk Communities, Inc., 1608 E. Lewis, Wichita, KS 67211

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

LOCATION: North of 55th Street South and east of Woodlawn

SITE SIZE: 77 Acres

NUMBER OF LOTS

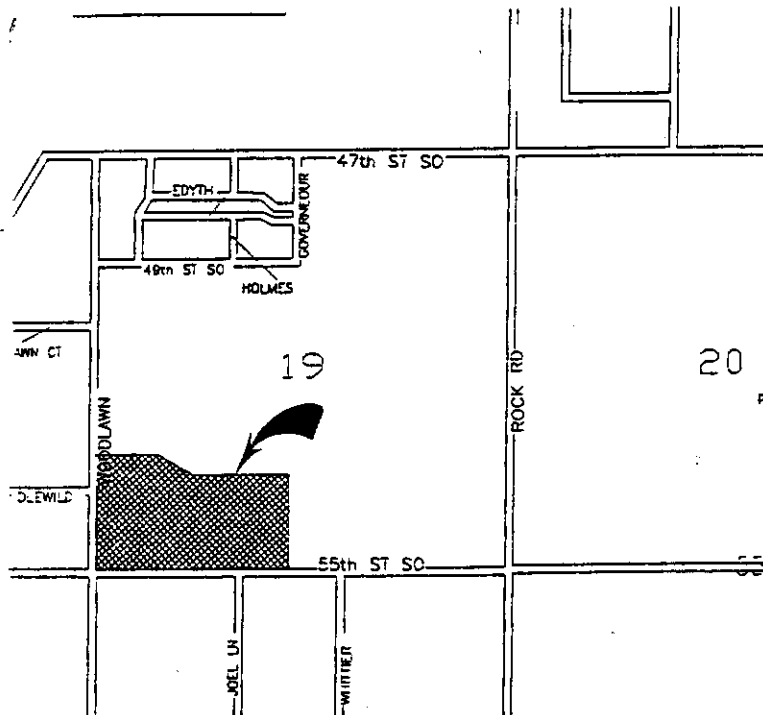
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "RR", "SF-20", and "LC"

PROPOSED ZONING: "SF-20"

VICINITY MAP:



NOTE: Although this site is close to both the City of Wichita and the City of Derby, being near to McConnell AFB, the Comprehensive Plan indicates this area should be maintained for agricultural uses or at least in low residential densities. That is, the area is not shown for urban reserve, urban growth or suburban scale development. Although this site is traversed by a fairly significant drainage way (Dry Creek), it is not indicated in the Comprehensive Plan as a proposed open space/recreational corridor.

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.

As noted by the Health Department, the possible locations of homes and lagoons or septic fields on many of the lots may be somewhat restricted. Further, this site may be involved with a high water table that could impact the use of on-site sanitary sewer. Prior to submitting the final plat, the applicant was to meet with the County Health Department to determine if or how any such concerns can be resolved as part of this site's platting process.

A note has subsequently been placed on the face of the plat indicating that certain lots will have restrictions on the locations of lagoons. A separate instrument specifying these restrictions will consequently be filed. Health needs to indicate if this is acceptable. Any such instrument shall also be submitted to Health for review and approval and then recording by the applicant with the recording information shown on the final plat tracing. Health also needs to comment on the concerns with a high ground water table 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 interior, residential streets to the suburban gravel standard.
- D. On the final plat tracing, additional information, such as dimensions from lot corners shall be provided in order to adequately determine the floodway's location on each impacted lot.
- E. As noted by County Engineering, additional information was needed in order to determine requirements for the platting of minimum building pad elevations. The platting of minimum building pad elevations also requires that both on-site and off-site bench marks be indicated on the plat. County Engineering needs to comment on the adequacy of the data provided.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. Due to the floodway crossing this site, certain lots exceed the lot depth to width standards of the Subdivision Regulations and approval of this plat will indicate agreement to waive these standards.

- H. 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.)
- I. 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.
- J. 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.
- K. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- L. On the final plat tracing, the MAPC signature block shall indicate John C. Frye as chairman.
- M. The final plat tracing shall clearly note what is indicated by the dashed lines along the south line of lot 3 (utility easement, building setback, etc.).
- N. The applicant's agent needs to indicate the status of easements indicated in the platting binder. Specifically, a five (5) foot easement is noted across the site's north 5-feet, and only one (1) of two (2) KG&E easements are shown on the plat.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the floodway reserve and minimum building pad elevations are acceptable.

February 20, 1997

STAFF REPORT
(Revised Final Plat, Preliminary Plat Approved 8/8/96)

CASE NUMBER: S/D 96-50 SUMMERWOOD PLACE

OWNER/APPLICANT: Attn: Roger Weast, Lusk Communities, Inc., 1608 E. Lewis,
Wichita, KS 67211

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

LOCATION: North of 55th Street South and east of Woodlawn

SITE SIZE: 38.1 Acres

NUMBER OF LOTS

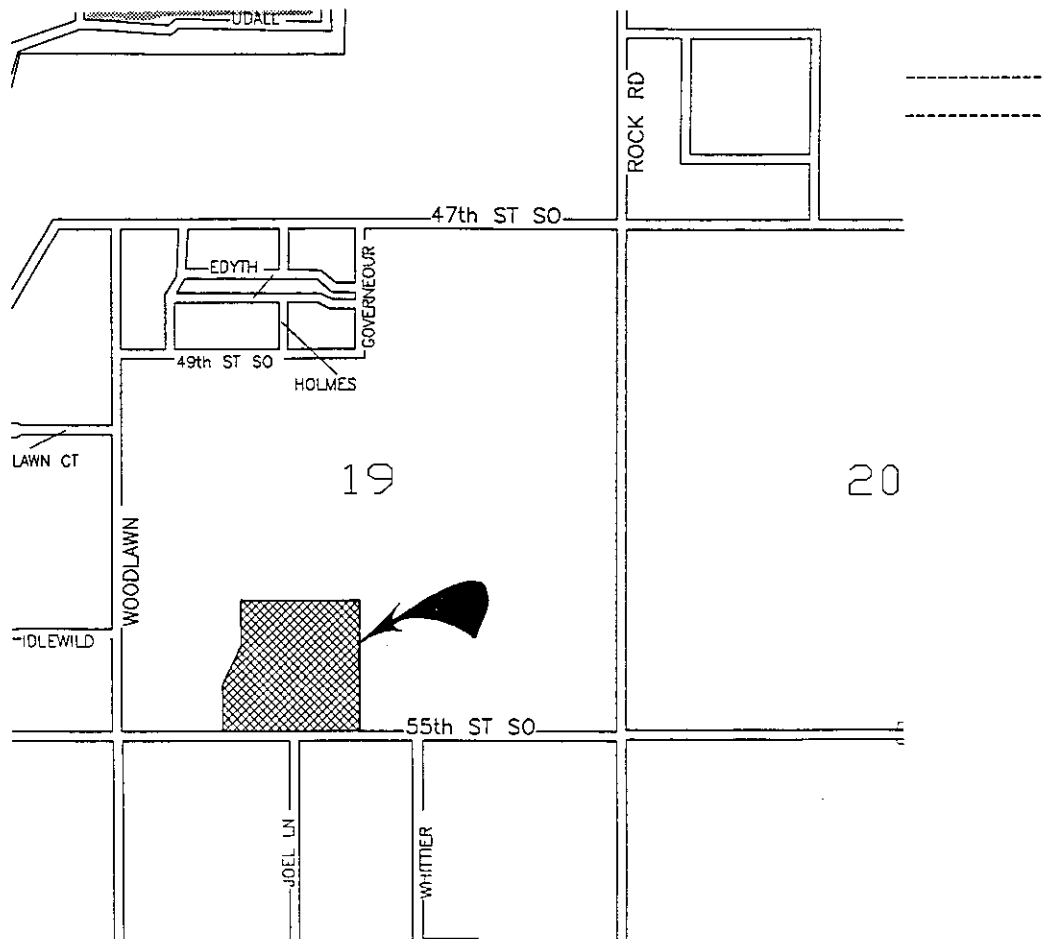
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "RR"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This is a revised final plat of a final plat approved by the Subdivision Committee on October 10, 1996. The original plat included the area west of this revised plat, out to Woodlawn. In addition to deleting that area, this plat has revised somewhat the locations of the lot lines now being platted.

Although this site is close to both the City of Wichita and the City of Derby, being near to McConnell AFB, the Comprehensive Plan indicates this area should be maintained for agricultural uses or at least in low residential densities. That is, the area is not shown for urban reserve, urban growth or suburban scale development. Although this site is traversed by a fairly significant drainage way (Dry Creek), it is not indicated in the Comprehensive Plan as a proposed open space/recreational corridor.

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.

As noted by the Health Department, the possible locations of homes and lagoons or septic fields on many of the lots may be somewhat restricted. Further, this site may be involved with a high water table that could impact the use of on-site sanitary sewer. Prior to submitting the final plat, the applicant was to meet with the County Health Department to determine if or how any such concerns can be resolved as part of this site's platting process.

A note has subsequently been placed on the face of the plat indicating that certain lots will have restrictions on the locations of lagoons. A separate instrument specifying these restrictions will consequently be filed. Health needs to indicate if this is acceptable. Any such instrument shall also be submitted to Health for review and approval and then recording by the applicant with the recording information shown on the final plat tracing. Health also needs to comment on the concerns with a high ground water table 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 interior, residential streets to the suburban gravel standard.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. Due to the floodway crossing this site, certain lots exceed the lot depth to width standards of the Subdivision Regulations and approval of this plat will indicate agreement to waive these standards.
- F. 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.)

- G. 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.
- H. 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.
- I. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- J. The applicant's agent needs to indicate the status of easements indicated in the platting binder. Specifically, a five (5) foot easement is noted across the site's north 5-feet, and only one (1) of two (2) KG&E easements are shown on the plat (this was for the platting binder covering the original final plat out to Woodlawn).
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the floodway reserve and minimum building pad elevations are acceptable.

**SUDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

June 19, 1997

STAFF REPORT

**(Revised One-Step Plat, Final Plat Approved 10/10/96,
Preliminary Plat Approved 8/8/96)**

CASE NUMBER: S/D 96-50 SUMMERWOOD PLACE

OWNER/APPLICANT: Roger Weast, Lusk Communities, Inc.,
1608 E. Lewis, Wichita, KS 67211

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

LOCATION: North of 55th Street South and east of Woodlawn

SITE SIZE: 33 Acres

NUMBER OF LOTS

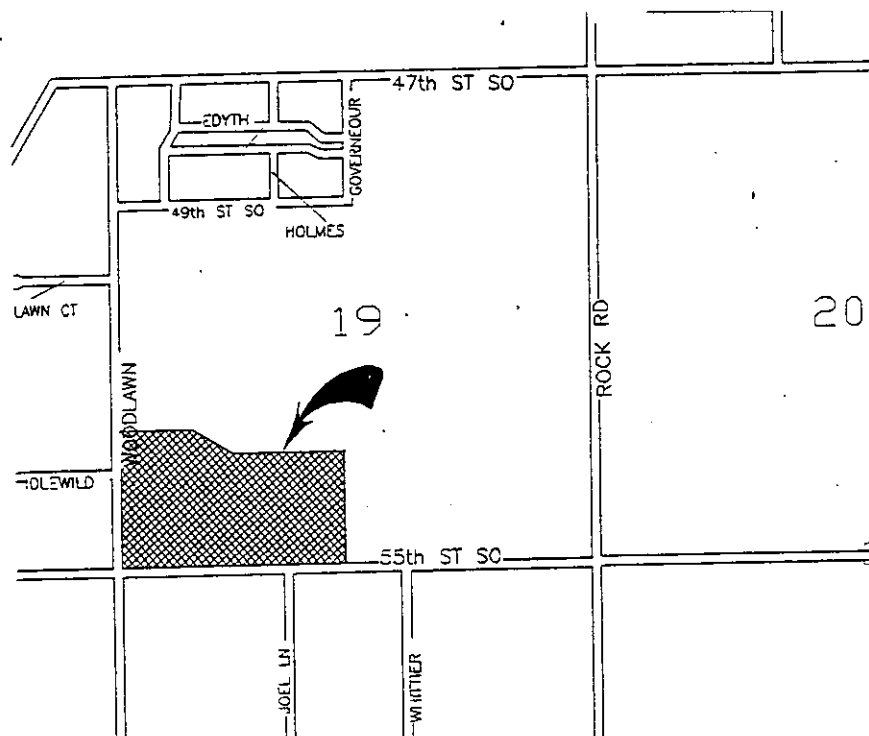
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 5.49 Acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



Note: Summerwood Place was originally submitted as a 14-Lot plat covering 77 acres. This revised final covers the eastern portion of the original plat and contains only 6 Lots.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department.
- B. **County Engineering** needs to comment on the need, if any, for improvements to 55th Street south.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall guarantee the installation of interior, residential streets to the suburban gravel standard.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The maximum depth of all residential lots shall not exceed two and one-half times the width of the lot (7-204.D). Due to the floodway crossing this site several of the proposed lots exceed the lot depth to width standard of the Regulations. Approval of this plat will indicate agreement to waive these standards.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- I. 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.

- J. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the County Commission is required.
- O. Appropriate departments need to comment on the proposed street name(s).