

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

March 18, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-11 - LAKE COUNTRY FIRST ADDITION

OWNER/APPLICANT: Lake Lane, Inc., c/o David W. Entriken,
President, 520 S. Holland - Suite 401,
Wichita, KS 67209

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

LOCATION: East of Maize Road and south of 61st Street
North

SITE SIZE: 2.0 Acres

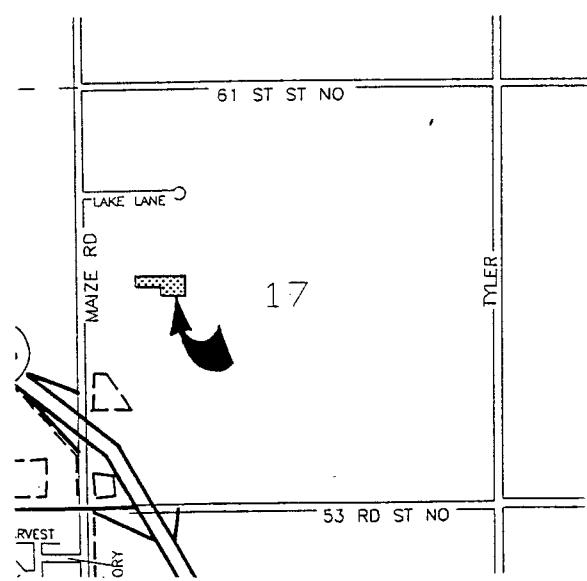
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 88,912 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: This site is located in the County and is apparently landlocked, having no direct frontage to a public street. Rather, this plat is proposing to create access by use of a 700 foot long, 50 foot wide access easement located along the edge of a lake/sandpit. Further, this easement does not extend directly out to a mile line road, but connects to a suburban residential street at a point nearly 1/4 mile from a mile line road (Maize Road).

STAFF COMMENTS:

- A. The County Fire Department needs to comment on the acceptability of the access being shown to this site. It is recommended that this plat not be approved with the access presently being shown and that the applicant be required to obtain a direct connection out to Maize Road from this site's western property line. Not only is access along the indicated easement questionable in terms of the physical setting but the development of Lot 5 in the Lakelane Estates Addition, in terms of locating a septic system, is potentially being compromised by this access easement.
- B. 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. The applicant is advised that this size of lot will require approval of a septic system and that physical conditions at this location may limit if such a system can be properly located on this property.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Any access easement created for this site needs to be submitted to the Planning Department for review and subsequently recorded by the applicant and shown on the final plat tracing. Such easement shall be created by separate instrument and shall clearly state which property benefits by the easement, who is responsible for initial construction and maintenance of the driving surface and that obstruction of the easement is prohibited. The applicant is advised that the driving surface must be an all weather surface, acceptable to the County Fire Department.
- E. On the final plat tracing, it shall be noted if the minimum building pad elevation refers to the lowest floor or opening elevation.
- F. The applicant is advised that the size of print, such as below the north arrow, may be below the size that can be micro-filmed legibly. This not only can cause problems in the use of this plat but the Register of Deeds may not accept the plat for

recording. It is recommended that any such print be enlarged on the final plat tracing.

- 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. 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.
- 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 mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

April 1, 1993

STAFF REPORT

(Final Plat, Deferred from March 18, 1993 Subdivision Meeting)

CASE NUMBER: S/D 93-11 - LAKE COUNTRY FIRST ADDITION

OWNER/APPLICANT: Lake Lane, Inc., c/o David W. Entriken,
President, 520 S. Holland - Suite 401,
Wichita, KS 67209

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

LOCATION: East of Maize Road and south of 61st Street
North

SITE SIZE: 2.0 Acres

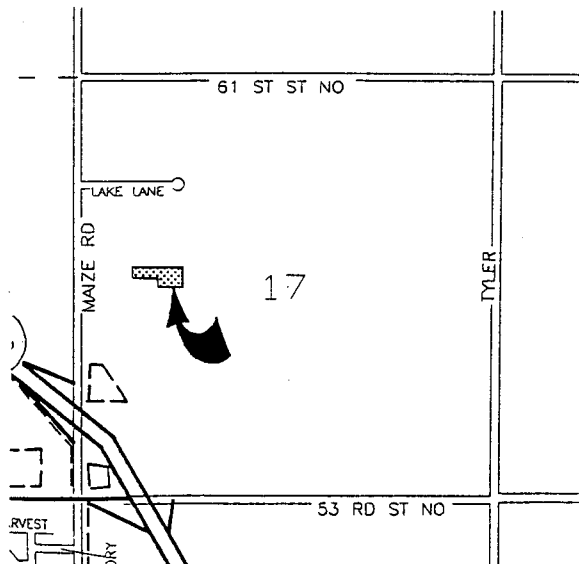
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 88,912 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: This site is located in the County and is apparently landlocked, having no direct frontage to a public street. Rather, this plat is proposing to create access by use of a 700 foot long, 50 foot wide access easement located along the edge of a lake/sandpit. Further, this easement does not extend directly out to a mile line road, but connects to a suburban residential street at a point nearly 1/4 mile from a mile line road (Maize Road).

STAFF COMMENTS:

- A. The County Fire Department needs to comment on the acceptability of the access being shown to this site. It is recommended that this plat not be approved with the access presently being shown and that the applicant be required to obtain a direct connection out to Maize Road from this site's western property line. Not only is access along the indicated easement questionable in terms of the physical setting but the development of Lot 5 in the Lakelane Estates Addition, in terms of locating a septic system, is potentially being compromised by this access easement.
- B. 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. The applicant is advised that this size of lot will require approval of a septic system and that physical conditions at this location may limit if such a system can be properly located on this property.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Any access easement created for this site needs to be submitted to the Planning Department for review and subsequently recorded by the applicant and shown on the final plat tracing. Such easement shall be created by separate instrument and shall clearly state which property benefits by the easement, who is responsible for initial construction and maintenance of the driving surface and that obstruction of the easement is prohibited. The applicant is advised that the driving surface must be an all weather surface, acceptable to the County Fire Department.
- E. On the final plat tracing, it shall be noted if the minimum building pad elevation refers to the lowest floor or opening elevation.
- F. The applicant is advised that the size of print, such as below the north arrow, may be below the size that can be micro-filmed legibly. This not only can cause problems in the use of this plat but the Register of Deeds may not accept the plat for

recording. It is recommended that any such print be enlarged on the final plat tracing.

- 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. 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.
- 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 mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.