

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-63 -- DEER LAKE ESTATES 2ND ADDITION

OWNER/APPLICANT: Martin Real-Estate, 132 Lochinvar, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of 47th St. South, West of Oliver

SITE SIZE: 2.56 Acres

NUMBER OF LOTS

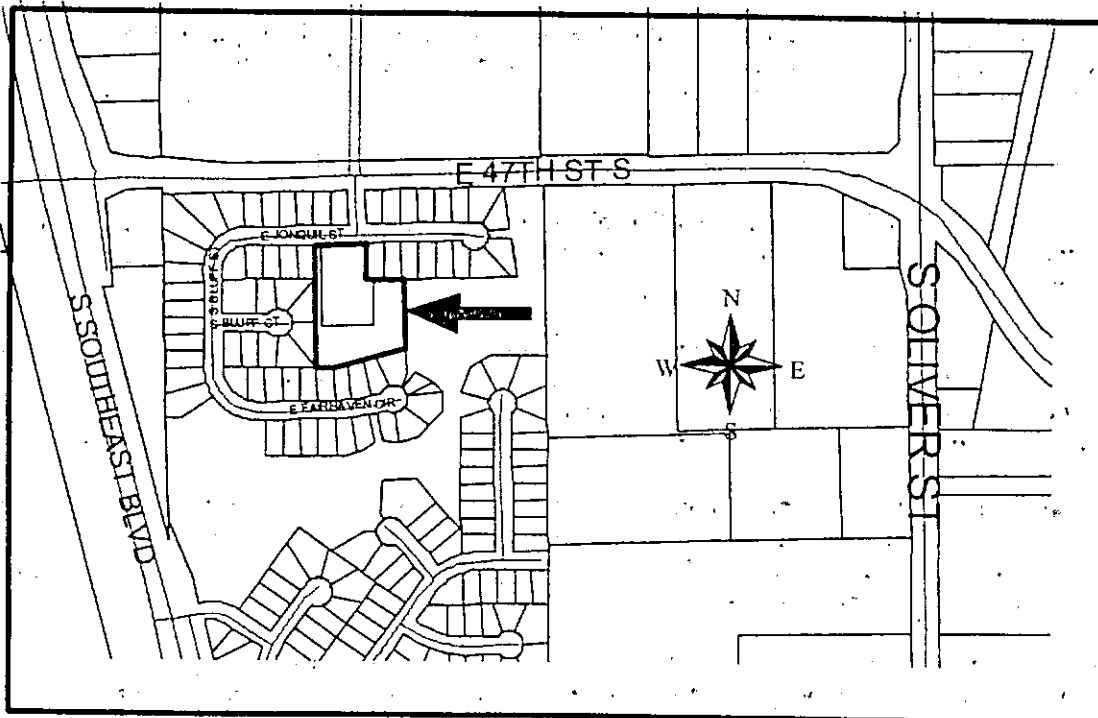
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 6,800 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: MH, Manufactured Housing

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits. This is a replat of Lot 17, Block 1, of the Deer Lake Estates Addition. The site has been approved for a zone change (ZON 2000-63) from SF-5, Single-Family Residential to MH, Manufactured Housing for a Manufactured Housing Subdivision. It is located in the Derby Area of Influence.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and public water to serve the lots being platted. The Applicant may need to petition to the Oaklawn Sewer District for Sanitary Sewer.
- B. City Engineering needs to comment on the need for additional guarantees or easements.
- 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 plan. *The East 30' of Lots 8, 9, 10 and 11 needs to be platted as Drainage Reserve with the appropriate drainage reserve language specifying maintenance responsibilities ("Maintenance of the Drainage Reserve shall be the responsibility of the Deer Lake Estates Homeowners' Association until such time the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the Drainage"). A 15' Storm Sewer needs to be 20' with access to the Drainage Reserve for maintenance.*
- E. The Applicant shall submit a guarantee for the paving of the Court.
- F. The applicant shall submit an avigational easement covering all of the 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 County Fire Department needs to comment on the plat's street name.
- H. 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.
- I. 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.
- 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 AutoCAD. This will be used by the City and County GIS Department.

CLOSURE COMPUTATIONS – DEER LAKE ESTATES 2ND
SEDGWICK COUNTY, KANSAS
JAN 22, 2002

Course: S 90-00-00 E	Distance: 184.00
Course: S 00-00-00 W	Distance: 130.00
Course: S 90-00-00 E	Distance: 129.59
Course: S 00-00-00 W	Distance: 245.14
Course: S 77-15-00 W	Distance: 260.00
Course: N 89-27-26 W	Distance: 60.00
Course: N 00-00-00 E	Distance: 431.95

Perimeter: 1440.68

Area: 111494.06 2.56 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.005 Course: N 51-23-18 W

Precision 1: 305167.34