

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-103 -- MYSTIC LAKES ADDITION

OWNER/APPLICANT: Denmarkland, L.L.C., 303 S. Topeka, Wichita, KS 67202

AGENT: Dennis Downes, Denmarkland, L.L.C., 303 S. Topeka, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 53rd St. North, East side of Tyler Road

SITE SIZE: 76.4 Acres

NUMBER OF LOTS

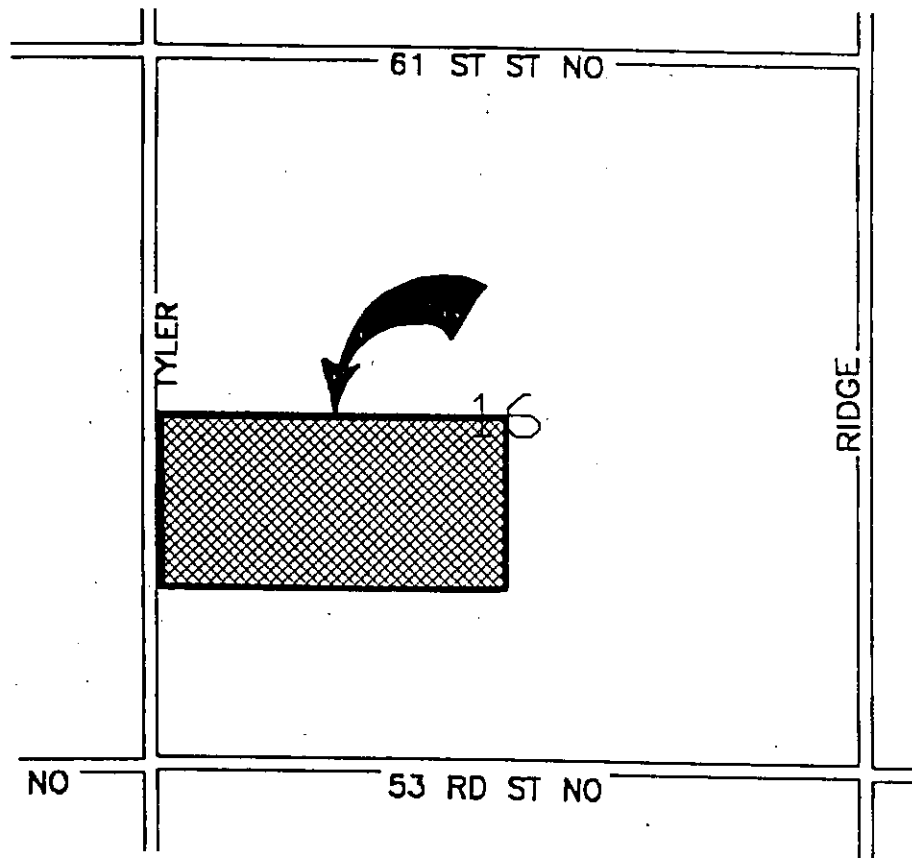
Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 42,000 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2000-31) from RR, Rural Residential to SF-20, Single-Family Residential. The Applicant has platted Reserve A as a private street for access to the lots.

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. The size of the platted lots necessitates the use of septic systems.
- B. **City Engineering** needs to indicate the need for petitions for the future extension of sanitary sewer and municipal water.
- 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.
- E. **County Engineering** needs to comment on the access controls. The plat denotes one access opening along Tyler in addition to an emergency access opening. **County Engineering has required access control except for one opening.**
- F. **County Fire Department** needs to comment on the plat's street names.
- G. **County Fire Department** should comment on the need for any required gating, fencing or special signing necessitated by the platting of the emergency access easement. The emergency access easement shall be established by separate instrument and depicted on the final plat. A guarantee shall be submitted assuring the construction of an all-weather roadway surface. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance.
- 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 the governing body.
- J. MAPD recommends a public street be platted to provide access to adjoining undeveloped property to the north, south and east. In the event a private street is approved, a covenant shall be submitted regarding the reserve platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private street purposes along with ownership and maintenance responsibilities.

- K. The applicant shall guarantee the installation of the proposed street. In the event the Subdivision Committee approves a private street, the Applicant shall guarantee the installation of the private street to a public street standard. As private improvements, such guarantee cannot be provided through the use of petitions.
- L. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.

FINAL BOUNDARY CLOSURE FOR MYSTIC LAKES

8000 North: 12712.1570 East : 10050.0000
Line Course: N 89-44-24 E Length: 2591.16'
1357 North: 12723.9193 East : 12641.1354
Line Course: S 00-18-28 W Length: 1281.24'
1334 North: 11442.6965 East : 12634.2535
Line Course: S 89-25-03 W Length: 2584.49'
8001 North: 11416.4202 East : 10049.8998
Line Course: N 00-00-16 E Length: 1295.74'
8000 North: 12712.1570 East : 10050.0000

Perimeter: 7752.63' Area: 3,334,190 sq.ft. 76.54 acres

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