

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-64 - WHISPERING LAKES ESTATES SECOND ADDITION

OWNER/APPLICANT: Artech Enterprises Inc., Attn: Dave Neidens, 520 S. Holland, Wichita, KS 67209

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

LOCATION: South of Harry, on the west side of 159th St. East

SITE SIZE: 17.96 acres

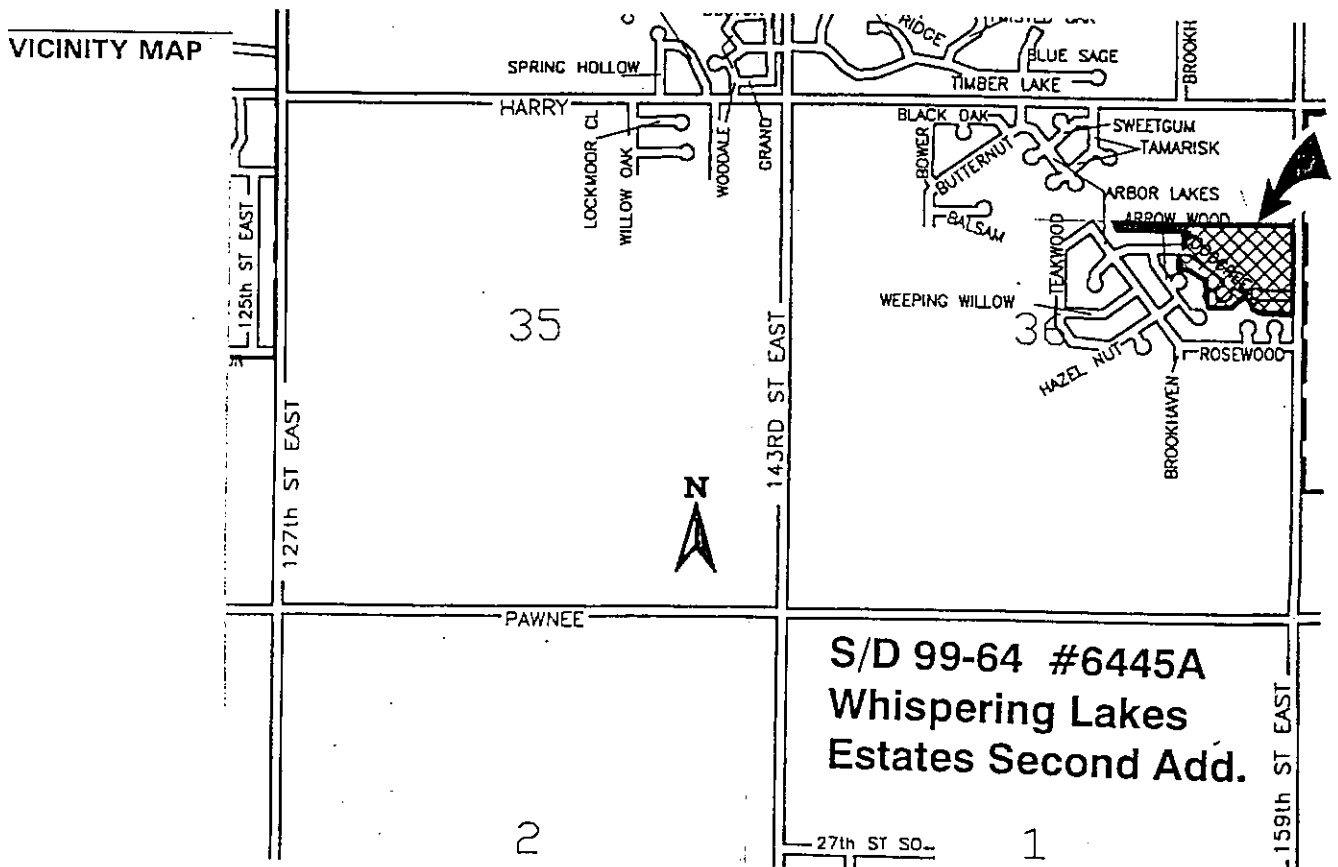
NUMBER OF LOTS

Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	<u>30</u>

MINIMUM LOT AREA: 9,430 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same



Note: This is a replat of a portion of Whispering Lakes Estates (formerly Arbor Lakes Estates 2nd). The street layout and lot configuration are identical to the original plat; only additional reserve area has been platted. This site is located in the County, within three miles of Wichita's City limits. It will be included with other property to be annexed to the City on December 14th. It is located in an area designated as "New growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. City water is currently available to serve the site.
- B. County Engineering needs to comment on the need for any guarantees.
- 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, and the minimum building elevations denoted on the plat.
- E. 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.
- F. 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.
- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- H. The access easement platted adjacent to Lot 1, Block 1 needs to be established by separate instrument.
- I. The owner's signature block needs to be revised to reference the correct name of the plat.
- J. The MAPC Chair needs to be revised to reference "Frank Garofalo".
- K. The legal description needs to be revised to delete reference to Lot 19, Block 9 of Arbor Lakes Estates.

- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE:
WHISPERING LAKES ESTATES
Wichita, Sedgwick County, Kansas

North: 17344.108	East : 20577.387
Line Course: N 89-55-04 W	Length: 2599.13
North: 17347.838	East : 17978.260
Line Course: N 00-09-19 E	Length: 1329.36
North: 18677.193	East : 17981.863
Line Course: S 89-53-17 E	Length: 200.17
North: 18676.802	East : 18182.032
Line Course: N 54-28-36 E	Length: 178.11
North: 18780.290	East : 18326.992
Line Course: S 35-31-24 E	Length: 120.00
North: 18682.625	East : 18396.716
Line Course: N 54-28-36 E	Length: 45.00
North: 18708.771	East : 18433.341
Curve Length: 58.34	Radius: 139.00
Delta: 24-02-53	Tangent: 29.61
Chord: 57.91	Course: N 66-30-03 E
Course In: S 35-31-24 E	Course Out: N 11-28-31 W
RP North: 18595.642	East : 18514.105
End North: 18731.862	East : 18486.448
Line Course: N 11-28-31 W	Length: 130.00
North: 18859.263	East : 18460.585
Line Course: S 88-04-44 E	Length: 200.75
North: 18852.533	East : 18661.222
Line Course: S 35-31-24 E	Length: 254.29
North: 18645.572	East : 18808.974
Line Course: S 89-53-17 E	Length: 644.57
North: 18644.313	East : 19453.542
Line Course: S 00-06-43 W	Length: 184.00
North: 18460.313	East : 19453.183
Line Course: N 89-53-17 W	Length: 16.00
North: 18460.344	East : 19437.183
Line Course: S 00-06-43 W	Length: 120.00
North: 18340.345	East : 19436.949
Line Course: S 89-53-17 E	Length: 92.50
North: 18340.164	East : 19529.448
Line Course: S 55-53-17 E	Length: 212.40
North: 18221.048	East : 19705.304
Line Course: S 25-29-07 W	Length: 215.89
North: 18026.165	East : 19612.411
Line Course: S 35-31-24 E	Length: 95.54
North: 17948.407	East : 19667.923
Line Course: S 89-55-04 E	Length: 68.00
North: 17948.309	East : 19735.923
Line Course: S 85-47-42 E	Length: 184.16
North: 17934.805	East : 19919.587
Line Course: N 57-43-20 E	Length: 127.49
North: 18002.888	East : 20027.376
Line Course: N 34-06-43 E	Length: 120.00
North: 18102.241	East : 20094.673
Line Course: S 55-53-17 E	Length: 62.32
North: 18067.292	East : 20146.270
Curve Length: 7.68	Radius: 339.00
Delta: 1-17-53	Tangent: 3.84
Chord: 7.68	Course: S 56-32-13 E
Course In: N 34-06-43 E	Course Out: S 32-48-50 W
RP North: 18347.964	East : 20336.386
End North: 18063.057	East : 20152.677
Line Course: S 34-06-43 W	Length: 120.09
North: 17963.629	East : 20085.330

Line Course: S 55-53-17 E Length: 150.18
North: 17879.406 East : 20209.670
Line Course: S 89-47-49 E Length: 369.62
North: 17878.097 East : 20579.288
Line Course: S 00-12-11 W Length: 534.00
North: 17344.100 East : 20577.395

Perimeter: 8439.58 Area: 2,730,421 sq.ft. 62.68 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.012 Course: S 44-38-55 E
Error North: -0.0082 East : 0.0081
Precision 1: 703,263.33

BOUNDARY CLOSURE: WHISPERING LAKES ESTATES SECOND ADDITION

North: 18672.116 East : 19945.294
 Line Course: S 00-12-11 W Length: 794.01
 North: 17878.111 East : 19942.480
 Line Course: N 89-47-49 W Length: 369.62
 North: 17879.421 East : 19572.862
 Line Course: N 55-53-17 W Length: 150.18
 North: 17963.643 East : 19448.521
 Line Course: N 34-06-43 E Length: 120.09
 North: 18063.071 East : 19515.869
 Curve Length: 7.68 Radius: 339.00
 Delta: 1-17-53 Tangent: 3.84
 Chord: 7.68 Course: N 56-32-13 W
 Course In: N 32-48-50 E Course Out: S 34-06-43 W
 RP North: 18347.979 East : 19699.577
 End North: 18067.306 East : 19509.462
 Line Course: N 55-53-17 W Length: 62.32
 North: 18102.256 East : 19457.865
 Line Course: S 34-06-43 W Length: 120.00
 North: 18002.902 East : 19390.568
 Line Course: S 57-43-20 W Length: 127.49
 North: 17934.820 East : 19282.779
 Line Course: N 85-47-42 W Length: 184.16
 North: 17948.323 East : 19099.114
 Line Course: N 89-55-04 W Length: 68.00
 North: 17948.421 East : 19031.115
 Line Course: N 35-31-24 W Length: 95.54
 North: 18026.179 East : 18975.602
 Line Course: N 25-29-07 E Length: 215.89
 North: 18221.062 East : 19068.495
 Line Course: N 55-53-17 W Length: 212.40
 North: 18340.178 East : 18892.640
 Line Course: N 89-53-17 W Length: 92.50
 North: 18340.359 East : 18800.140
 Line Course: N 00-06-43 E Length: 120.00
 North: 18460.359 East : 18800.375
 Line Course: S 89-53-17 E Length: 16.00
 North: 18460.327 East : 18816.375
 Line Course: N 00-06-43 E Length: 184.00
 North: 18644.327 East : 18816.734
 Line Course: N 89-53-17 W Length: 644.57
 North: 18645.586 East : 18172.166
 Line Course: N 35-31-24 W Length: 36.92
 North: 18675.635 East : 18150.714
 Line Course: S 89-53-17 E Length: 519.46
 North: 18674.620 East : 18670.173
 Line Course: S 89-53-17 E Length: 1275.12
 North: 18672.129 East : 19945.290

Perimeter: 5415.95 Area: 782,421 sq.ft. 17.96 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.013 Course: N 14-22-27 W
 Error North: 0.0128 East : -0.0033
 Precision 1: 416,611.54