

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-24 -- TIMBER LAKES ESTATES 4TH ADDITION

OWNER/APPLICANT: Smith & Company, P.O. Box 758, Andover, KS 67002; Dane C. Jennings and Kimberly H. Jennings, 1201 S. Brookhaven, Wichita, KS 67230; Stuart Kowalski, 100 N. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: North of Harry, West of 159th St. East

SITE SIZE: 7.9 acres

NUMBER OF LOTS

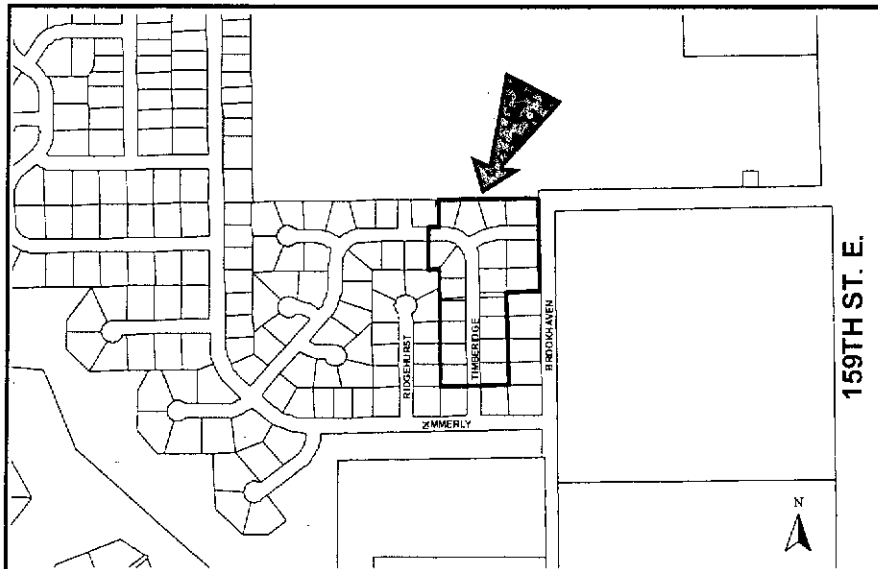
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 8,928 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This replat includes the vacation of two streets and encompasses seven fewer lots. A cul-de-sac is proposed for Timberidge Circle which had been platted as a through street.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water. City Water and Sewer Department advises that the existing water line extending north from Zimmerly needs to be modified into a typical cul-de-sac configuration. The water line through Lot 12 needs to be abandoned. A guarantee for the water line abandonment and temporary easement will be required. A 20-ft utility easement centered on the south line of Lot 12 is needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The Applicant shall guarantee the paving of the proposed street.
- E. The vicinity map needs to be corrected.
- F. The Applicant has platted a 20-ft building setback along Timberidge Circle which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- G. GIS needs to comment on the plat's street names. Street names are approved.
- 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 that 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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- 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

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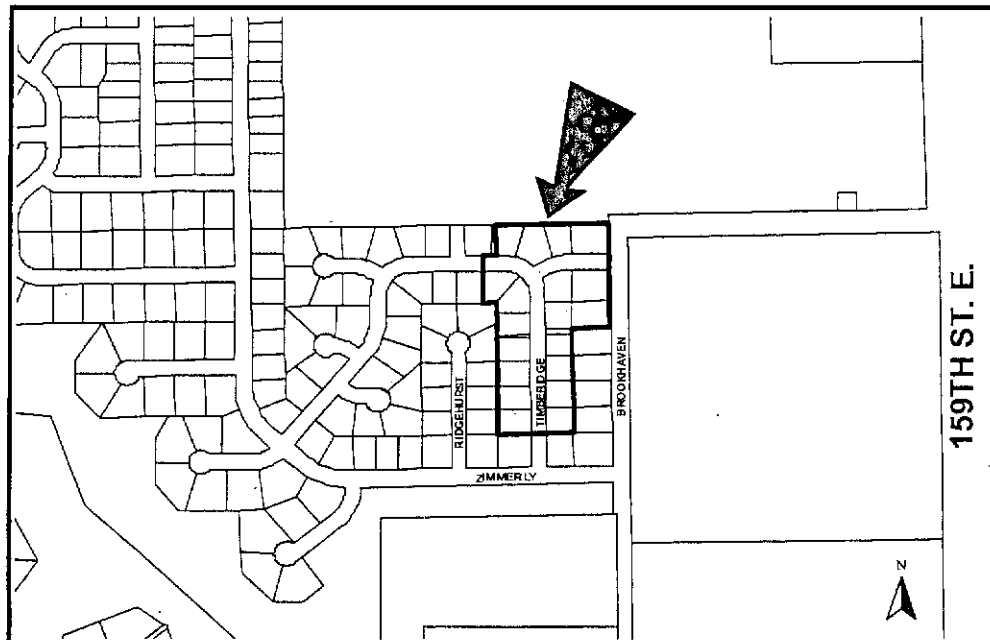
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NOTE: This replat includes the vacation of two streets and encompasses seven fewer lots. A cul-de-sac is proposed for Timberidge Circle that had been platted as a through street.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 6.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of the proposed street.
- E. The section, township and range in title block need to be corrected or deleted.
- F. The vicinity map needs to be corrected.
- G. The plat's text shall include reference to "Lots, blocks and a street" in the owner's certificate.
- H. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- I. The Applicant has platted a 20-foot building setback along Timberidge Circle that represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- J. GIS needs to comment on the plat's street names. Street names are approved.
- K. 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.
- L. The signature line for the Deputy within the Register of Deeds certificate needs to be revised to reference "Tonya Buckingham".
- 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 that 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.