

S/D No.: 86-46      Name: LAKELANE ESTATES

Preliminary Approved: 6/5/86  
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: ½ mile north of 53rd St. North, on the east side of Maize Road.  
Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218  
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 25.4+ Acres
2. Number of Lots:
  - Residential: 10
  - Office:
  - Commercial:
  - Industrial:
  - Total: 10
3. Minimum Lot Area: 2.0 Acres
4. Existing Zoning: "R"
5. Proposed Zoning: "R" with BZA case.

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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.
- B. The applicant shall guarantee the construction of the proposed interior street to the suburban street standard. This guarantee shall provide for construction of the temporary cul-de-sac.
- C. On the final plat tracing, the minimum building pad elevation for all lots in Block 2 shall be indicated on the face of the plat. It is suggested that this be noted as a part of the legend.
- D. Approval of this plat, with lot frontages of less than the 200-foot wide requirement of the "R" zoning district, is subject to approval of the applicant's associated County Board of Zoning Appeals case (Co. BZA 13-86). This case will be considered by the Board on July 7th.
- E. The applicant shall submit a copy of the instrument which establishes the K.G.&E. easement on this property.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. 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 proposed minimum building pad elevation correct, is the perimeter of the floodway adequate and have all required drainage easements been shown?



July 10, 1986

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: Final Plat S/D 86-46 - LAKELANE ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 3, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of County Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dik

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218