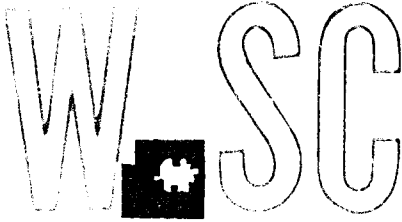


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 5, 1997

Terra Tech Land Surveying
c/o Michele Goodrich
239 N. Ohio
Wichita, KS 67214

RE: S/D 97-40 -- Final Plat of DEER CREEK ESTATES 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, September 4, 1997, the above-captioned plat was considered. As requested by the applicant, action by the Subdivision Committee has been deferred indefinitely; this case will be placed on the Subdivision Agenda only upon the applicant's request.

If any changes to the plat are involved, 30 revised copies of the plat shall be provided.

If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch
Current Plans Division

KG:lfb

Enclosure

cc: JIM AND SUE WEED, 5362 WHITE TAIL LANE CIRCLE, WICHITA KS 67217
MIKE LINDEBAK, CITY ENGINEER
JIM WEBER, PE DIRECTOR, SEWER OPERATIONS & MAINTENANCE DEPARTMENT,
BUREAU OF PUBLIC SERVICES, 1250 S SENECA, WICHITA, KS 67213



**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

September 4, 1997

STAFF REPORT

(Final Plat Deferred-6/5/97, 6/19/97, and 8/21/97)

CASE NUMBER: S/D 97-40 DEER CREEK ESTATES 2ND ADDITION

OWNER/APPLICANT: Jim and Sue Weed, 5362 White Tail Lane Circle,
Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, c/o Michele Goodrich,
239 North Ohio, Wichita, KS 67214

LOCATION: East of West Street, North of 55th Street South.

SITE SIZE: 6.5 Acres

NUMBER OF LOTS

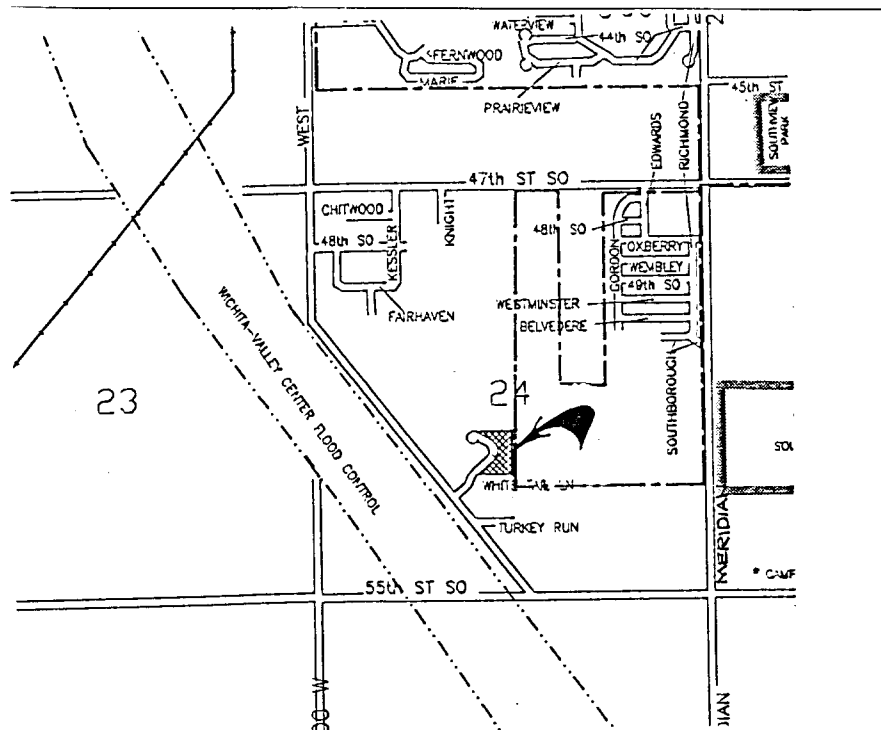
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 65,340 Sq. Ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



Note: This plat is a revised plat of Deer Creek Estates 2nd Addition, which was deferred on June 5th due to the width exceeding the depth by more than two and a half times. Deer Creek Estates 2nd Addition is a replat of portions of Lots 7 and 8, Deer Creek Estates Addition. Annexation will no longer be required as the plat is no longer adjacent to Wichita City Limits.

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. Soil testing on this site indicates typical on-site systems may not work. The applicant is working with the Health Department to obtain appropriate approvals.
- B. County Engineering needs to comment on the need, if any, for improvements to White-Tail Lane Circle.
- C. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- G. 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.

S/D 97-40 -- Revised Final Plat of DEER CREEK ESTATES 2ND ADDITION
September 4, 1997 -- Page 3

- H. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. Perimeter closure computations should be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council.
- M. The applicant is reminded that this site is within three miles of the City Limits of Wichita and will be heard by the City Council. Therefore, the City Clerk and Mayor should be added to the list of signatures.
- N. The applicant is also asked to add a point of beginning on the plat drawing, as well as, have the bearings on the plat drawing match those in the legal description.

S/D 99-40 -- Final Plat of HARBOR ISLE 3RD ADDITION
November 29, 1999 - Page 4

Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. **KGE has requested additional easements.**
- Z. 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.