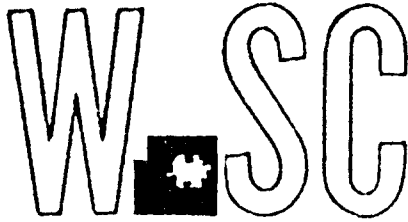


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 30, 1991

Michelle Goodrich
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 91-38 (Final Plat) Deer Creek Estates

Dear Michelle:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 1991, 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 September 23, 1991.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

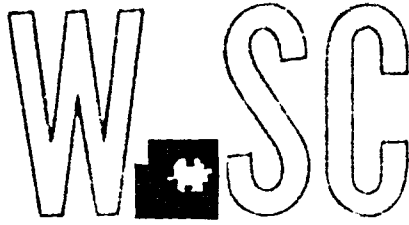
Don Losew
Senior Planner

DL:sm

cc: Jim Weed, 8100 S. Berniece, Wichita, KS 67233
Mike Lindebak, City Engineer

FILE COPY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 23, 1991

Michelle Goodrich
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 91-38 (Final Plat) Deer Creek Estates

Dear Michelle:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 19, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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.

At the time of preliminary plat review, two lots were identified as having problems for on-site sewerage facilities. Those lots have been reconfigured and combined with other lots (now Lots 7 and 8).

B. The applicant shall guarantee the construction of the proposed streets to the unpaved suburban street standard. The applicant shall submit for recording the separate instrument required to establish the off-site temporary cul-de-sac turnaround near the southeast corner of this subdivision.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be combined with the street guarantee.

Harlan will OK

already reviewed by County - have recorded the temp. cul-de-sac

Michelle
now 3/6/92 - indicates still working on this - CK Harlan

Not clear if dedication was given to County for acceptance - appears they just recorded it themselves - Harlan will OK

- OK
- ~~D.~~ The applicant shall submit a covenant for recording which establishes the County's right to enter onto and maintain the floodway in the event the property owners fail to do so. The required covenant shall specify that the costs of such maintenance may be charged to the property owners in a manner similar to special assessments.
 - ~~E.~~ The final plat tracing shall specify an on-site benchmark on the face of the plat.
 - ~~F.~~ 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.
 - ~~G.~~ The applicant's engineer is advised that the Register of Deeds is requiring the name of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
 - ~~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 (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
 - ~~I.~~ Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
 - ~~J.~~ Recording of the plat within 30 days after approval by the County Commission.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 26, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Jim Weed, 8100 S. Berniece, Wichita, KS 67233
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5

September 26, 1991

STAFF REPORT

(Final Plat Approved 9-19-91; Preliminary Plat Approve 8/22/91)

CASE NUMBER: S/D 91-38 - DEER CREEK ESTATES ADDITION

OWNER/APPLICANT: Jim Weed, 8100 S. Berniece, Wichita, KS 67233

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 245 West Dewey,
Wichita, KS 67202

LOCATION: On West Street, in an area north of 55th St.
South.

SITE SIZE: 20 Acres

NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



RECOMMENDATION: Approve the request, subject to the following conditions:

- 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.

At the time of preliminary plat review, two lots were identified as having problems for on-site sewerage facilities. Those lots have been reconfigured and combined with other lots (now Lots 7 and 8).

- B. The applicant shall guarantee the construction of the proposed streets to the unpaved suburban street standard. The applicant shall submit for recording the separate instrument required to establish the off-site temporary cul-de-sac turnaround near the southeast corner of this subdivision.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be combined with the street guarantee.
- D. The applicant shall submit a covenant for recording which establishes the County's right to enter onto and maintain the floodway in the event the property owners fail to do so. The required covenant shall specify that the costs of such maintenance may be charged to the property owners in a manner similar to special assessments.
- E. The final plat tracing shall specify an on-site benchmark on the face of the plat.
- F. 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.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
- 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 (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.

S/D 91-38 - DEER CREEK ESTATES ADDITION

Page 3

- I. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- J. Recording of the plat within 30 days after approval by the County Commission.