

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

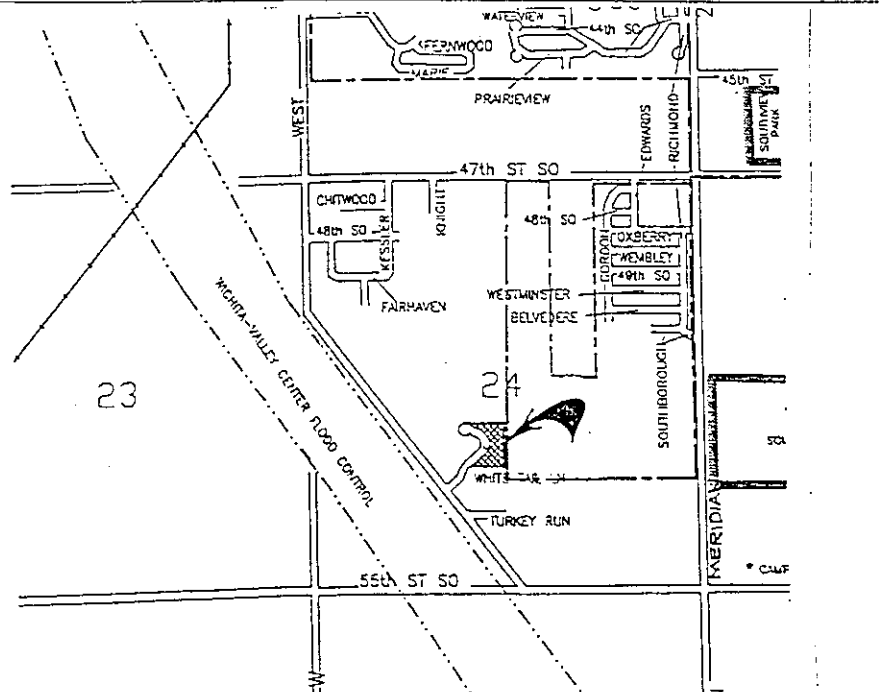
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

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.

- 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

September 4, 1997

STAFF REPORT

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NUMBER OF LOTS

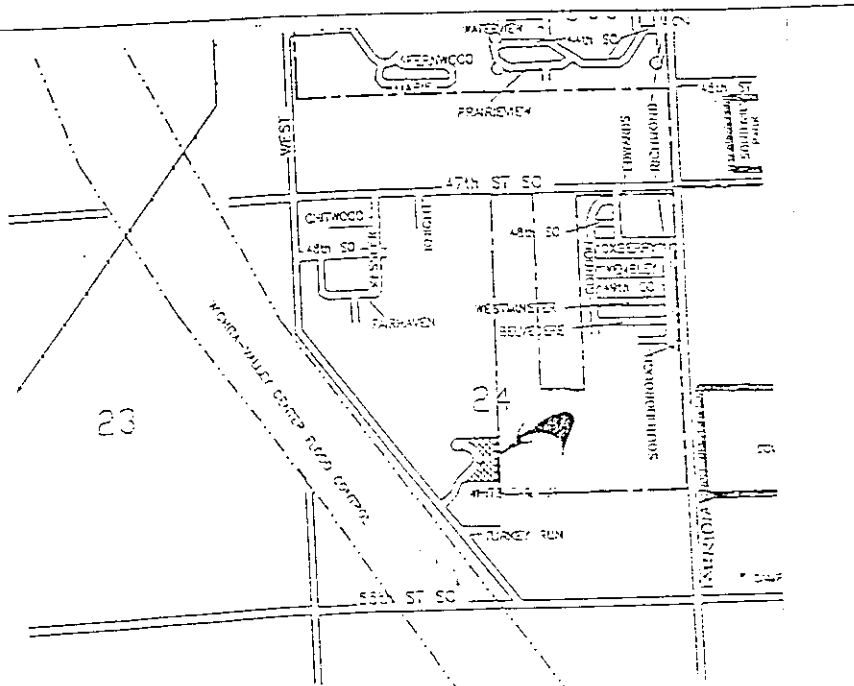
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

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VICINITY MAP:



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SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

August 21, 1997

STAFF REPORT

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

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 N. Ohio, Wichita, KS 67214

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

SITE SIZE: 6.5 acres

NUMBER OF LOTS

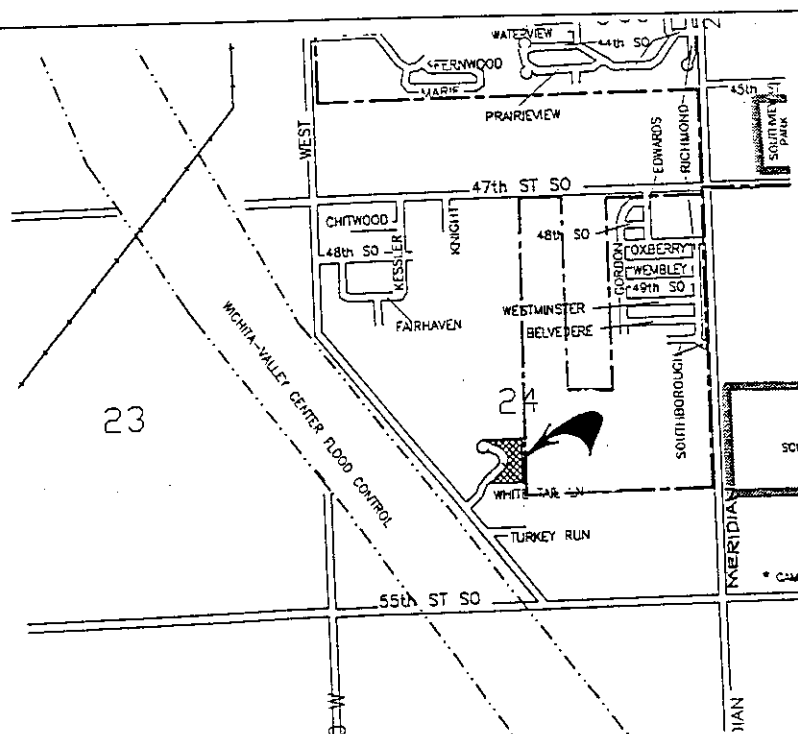
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

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.
- 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.)
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- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council.
- N. 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.
- O. 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.

June 19, 1997

STAFF REPORT
(Final Plat)

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, % Michele Goodrich
239 N. Ohio, Wichita, KS 67214

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

SITE SIZE: 8.0 Acres

NUMBER OF LOTS

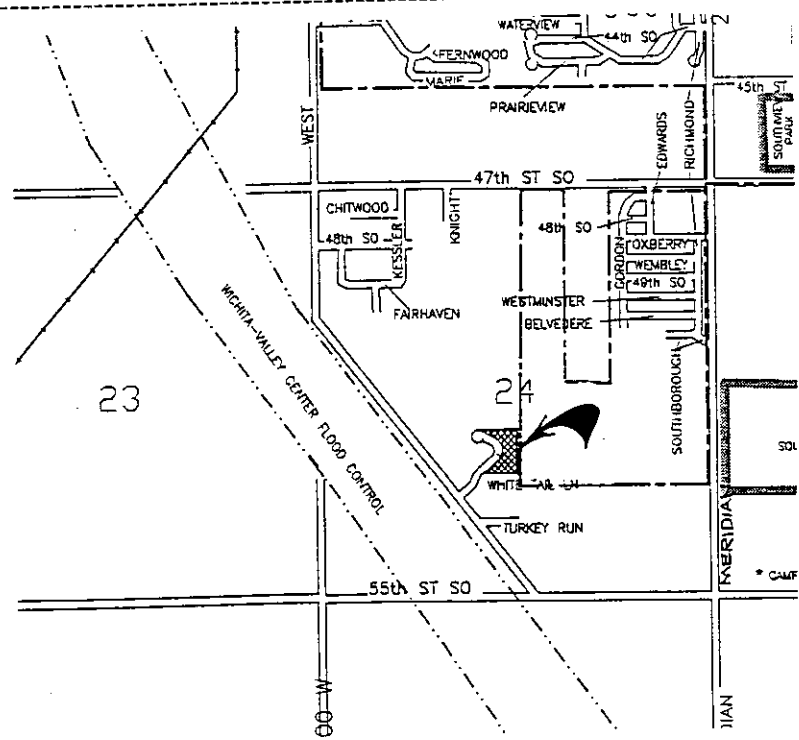
Residential:	5
Office:	
Commercial:	
Industrial:	==
Total:	5

MINIMUM LOT AREA: 49,778 square feet

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



NOTE: This Final Plat of Deer Creek Second Addition is a replat of Lot 7 and a portion of Lot 8, Deer Creek Estates. This site is zoned SF-20.

- A. The applicant is advised that annexation of this property by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration. It appears the city limits is adjacent to this plat along the east property lines.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. **Traffic Engineering** needs to comment on the need, if any, for improvements to White-Tail Lane Circle.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. **Representatives from the City Fire Department** and / or **OCI** need to comment on the acceptability of proposed street names.
- H. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- I. 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.)
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- M. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
- O. Perimeter closure computations should be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council.
- Q. Subdivision Regulations indicate that Lot depth shall not exceed Lot width more than two and a half (2 1/2) times. This plat proposes Lots which exceed the standard. Approval of this plat shall constitute a waiver of this platting requirement.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

June 5, 1997

STAFF REPORT
(Final Plat)

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, % Michele Goodrich
239 N. Ohio, Wichita, KS 67214

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

SITE SIZE: 8.0 Acres

NUMBER OF LOTS

Residential: 5
Office:
Commercial:
Industrial: —

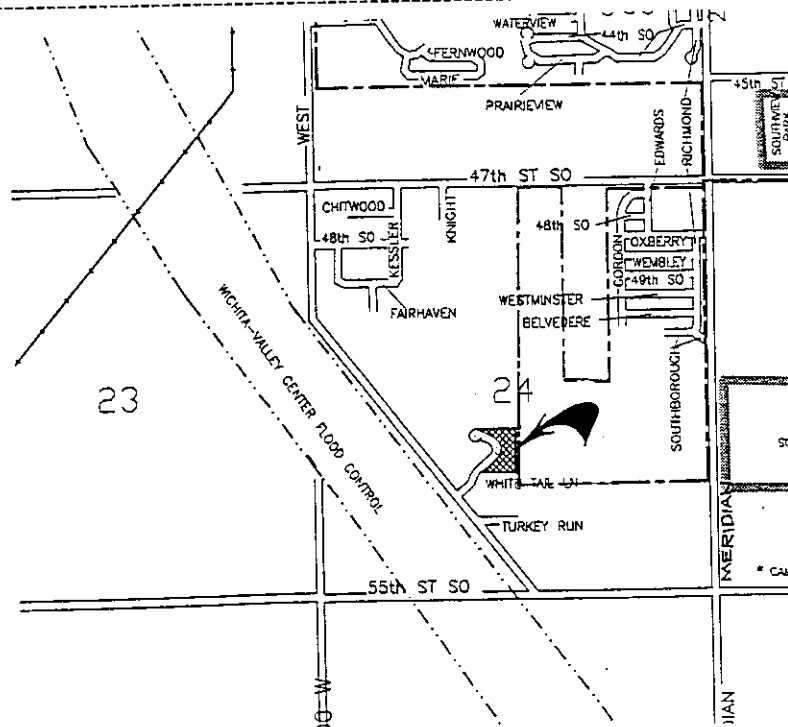
Total: 5

MINIMUM LOT AREA: 49,778 square feet

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



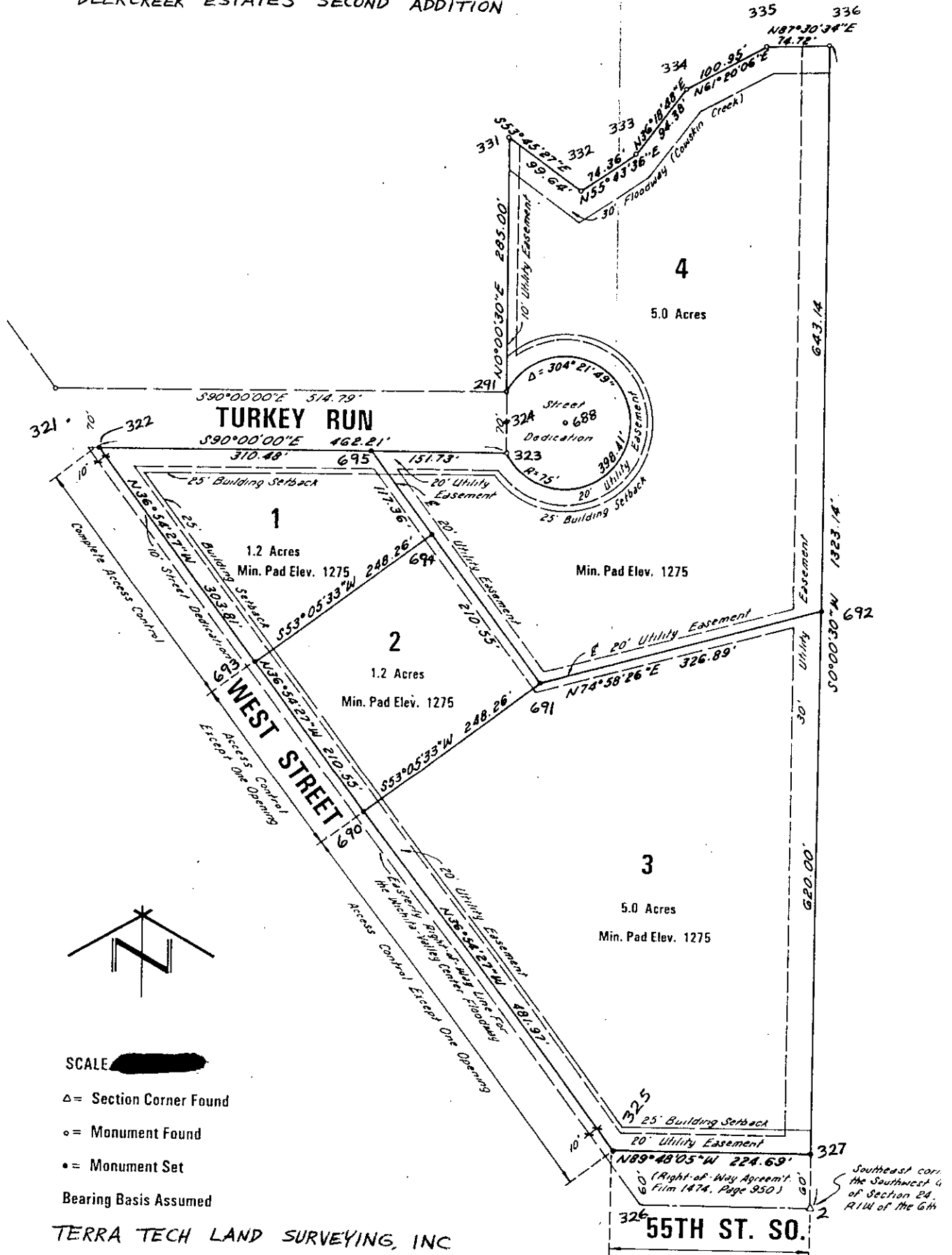
NOTE: This Final Plat of Deer Creek Second Addition is a replat of Lot 7 and a portion of Lot 8, Deer Creek Estates. This site is zoned SF-20.

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CLOSURE COMPUTATIONS

DEERCREEK ESTATES SECOND ADDITION



SCALE XXXXXXXXXX

- Δ = Section Corner Found
- = Monument Found
- = Monument Set
- Bearing Basis Assumed

TERRA TECH LAND SURVEYING, INC

Initial parcel PARENT TRACT

TERRA TECH LAND SURVEYING

Point	Bearing	Distance
2		
326	N89x48'04"W	192.043
321	N36x54'27"W	1115.280
324	S90x00'00"E	501.005
331	N0x00'30"E	320.000
332	S53x45'25"E	99.640
333	N55x43'35"E	74.360
334	N36x18'49"E	94.380
335	N61x20'05"E	100.950
336	N87x30'34"E	74.728
2	S0x00'30"W	1323.141

Area: 13.7167 acres

Lot misclose: no misclose

Initial parcel LOT 1

Point	Bearing	Distance
322		
695	S90x00'00"E	310.478
694	S36x54'27"E	117.360
693	S53x05'33"W	248.260
322	N36x54'27"W	303.810

Area: 1.2002 acres

Lot misclose: no misclose

Initial parcel LOT 2

Point	Bearing	Distance
690		
693	N36x54'27"W	210.550
694	N53x05'33"E	248.260
691	S36x54'27"E	210.550
690	S53x05'33"W	248.260

Area: 1.2000 acres

Lot misclose: no misclose

Initial parcel LOT 3

Point	Bearing	Distance
327		
325	N89x48'04"W	224.692
690	N36x54'27"W	481.970
691	N53x05'33"E	248.260
692	N74x58'26"E	326.883
327	S0x00'30"W	620.000

Area: 4.9978 acres

Lot misclose: no misclose

Initial parcel: **LOT 4**

TERRA TECH LAND SURVEYING

Point	Bearing	Distance
692		
691	S74°58'26"W	326.883
695	N36°54'27"W	327.910
323	S90°00'00"E	151.730
291 PC-PT	N0°04'16"E	69.930
PC-RP	N62°17'00"E	75.000
RP-PT	N62°08'29"W	75.000
PC-PI	N27°43'00"W	39.523
PI-PT	N27°51'31"E	39.523

Deg of curvature	Middle ordinate	External
-76x23'40"	141.351	-159.776
Delta	Arc length	
304x25'28"	398.491	

331	N0°00'25"W	285.070
332	S53°45'25"E	99.640
333	N55°43'35"E	74.360
334	N36°18'49"E	94.380
335	N61°20'05"E	100.950
336	N87°30'34"E	74.728
692	S0°00'30"W	643.140

Area: 5.0059 acres
Lot misclose: no misclose