

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4  
August 22, 1991

STAFF REPORT  
(Preliminary Plat)

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

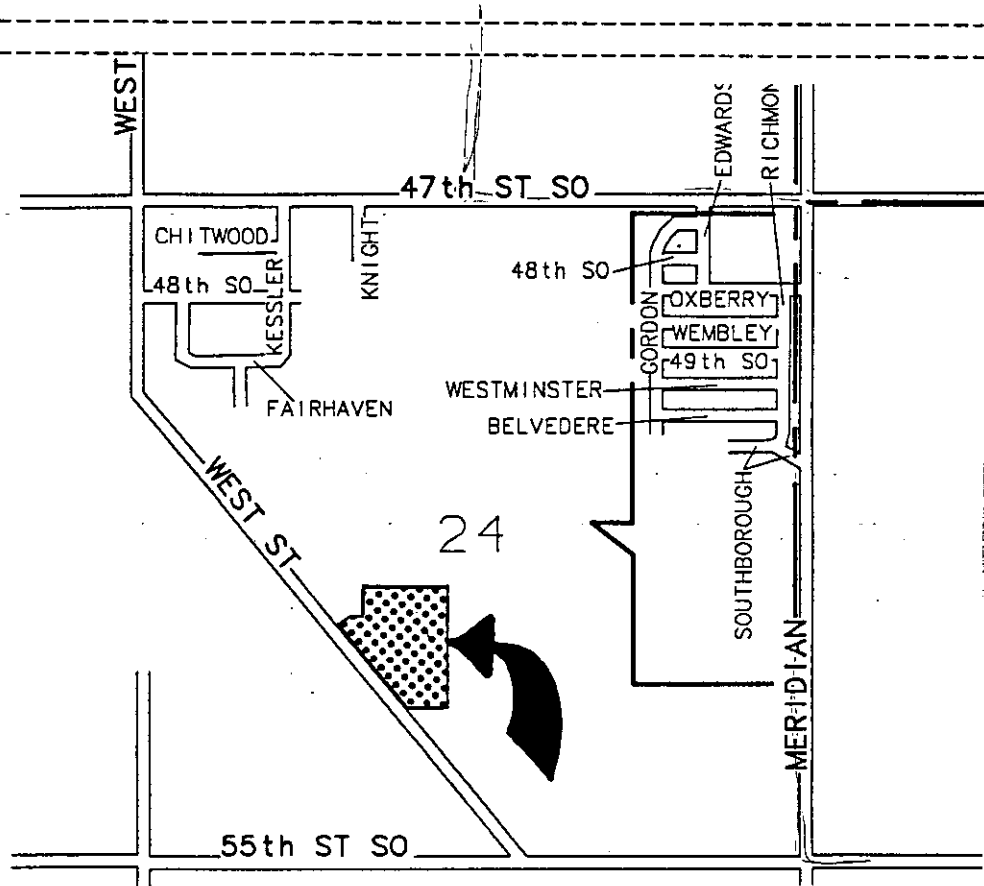
NUMBER OF LOTS

Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



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.

The applicant has indicated that lots 8 and 9 may have problems for approval of on site sewer facilities. If these lots cannot be approved for on site sewer, the final plat cannot be submitted as it is now shown. The plat should be redesigned so all lots can be approved for on site sewer, or Lots 8 and 9 could be combined with other lots, eg. Lot 8 with 7 and Lot 9 with Lot 10 (which if possible could later be divided by a lot split).

- B. The applicant is advised that the platting of lots with only half street right-of-way available for access is, according to the subdivision Regulations, "to be avoided" (7-201(Q)). While Lot 13 could be considered to have adequate access just off of West Street, Lots 14 and 15 do not have required access to a public street.

The applicant shall either acquire the dedication of the additional right-of-way (this including a temporary or permanent turn around for Turkey Run) by separate instrument from the adjoining property or submit a covenant indicating that Lots 14 and 15 cannot be developed until a full public street (right-of-way) is available to these lots.

- C. The applicant shall submit a guarantee for installation of the local residential streets to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to indicate if any additional right-of-way is needed for West Street adjacent to this property. No dedication of right-of-way is shown on this preliminary plat, nor does Planning Department maps or records indicate any such dedication for West Street at this location.
- G. In order to protect the trees and other vegetation or natural conditions along the Cowskin Creek river bed shown on this plat, the applicant is proposing to plat a floodway as shown, even though no water typically may flow in the Creek's channel. County Engineering needs to indicate if a floodway is indeed

needed for this plat. If not, such a floodway should not be platted. In any case, the applicant should consider a private easement and/or covenant for this area in which private control rather than public involvement would be established to protect the area.

- H. County Engineering needs to also verify if a minimum building pad elevation is required. The plat presently indicates a 1275 MSL elevation. If such an elevation is needed, the final plat needs to reference such an elevation on both the face of the plat and in the plat's text. It should be noted if the elevation is for the lowest floor or opening level. On site and off site benchmarks shall also be shown on the plat.
- I. County Engineering further needs to indicate if the curvature of White Tail Lane provides the minimum horizontal sight distance of 200 feet required by the Subdivision Regulations.
- J. On the final plat, complete access control to West Street needs to be provided from Lots 2 and 12, with Lot 1 being limited to not more than 1 openings.
- K. Since the street "White Tail Lane" ends in a cul-de-sac, it should use the term circle in its name. It is suggested that the street be named "White Tail Circle."
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- M. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- 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.
- P. 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.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- R. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. County Engineering also needs to comment on the issues involving right-of-way for West Street, the platting of a floodway, minimum building pads, and site distances for White Tail.