

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 19, 1991

STAFF REPORT
(Final Plat; 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

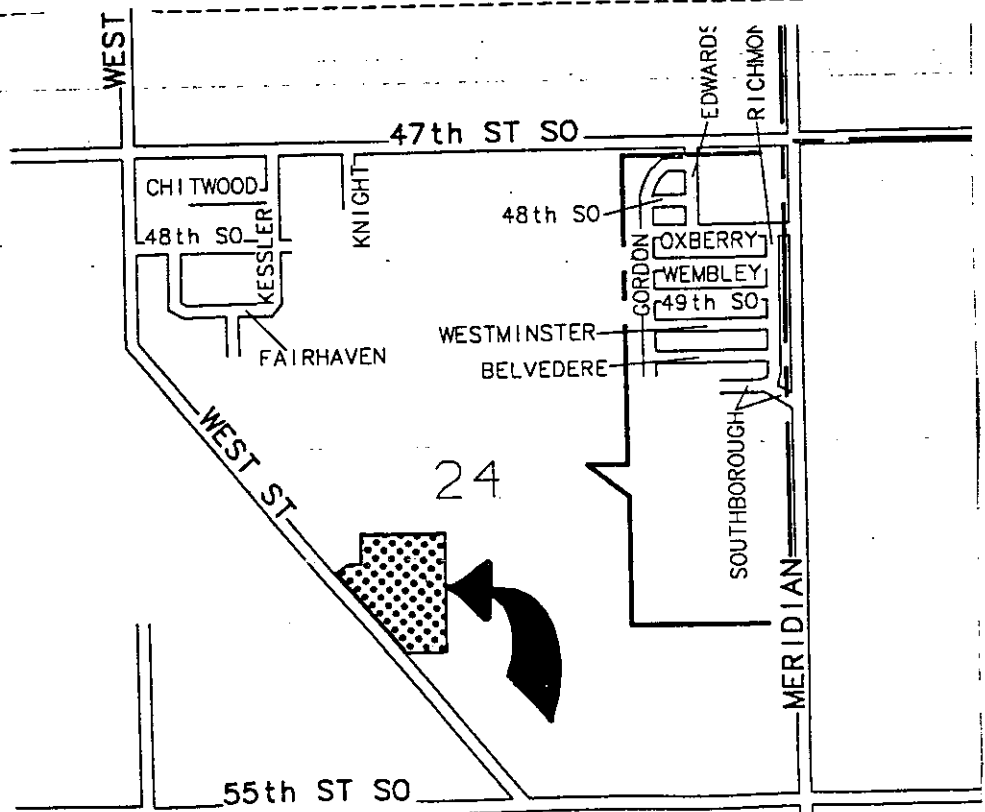
NUMBER OF LOTS

Residential:	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.

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 Lot 7 and 8). The Health Department representative should be prepared to comment on the acceptability of the lotting arrangement proposed by this final plat.

- 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 construction 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(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 (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.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.