

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

October 5, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-67 ISHAM ADDITION

OWNER/APPLICANT: Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147
and
Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 North Ohio, Wichita, KS 67203

OTHER: City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147

LOCATION: West of West Street and north of 77th Street North

SITE SIZE: 4.65 Acres

NUMBER OF LOTS

Residential: 2
Office:
Commercial:
Industrial:
Total: 2

MINIMUM LOT AREA: 2.00 Acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is just west of Valley Center but still within the Wichita/Sedgwick County jurisdiction for subdivision approval. While an existing house is located on a portion of the site and the site is adjacent to a platted addition (Ranchos Del Rio 2nd) this site itself has never been platted.

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. Since the lots being platted are at or just over two (2) acres in size, Health Department approval for a septic system must be obtained rather than a lagoon.
- B. The applicant shall guarantee the installation of the street (cul-de-sac) to the suburban street standard.
- C. While on the sketch plat, the area indicated as the cul-de-sac appears to have been dedicated by a separate instrument; in order to assure the area now being shown is indeed a public street and that the previous dedication is eradicated so as not to impair some portion of the site, this plat should make reference to KSA 512(b) as amended. That is, the surveyor's text should note that previous public reservations, such as the dedication on Film 662, Page 585 is being vacated and replatted. Similarly, the plattor's text should note that the street is being dedicated to and for the use of the public.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. 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. (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.)
- F. 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.
- G. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

**CLOSURE
COMPUTATIONS**

Initial parcel - *TRACT 1*

Point	Bearing	Distance		
1				
2	N0x00'00"E	404.130		
3	N89x54'55"E	284.650		
4	PC-PT S62x12'07"E	141.930		
	PC-RP S81x04'54"E	75.000		
	RP-PT S43x19'20"E	75.000		
	PC-PI S8x55'06"W	219.310		
	PI-PT N46x40'40"E	219.310		
	Deg of curvature	Middle ordinate		External
	-76x23'40"	50.731		156.780
	Delta	Arc length		
	142x14'26"	186.192		
6	S39x30'00"E	0.170		
7	S50x30'00"W	531.750		
Area:	2.0000 acres			
Lot misclose:	1 : 233280			

Initial parcel - *TRACT 2*

Point	Bearing	Distance		
2				
8	N0x00'00"E	226.480		
9	N89x54'55"E	591.060		
10	S39x30'00"E	61.310		
11	S50x30'00"W	256.000		
12	N39x30'00"W	25.000		
13	PC-PT S74x42'33"W	136.810		
	PC-RP S50x30'06"W	75.000		
	RP-PT N81x05'00"W	75.000		
	PC-PI N39x29'54"W	166.824		
	PI-PT S8x55'00"W	166.824		
	Deg of curvature	Middle ordinate		External
	-76x23'40"	44.247		107.908
	Delta	Arc length		
	131x35'06"	172.244		
15	S89x54'55"W	284.650		
Area:	2.6470 acres			
Lot misclose:	1 : 539029			

COMPUTATIONS FOR EACH TRACT BEGIN AT THE DESCRIBED POINT OF BEGINNING FOR THAT TRACT AND PROCEED IN A CLOCKWISE DIRECTION.